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Rosewood
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Approved Concept Plan

rosewoodregina.ca

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1. INTRODUCTION

1.1. Background

The City of Regina recently completed a city-wide planning process – Design Regina – that culminated in Council and Provincial approval of the Regina Official Community Plan. Designed to accommodate growth of the City from 200,000 to 300,000 persons without comprising decisions of future generations of Regina residents, the Official Community Plan (OCP) establishes a roadmap for future extension and intensification of the city.

Rosewood Park forms one of the neighbourhoods of Coopertown – one of several designated growth areas in the OCP. According to the OCP, Coopertown is expected to contain the largest percent of future “greenfield” growth of all other areas in the City – planned to accommodate a population of approximately 35,000 people, of which a minimum of 21,500 people will be accommodated within the 300,000 person horizon.

Rosewood is the first neighbourhood under construction in Coopertown. To date, an elementary school and neighbourhood park have been designed and are nearing completion of construction. Planning approvals for the school and park site including a Proposed Plan of Subdivision and Zoning Bylaw Amendment were granted in September of 2015 several weeks after the initial submission of the Rosewood Park Concept Plan. Detailed Design and a Servicing Agreement were completed by November and December of 2015, respectively. Construction in support of school site servicing met all Provincial requirements for the P3 delivery of the joint use elementary school – a major milestone and demonstration of good faith on behalf of Rosewood landowners to the City of Regina and demonstration of meeting key commitments in delivery of the Rosewood Park Social Hub.

This Concept Plan presents an overview of how the Rosewood Neighbourhood will be developed such that it realizes the Vision set-forth in this Plan as well as the Vision, Goals and Policies of the Regina OCP. Importantly, the Concept Plan will demonstrate how Rosewood will transition to a Complete Neighbourhood accommodating the needs of 4,700 residents.

The Rosewood Concept Plan contains:

- A Vision for the New Neighbourhood
- Goals and Objectives for the New Neighbourhood and how they connect to the OCP Community Priorities
- Context of the site, including any in-situ environmental, heritage, utility or other features
- Land use, density and built form of the new development
- Location of local services and amenities
- Road classifications, bicycle, pedestrian, trail and other transportation facilities
- Open space concepts and facilities
- Neighbourhood character and design guidelines.

1.2. History

The inspiration of the Rosewood Park Neighbourhood is the Rosewood Park Alliance Church (RPAC) - one of the majority landowners of the Rosewood Park neighbourhood. Founded in Regina in 1958, RPAC has remained a long-standing and involved member of the Regina Community. The current Congregation consists of 600-700 persons and continues to grow.

RPAC moved to its current location on Courtney Street in 1982/1983 and has long been interested in building a community around a strong social core. For example, the provision of attainable housing has been a major focus for RPAC, where it redeveloped its previous location on Grey Street to accommodate 72 units of attainable housing. In addition, RPAC has maintained a deep-rooted and long-term interest in welcoming and assisting new immigrants as they settle in Regina. Five pastors are currently devoted to engaging with these new immigrants. As a result, RPAC's vision for Rosewood Park is to support and provide a place for social and cultural facilities and activities, and become a model community for social sustainability in Regina.

1.3. Consultation

1.3.1. Stakeholder Engagement

Consultation with respect to development of the Rosewood Park lands has been extensive and ongoing and includes the following highlights:

- In 1985, RPAC agreed to develop an overall Plan for the City in conjunction with adjacent property owners for approval by the City upon future annexation
- In 1988, an agreement was made between the developer of the Maple Ridge Neighbourhood and RPAC regarding allocation of future capacity to the newly built Maple Ridge Lift Station
- In 2013, RPAC signed an agreement to represent and work with three adjacent landowners to develop a plan for a complete community for 160 acres
- In 2014, RPAC worked with City administration culminating in Council approval for inclusion of the first phase of Rosewood within the City's Interim Phasing and Financing Plan
- In 2015, RPAC worked with the City and the Province towards locating a future joint use elementary school within the Rosewood Park Neighbourhood
- In 2015, RPAC worked with adjacent landowners and the City towards submission of a Draft Concept Plan for Rosewood Park
- In 2015, RPAC hosted a public meeting on Proposed Plan of Subdivision and Zoning Bylaw Amendment approvals for the joint use elementary school site, informing the public, stakeholders and media about the school and future neighbourhood that will be built around it
- In 2016, after collaborating and contributing to the City run process, 160 acres of land was approved by Council in the Final Phasing and Financing Plan
- Over the course of 2015 and 2016, builders and developers were consulted on the Rosewood Park Concept Plan
- In 2017, after working with the City and other landowners, the Coopertown Neighbourhood Plan was approved including 160 acres of Rosewood Park land in Phase 1.

1.3.2. *Open House*

[Sub section to be completed]

1.4. Vision

The Vision for Rosewood Park is to create a Social Hub by providing civic, educational, cultural and spiritual facilities that will bring together Regina residents from across the city. Its accessible, walkable and tree-lined streets and lanes will invite residents and visitors alike to stroll through the neighbourhood. With access to transit off Courtney and Rochdale Boulevard and access to multi-use pathways, Rosewood Park's residents will choose how they travel to city-wide and local destinations such as the new mixed use commercial centre on Rochdale or local shops providing everyday needs.

Rosewood Park will attract a diversity of social and cultural groups by providing attainable housing for families, seniors and new immigrants and supporting facilities and amenities. A recreation facility, to be managed by the community itself, will provide year-round recreational and institutional activities and serve as a model of partnership in the delivery of services to Regina residents and transformation of Rosewood Park to a Complete Neighbourhood.

As Coopertown continues to develop, Rosewood Park will be connected to five other planned neighbourhoods through a series of interconnected road networks, multi-use pathways, open spaces and transit.

