

SECTION C

Growth Plan

THIS SECTION LINKS TO ALL COMMUNITY PRIORITIES

Regina has grown concentrically from the *Downtown*, resulting in a classic urban form. The *Downtown* is located at the centre of the city, with mature neighbourhoods immediately surrounding it and peripheral neighbourhoods distributed equidistant from it. Key *urban corridors* that contain most of the city's commercial development radiate from the centre following the grid pattern of land division, the system according to which the original city was planned, and that continue to link Regina to the rural municipalities located beyond its city limits. The city clearly contrasts its prairie surroundings, and has a well-defined edge and a prominent skyline.

One of the most significant form-makers in Regina's growth has been the Wascana Creek, which runs from southeast to northwest across the city, the Creek's tributaries and valleys, Wascana Park, and Wascana Lake. Other significant features of Regina include: the multiple railways, which tend to follow the natural topography; industrial lands located primarily in the northeast quadrant of the city; the Regina International Airport located in the southwest quadrant of the city; and a series of highway corridors that link Regina with other provincial cities beyond its region.

A series of notable City Plans and initiatives have influenced Regina's form and character. This Plan aims to ensure that these key characteristics are preserved and extended as the city continues to grow outwards and *intensify* or redevelop within. Therefore, the Plan seeks to ensure that urban growth is orderly and controlled, and that existing neighbourhoods as well as the city's primary corridors and centres are strengthened. The *Downtown* will continue to serve as the primary employment, civic and cultural hub of the city; however, as the city expands, new centres will emerge, providing amenities and services to residents.

Goal 1 – Long-Term Growth

Ensure that sufficient developable land is protected for future city growth.

- 2.1 Endeavor to ensure that lands contained within the LONG-TERM GROWTH AREA (500K) are protected over the long term to accommodate a city population of 500,000, as conceptually shown on Map 1 – Growth Plan.
- 2.2 Direct future growth as either *intensification* or *expansion* into lands designated to accommodate a population of approximately 300,000, in accordance with Map 1 – Growth Plan.
- 2.3 Direct at least 30% of new population to existing urban areas as the City's *intensification* target:
 - 2.3.1 Review the *intensification* target every five years.

Goal 2 – Efficient Servicing

Maximize the efficient use of existing and new infrastructure.

- 2.4 Make use of residual capacity of infrastructure in existing urban areas.
- 2.5 Develop compact and contiguous neighbourhoods.
- 2.6 Phase and stage development in accordance with the phasing and financing policies adopted in Section E, Goal 5 of this Bylaw and Map 1b - Phasing of New Neighbourhoods and New Mixed-Use Neighbourhoods.

Intensify/intensification:
Construction of new buildings or addition to existing buildings on serviced land within existing built areas through practices of building conversion, infill or redevelopment.

Goal 3 – Intensification

Enhance the city’s urban form through intensification and redevelopment of existing built-up areas.

- 2.7 Direct future higher *density intensification* to the CITY CENTRE, existing URBAN CENTRES and CORRIDORS and adjacent INTENSIFICATION AREAS where an adequate level of service and appropriate intensity and land use can be provided.
- 2.8 Require *intensification* in BUILT OR APPROVED NEIGHBOURHOODS to be compatible with the existing built form and servicing capacity.
- 2.9 Direct at least 10,000 new residents to the CITY CENTRE, which will accommodate the city’s highest population and employment densities.
- 2.10 Prepare an *intensification* development strategy, which addresses the following:
 - 2.10.1 Priority areas for *intensification* within areas identified in Policy 2.7 and 2.8;
 - 2.10.2 Potential obstacles to *intensification* and strategies to overcome them;
 - 2.10.3 Incentives for encouraging *intensification* development;
 - 2.10.4 Regulations and guidelines for undertaking the planning and design of *intensification* sites;
 - 2.10.5 Considerations for various types of *intensification* sites, including but not limited to former school sites, *brownfield* redevelopment sites, and CITY CENTRE sites;
 - 2.10.6 Guidelines for determining compatible *urban design*, appropriate built forms, densities, and design controls;
 - 2.10.7 Guidelines for future *intensification* of NEW NEIGHBOURHOODS and NEW MIXED-USE NEIGHBOURHOODS; and
 - 2.10.8 Other matters, as required by the City.

Goal 4 – New Neighbourhoods and Employment Areas

Ensure that new neighbourhoods and employment areas maximize infrastructure investments and quality of life through a compact and integrated built form.

- 2.11 Require NEW NEIGHBOURHOODS and NEW MIXED-USE NEIGHBOURHOODS, as identified on Map 1 – Growth Plan, to:
 - 2.11.1 Be designed and planned as *complete neighbourhoods* in accordance with Policy 7.1;
 - 2.11.2 Achieve a minimum gross population *density* of 50 persons per hectare (pph).
- 2.12 NEW NEIGHBOURHOODS, NEW MIXED-USE NEIGHBOURHOODS and NEW EMPLOYMENT AREAS shall:
 - 2.12.1 Be developed in accordance with the phasing and financing policies adopted in Section E, Goal 5 of this Bylaw and Map 1b – Phasing of New Neighbourhoods and New Mixed – Use Neighbourhoods; and
 - 2.12.2 Be subject to an approved secondary plan or concept plan.
- 2.13 Amend Map 1 – Growth Plan and related policies if necessary to correspond to the final alignment of the provincial highway bypass to comprehensively plan development in the southeast.

- 2.14 Permit the development of lands designated as SPECIAL STUDY AREAS, as shown on Map 1 – Growth Plan, in accordance with Policy 2.15, where it can be demonstrated, to the City’s satisfaction, that:
- 2.14.1 The extent to which development can proceed using capacity in existing infrastructure without significant upgrades being required;
 - 2.14.2 Any proposed new infrastructure supports planned long-term growth and can be provided in the financial best interest of the City of Regina from a life cycle cost perspective;
 - 2.14.3 Any interim servicing will be fully the responsibility of the developer until infrastructure supporting long-term growth is in place;
 - 2.14.4 The area can be developed in such a way so as to permit ready integration with future planned development and, where applicable, existing neighbourhoods;
 - 2.14.5 Impacts on the existing community, BUILT OR APPROVED NEIGHBOURHOODS, or other recommended development associated with the 300,000 population are minimal; and
 - 2.14.6 The proposed development conforms to the policies of this Plan.

- 2.15 Ensure that the development of lands shown as SPECIAL STUDY AREA, as shown on Map 1 – Growth Plan, is subject to the following requirements:
- 2.15.1 Only 120 hectares of the lands designated as SPECIAL STUDY AREA which are located within the southwest part of the City, as shown on Map 1 – Growth Plan, may be considered for development; however, the City may consider allowing additional land to be developed following the substantial build-out of the initial 120 hectares, in accordance with Policy 2.14; and
 - 2.15.2 Provided the criteria listed in Policy 2.14 has been met to the City’s satisfaction, a secondary plan or concept plan shall be prepared and approved as a prerequisite for rezoning and development.



Special Study Area:
An area, determined by the City, which requires further, more detailed study to determine future land use and phasing or timing of development based on impact to the City.