1.5. Realizing the Vision – Goals and Objectives

The Rosewood Park Neighbourhood will realize the Vision through the following Goals and Objectives:

Goal #1: Enable the development of a Complete Neighbourhood

Objectives:

- Provide a range of housing that is attainable for most income groups and serves intergenerational needs of the community
- Accommodate a mix of residential and commercial uses in balance with existing and proposed educational, cultural and civic facilities
- Support cultural, civic and four season sport and recreation activities that serve to anchor the neighbourhood and provide a sense of identity
- Ensure Rosewood can change over time to accommodate future generations of residents
- Ensure transportation options are available to residents including options for active transportation within the Rosewood Neighbourhood
- Promote healthy, active lifestyles within the community through integration of neighbourhoods with open space systems

Goal #2: Achieve Financial Sustainability

Objectives:

- Ensure infrastructure systems and built form minimize operational demands on the city

- Ensure facilities built in Rosewood are financially sustainable over the long term

Goal #3: Achieve Environmental Sustainability

Objectives:

- Ensure infrastructure systems are designed to minimize impacts on the environment while meeting current and future user demands
 - Ensure built form, density and land use conserve environmental resources.

1.6. Plan Framework

1.6.1. Regina Official Community Plan

The Rosewood Park Concept Plan has been prepared under consideration of the Goals and Policies of the Regina OCP. The Regina OCP designates the Rosewood Neighbourhood and the majority of Coopertown as a New Neighbourhood (see **Figure 1**). The OCP requires that New Neighbourhoods:

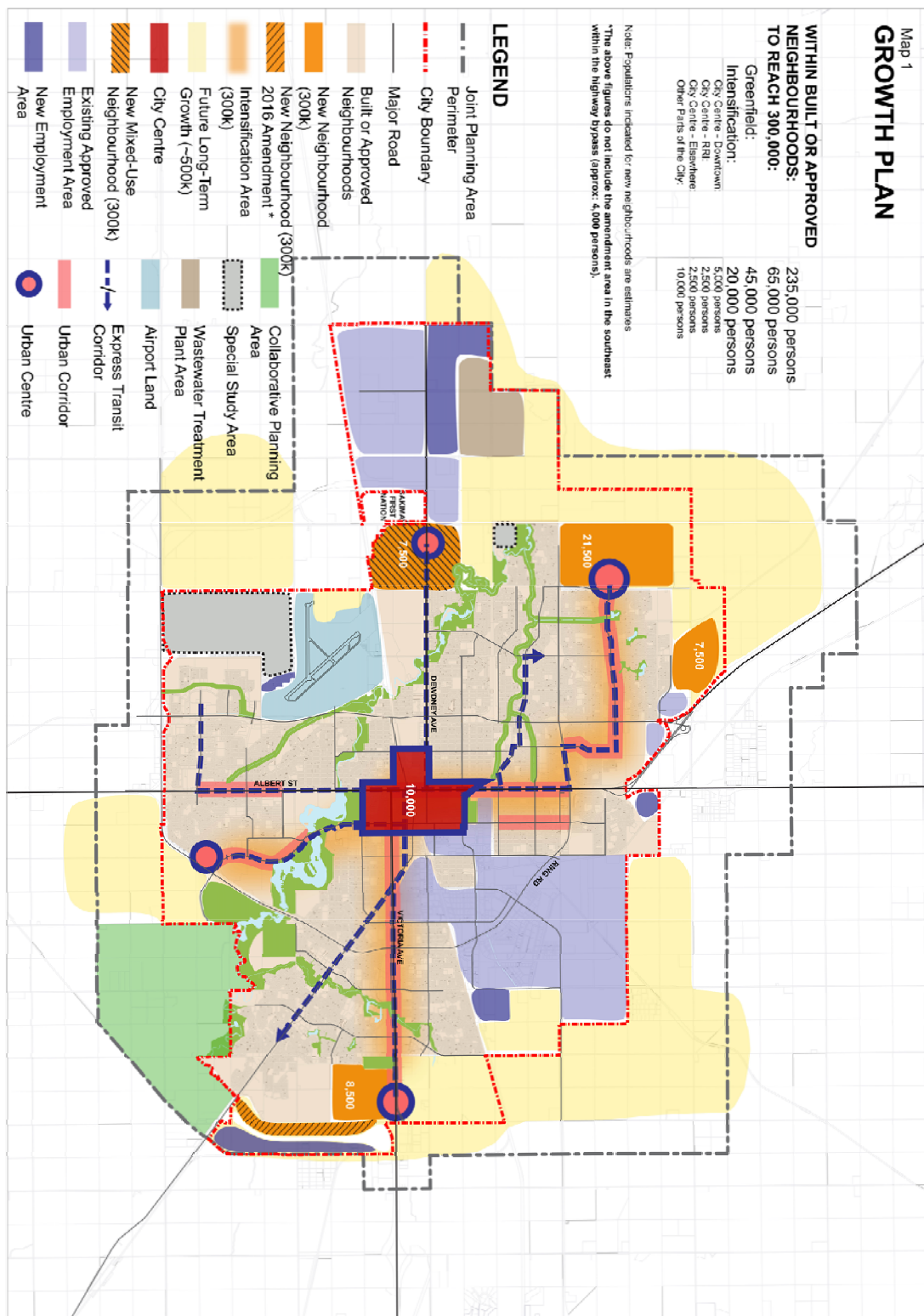
- Be designed and planned as Complete Neighbourhoods
- Achieve a minimum gross population density of 50 persons per hectare (pph).

The OCP provides further policy direction and guidelines on enabling the development Complete Neighbourhoods. Section 3.0 illustrates how Rosewood Park conforms to the OCP policy and complies with the Complete Neighbourhood Guidelines.

Other OCP requirements for Concept Plans are stated in Policy 14.29 and include the following, among others:

- Overall conformity with the Plan and any applicable secondary plan or other applicable instrument
- The location of various land-use categories and densities, including open space networks and features, potential school sites, civic sites and Activity Centres
- The location and function of transportation and utility networks, including transit and active transportation routes and linkages
- How the proposed development will integrate with adjacent development, neighbourhoods and the rest of the city
- A plan for staging the development over time, including road and utility infrastructure.

Figure 1: Growth Plan



1.6.2. Coopertown Neighbourhood Plan Principles

The Rosewood Concept Plan (**Figure 2** and **3**) incorporates the following concepts from the Coopertown Neighbourhood Plan:

- Neighbourhoods will offer a mix of housing types and densities and will be interconnected through a traditional grid, or modified grid, block pattern. Higher density residential will be located adjacent to neighbourhood hubs or focal points, which may include parks, schools and neighbourhood commercial uses, as well as multi-modal roadways. All residential lots will be located within a walking distance of transit, schools, parks and amenities.
- Neighbourhoods will be centred around a neighbourhood hub or focal point, which may include a park, school or neighbourhood-oriented commercial node. The hub should be easily accessible from all modes of transportation and framed within an appropriate land-use context, such as higher density residential or mixed-use development.
- The open space system will offer an array of active and passive recreation opportunities, and will be linked through the pedestrian and multi-use pathway systems. A core element of the system is a proposed zone level park, which will accommodate organized sports of a higher skill level, as well as other recreation opportunities. The Zone Park will serve Coopertown, as well as surrounding neighbourhoods, and will be located adjacent to a future high school.
- Coopertown will be interconnected by a system of streets, pathways and sidewalks, which will allow for an array of safe and convenient travel options. Streets will be walkable and human-scaled through block and building-street interface design. The use of rear lanes is intended to remove front driveways, creating an uninterrupted pedestrian route along residential blocks, and will allow for a more aesthetically pleasing streetscape design.

Figure 2: Coopertown Neighbourhood Plan

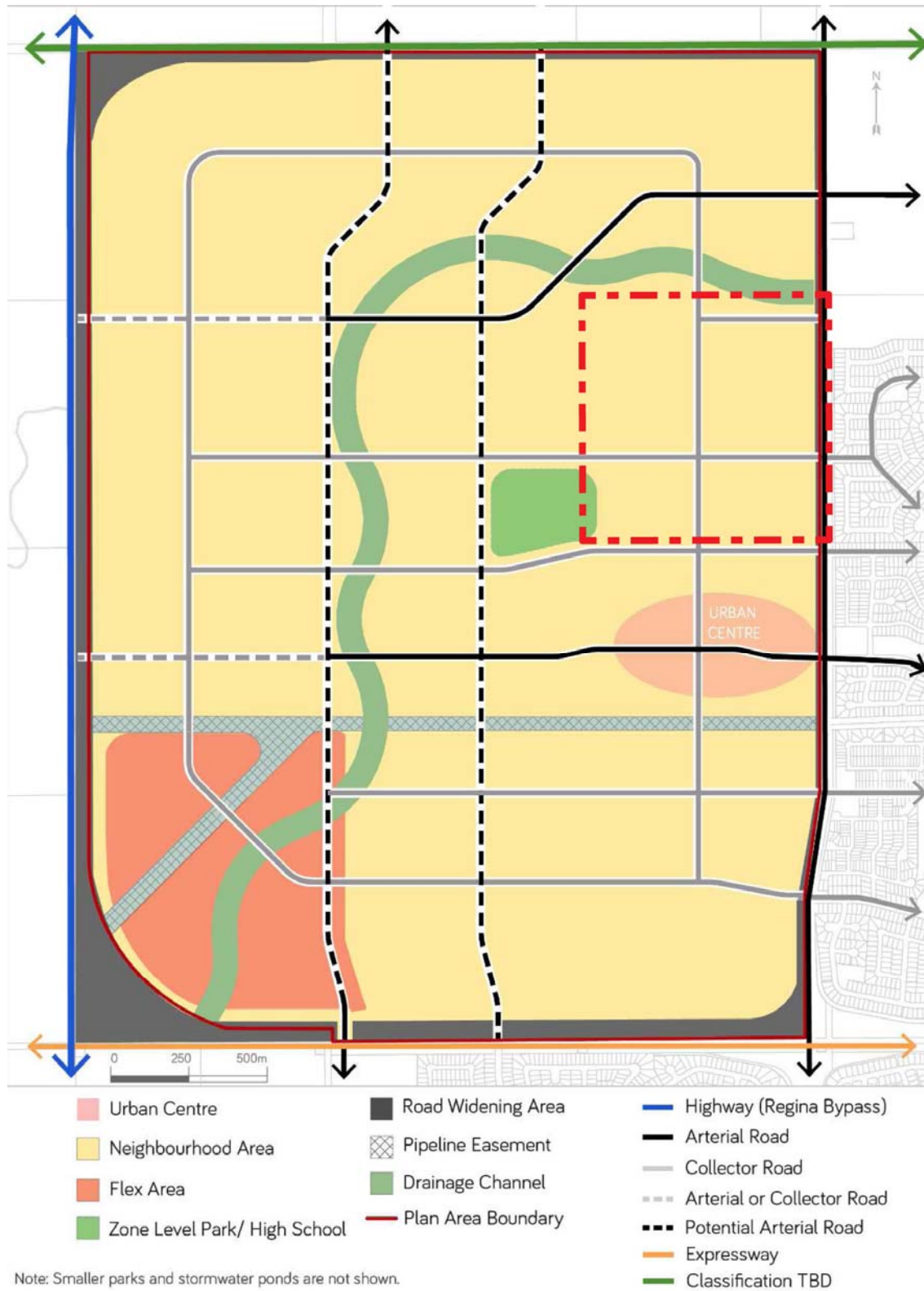
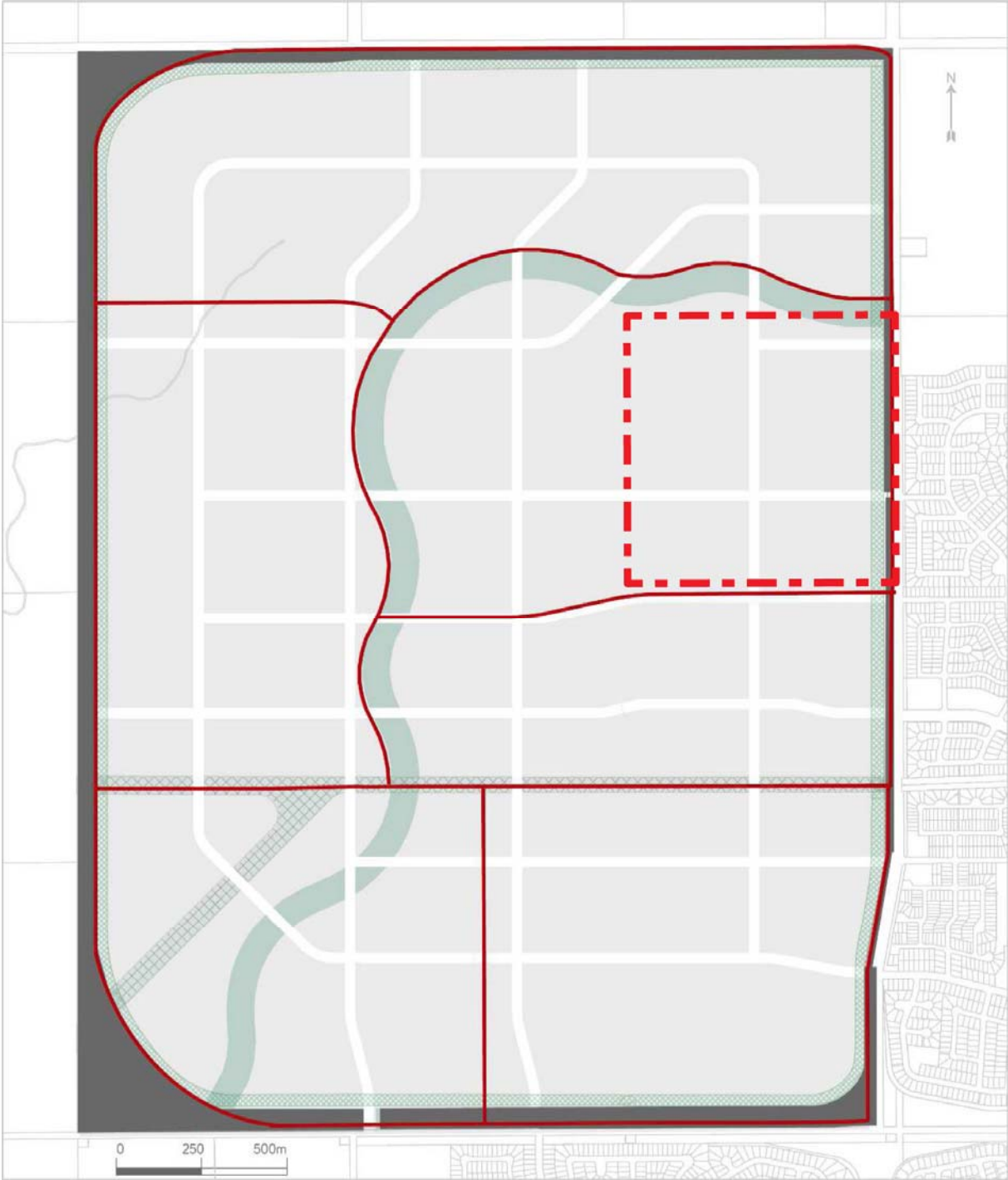


Figure 3: Neighbourhood Areas



— Neighbourhood Areas (Conceptual)

2. SITE INVENTORY AND ANALYSIS

2.1. Site Characteristics

A partial site inventory and analysis has been undertaken as part of the larger regulatory framework within the Coopertown Neighbourhood Plan. This includes development considerations based on site topography, natural features, built features, heritage resources, and existing shallow utilities. All references should be made to the Coopertown Neighbourhood Plan and study submissions with the exception of:

- Phase 1 ESA included under separate cover
- Geotechnical study included under separate cover

2.1.1. Location and Ownership

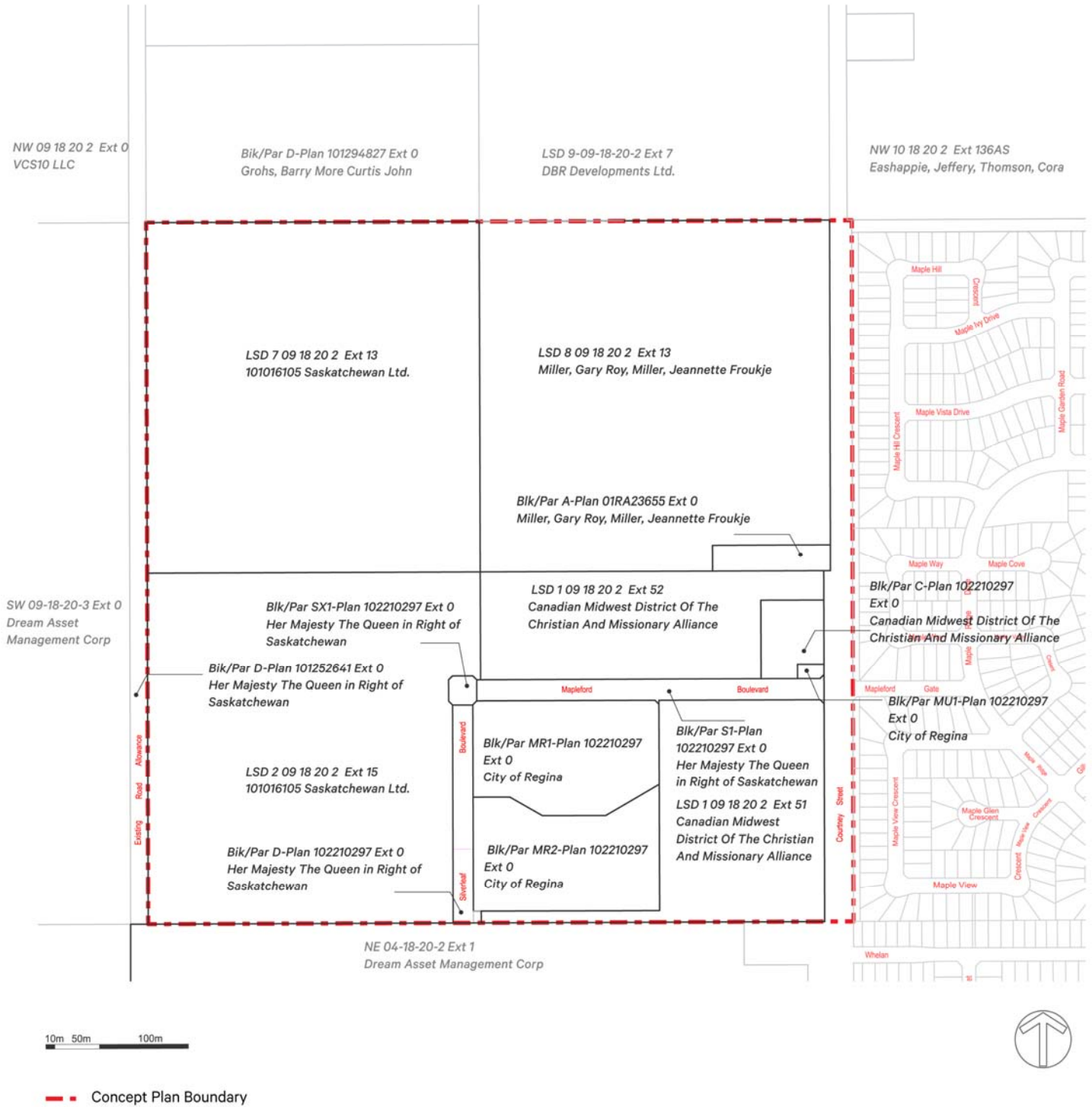
Containing approximately 63 hectares, the Rosewood Park Neighbourhood is bound by Courtney Street in the east, Whelan Drive in the south, proposed Greenway to the north and an existing Right-of-Way to the west (**Figure 4**). Rosewood Park lies adjacent to the existing stable residential neighbourhoods of Sherwood Estates and Twin Lakes to the east. Further along Courtney to the south is the existing stable neighbourhood of Prairie View. **Table 1** provides a breakdown of land ownership within Rosewood Park.

Table 1: Land Ownership within the Concept Plan Boundary

Land Owner	Legal Description	Total Area (Hectares)
101016105 Saskatchewan Ltd.	LSD 7 09 18 20 2 Ext 13	15.311 ha (37.83 acres)
Miller, Gary Roy, Miller, Jeannette Froukje	LSD 8 09 18 20 2 Ext 13	15.701 ha (38.8 acres)
Miller, Gary Roy, Miller, Jeannette Froukje	Blk/Par A-Plan 01RA23655 Ext 0	0.404 ha (1 acres)
Canadian Midwest District Of The Christian And Missionary Alliance	LSD 1 09 18 20 2 Ext 52	4.205 ha (10.39 acres)
Canadian Midwest District Of The Christian And Missionary Alliance	Blk/Par C-Plan 102210297 Ext 0	0.596 ha (1.47 acres)
City of Regina	Blk/Par MU1-Plan 102210297 Ext 0	0.05 ha (0.12 acres)
Canadian Midwest District Of The Christian And Missionary Alliance	LSD 1 09 18 20 2 Ext 51	5.071 ha (12.53 acres)
City of Regina	Blk/Par MR2-Plan 102210297 Ext 0	2.564 ha (6.34 acres)

City of Regina	Blk/Par MR1-Plan 102210297 Ext 0	2.562 ha (6.33 acres)
Her Majesty The Queen in Right of Saskatchewan	Blk/Par S2-Plan 102210297 Ext 0	0.577 ha (1.43 acres)
Her Majesty The Queen in Right of Saskatchewan	Blk/Par SX1-Plan 102210297 Ext 0	0.103 ha (0.25 acres)
Her Majesty The Queen in Right of Saskatchewan	Blk/Par S1-Plan 102210297 Ext 0	0.985 ha (2.43 acres)
101016105 Saskatchewan Ltd.	LSD 2 09 18 20 2 Ext 15	14.392 ha (35.56 acres)

Figure 4: Location and Ownership Map



2.1.2. Environmental Considerations

A Phase I Environmental Site Assessment (ESA) was prepared for Rosewood Park and submitted to the City under separate cover. Existing development on the site includes the Maple Ridge Lift Station, Sasktel Tower, Miller Property and the Rosewood Park Alliance Church building (see **Figure 5**). No lands are classified as Environmentally Sensitivity Areas. Shallow utilities are located on the perimeter of the site. The Rosewood Park area has little slope or topographic features, contains minimal surface water drainages and has relatively stable soil conditions.

The Phase I ESA indicates that there is low potential that current and past activities within the subject site or at neighbouring properties have led to soil, vapour, or groundwater contamination at the subject site relative to applicable commercial and residential land standards. No significant development constraints have been identified at this time. No significant environmental hazards, hazard areas or risk-inducing facilities exist. The study recommends no further investigation is necessary to quantitatively assess for contamination at the subject site.

2.1.3. Geotechnical Considerations

An intrusive geotechnical investigation was completed to examine subsurface soil strata, determine groundwater levels and depth to aquifer and provide commentary on pertinent geotechnical issues. Key considerations include:

- the presence of unsaturated, high plasticity clay that will undergo significant heave or shrinkage associated with changes in soil moisture over time; and
- the location of the site in the Low Sensitivity Zone for aquifer protection as per the Zoning Bylaw 9250 for the City of Regina which limits depth of excavation to 6 meters without mitigative measures to protect the aquifer

The overlying land use is supported by the investigation assuming recommendations contained in the Report are adopted.

2.1.4. Heritage Resources

As a part of the Coopertown Neighbourhood Plan, an initial Heritage Resource Review (HRR) was completed. Of the two sections that comprise Rosewood Park, one (SW-09-18-20-W2M) was located within a Heritage Sensitivity Overlay Zone. As indicated in the Coopertown Neighbourhood Plan the Heritage Conservation Branch does not require a Heritage Resource Impact Assessment.

2.1.5. Existing Development and Utilities

A number of existing developments are located on the site including the recently constructed joint-use elementary school, municipal reserve park, two stormwater management detention ponds, Sasktel communications tower, Miller Property and the Maple Ridge Lift Station (MRLS) as well as an existing Sasktel easement. Key considerations for development include the following:

- Miller Property: The Miller Property consists of a residential bungalow and Quonset hut for storage. Future development will require the removal of the existing structures and integration of the property into the new development in consultation with the owners of the property.

- MRLS: A strategy for the long term decommissioning of the MRLS is included in **Section 6**. Future development of the lands will be associated with underlying land use.
- Sasktel Communications Tower: The cell tower will be either retained or moved to a new location within the general vicinity of the Tower's current location. Final location will be determined at the detailed design stage in consultation with Sasktel and landowners.
- The two stormwater management ponds will be integrated into future servicing of the Rosewood lands as indicated in **Section 6**.
- The Sasktel Easement is abandoned and will be developed in keeping with future detailed design stages in consultation with Sasktel.

2.2. Surrounding Context

2.2.1. Existing Neighbourhoods

Rosewood Park is well connected to existing neighbourhoods and services within the Northwest. The arterial roadways of Courtney Street and Rochdale Boulevard connect Rosewood Park to the broader transportation network. Additional east-west connections along Diefenbaker Drive (proposed), Mapleford Gate and Whelan Drive provide direct connections with the adjacent neighbourhoods of Sherwood Estates and Twin Lakes (see **Figure 5**).

Rosewood Park is well positioned to connect to the existing and future open space system (and naturalized corridors) within the City. Future connections south to Wascana Creek and east to connect with the existing drainage channel establish a foundation for the extension of the open space system into the northwest, providing opportunities to enhance Regina's natural system and biodiversity as well as active transportation links (see **Figure 5**).

2.2.2. Existing Amenities

Within an 800m walking radius from Rosewood Park lie existing outdoor sports fields, major activity centres and schools. The types of facilities provided in the existing community infrastructure include pools, basketball courts, baseball diamonds, athletic fields, ice rinks and multi-purpose rooms (see **Figure 6**).

A general survey of existing retirement and continuum-of-care facilities shows that there is a lack of those facilities in the northwestern portion of the City limiting the ability of northwest residents to remain in their community as they age or as their abilities change (see **Figure 7**).

Figure 5: Existing Development and Utilities



--- Concept Plan Boundary

* New Development



Figure 6: Context Map – Connectivity in the Northwest Sector

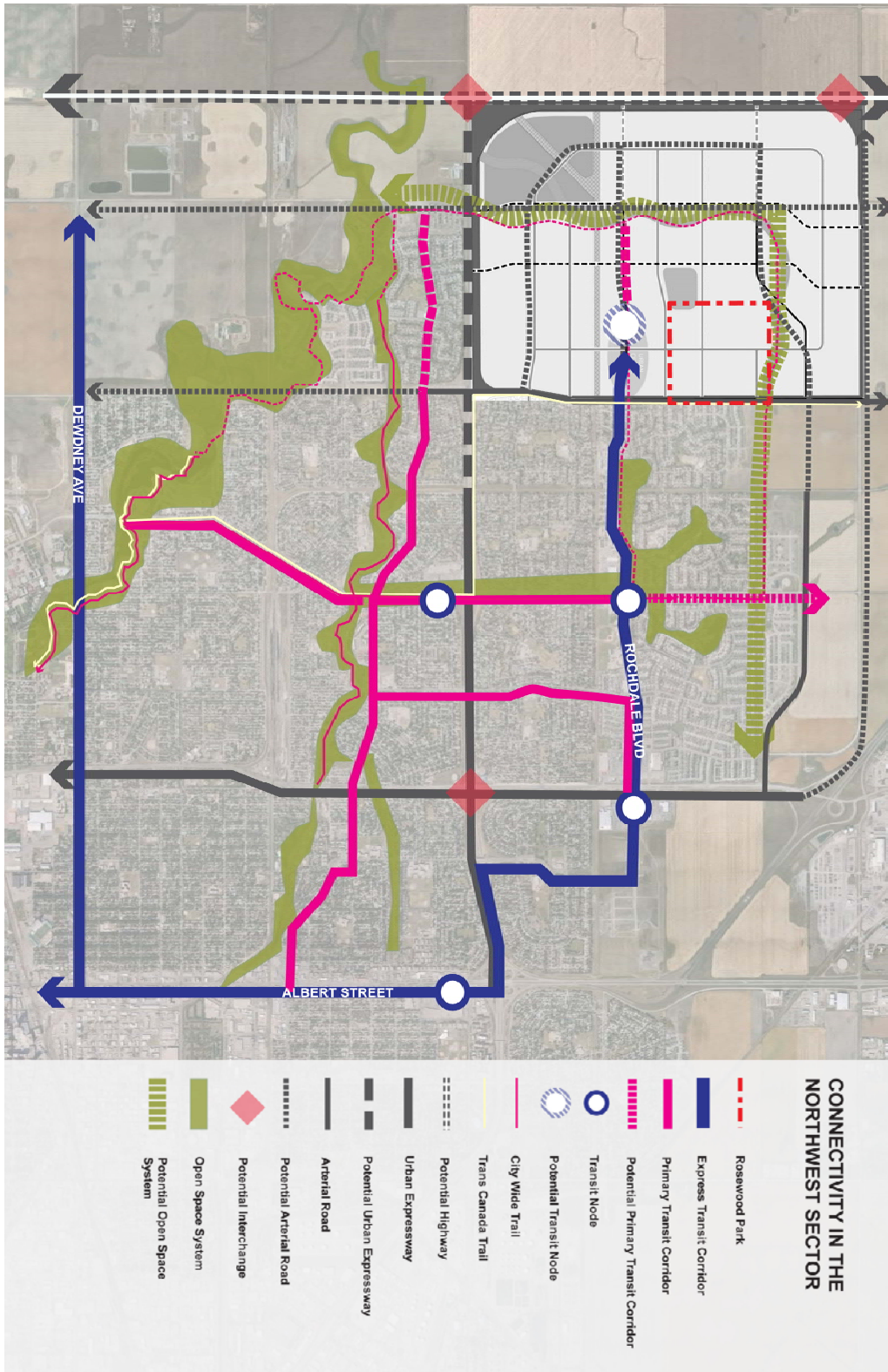


Figure 7: Context Map – Existing Community Infrastructure

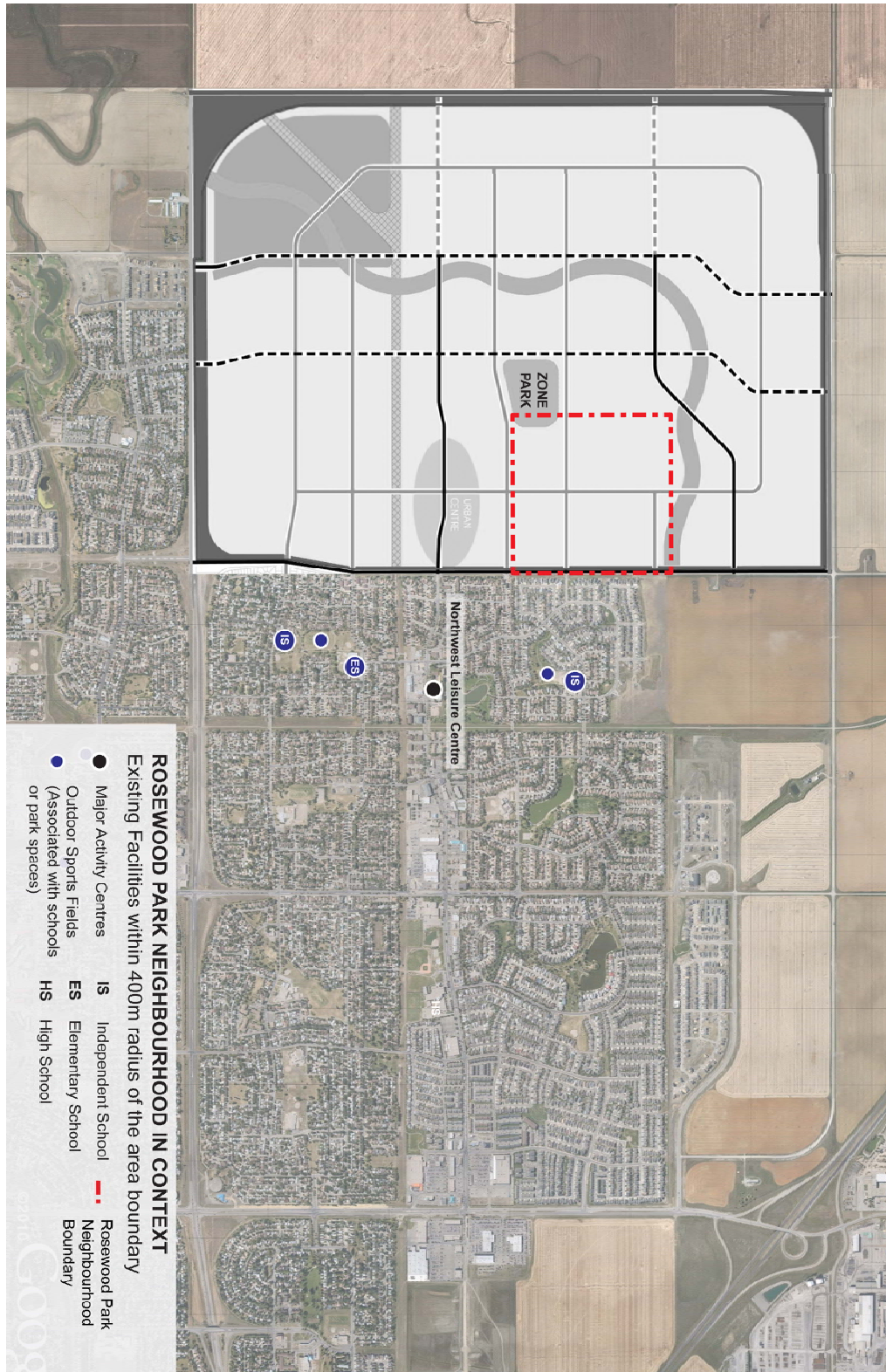
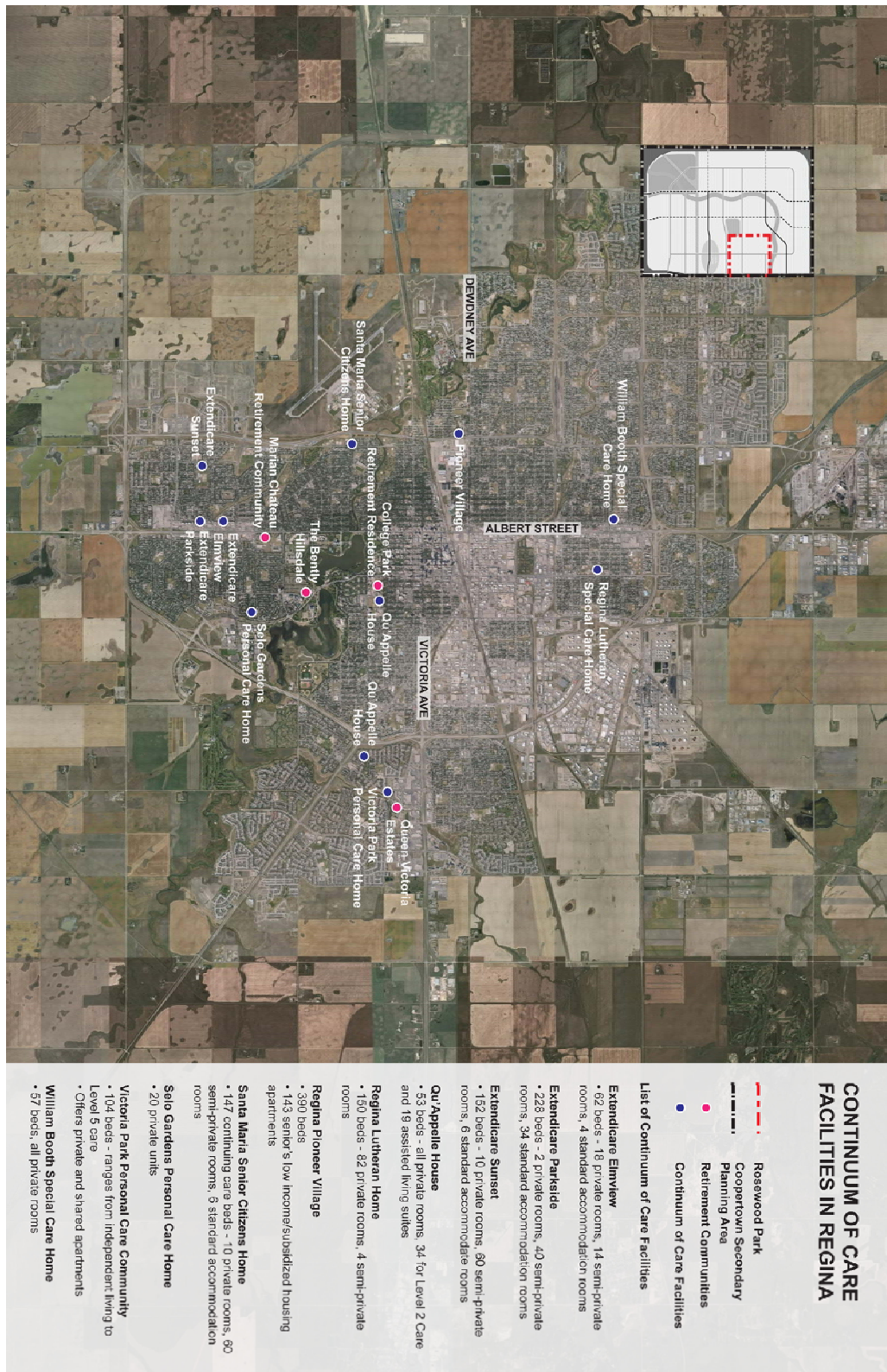


Figure 8: Context Map – Existing Continuum of Care Facilities



3. APPROACH TO COMMUNITY DESIGN

3.1. Overview of the Plan

The Rosewood Park Neighbourhood is designed to provide a place for future residents to live, work and play in an environment that is liveable, dynamic and unique. The design approach for this Neighbourhood is based on the OCP Goal to “enable the development of Complete Neighbourhoods”. According to the OCP, Complete Neighbourhoods provide:

- Safe, accessible and connected modes of transportation including roads, transit and cycling and pedestrian routes;
- A diversity of rental and owned housing forms that are attainable to a range of incomes for a variety of household types and sizes and for individuals of all stages of life;
- Convenient access to employment;
- Community resources, services and amenities to allow residents to meet most of their daily needs;
- Civic gathering areas, cultural resources and heritage features that contribute to a distinctive character and support a sense of place and community; and
- Access to parks, open space and the city’s natural system.

3.2. Complete Neighbourhoods

The following design components feature prominently in the Concept Plan and work together to ensure over time that Rosewood Park will realize completeness and sustainability. **Figure 8** illustrates each of these components in relation to policies within the OCP:

3.2.1. Social Hub

A key component of the Rosewood Park Neighbourhood is comprised of a mixed-use Social Hub along Whelan Drive between Courtney Street and the Zone Park. Consisting of a church, a joint-use elementary school, associated park spaces, attainable housing, neighbourhood retail and commercial uses and proposed recreational spaces, the Social Hub is strategically located to provide a landmark for the community that serves as a connecting bridge from the existing Maple Ridge Neighbourhood to the Zone Park and western portion of Coopertown beyond the Zone Park. In addition, the long-term viability of these facilities is supported by higher residential densities, local commercial and amenity space and proximity to Coopertown’s Urban Centre. This design approach ensures that there is necessary density to create dynamic public spaces.

3.2.2. The Grid

The central design component to Rosewood is its modified grid pattern of intersecting streets. Regina’s first and more recent neighbourhoods such as North Central, Cathedral and Harbour Landing utilize a grid-like street network. Rosewood looked to the Cathedral Neighbourhood in particular as an important precedent for its own design. Cathedral has been successful at accommodating change and diversity over time and its grid pattern presents an important lesson in planning for flexibility and change. The modified grid strikes a balance of internal- and external-focused blocks ensuring variety and choice for new residents in the neighbourhood.

3.2.3. Public Realm

Provision of a high quality public realm is a central component to the design of Rosewood. Rosewood's streets, parks, trails, and open spaces are planned and designed to frame the built environment and ensure consistency in look and feel of the neighbourhood while allowing for a variety of building types and densities that can change and adapt to new conditions in the neighbourhood over time.

3.2.4. Connectivity and Mobility

The neighbourhood is designed to be connected both internally and externally by active modes of transportation through well-connected streets, transit, greenways and trails that are integrated with facilities, parks, and open spaces. The open space network responds to both passive and active recreational needs encouraging residents to live a healthy and active lifestyle. Alternative and traditional modes of transportation to destinations within and outside the neighbourhood will be available to residents including transit, bike lanes, and roads.

3.2.5. One Neighbourhood – Diversity and Aging in Place

As neighbourhoods develop, grow and mature, the social needs of its residents will continue to evolve and change. Rosewood Park will remain relevant to its residents over time as they transition between rental units, attainable entry level housing to market housing to retirement homes and extended care facilities. Moreover, with its proposed facilities, Rosewood will be able to provide a high level of service to its residents. The notion of aging in place is important to Rosewood to ensure families can continue to live in close proximity to each other while accessing important amenities.

3.2.6. Accommodating Change

In addition to the Grid, the Rosewood Park Neighbourhood also has key land use and amenity spaces that will allow the neighbourhood to accommodate change and allow for further intensification. Key elements of the design including “the Grid”, consistent “Public Realm” and the concept of “One Neighbourhood” provide strong place-making elements and ensure that while change is anticipated and welcome, the identity of the Rosewood Park Neighbourhood remains consistent.

Figure 9: Complete Neighbourhood

Accommodating Change

OCP Policy 7.5
Encourage appropriate mixed-use development within neighbourhoods, as well as the retention of existing local and neighbourhood commercial spaces;

Connectivity and Mobility

OCP Policy 7.1.2
Integration and interconnectivity with all adjacent neighbourhoods, the city, and where appropriate, the region;

OCP Policy 7.1.7

Streets, pedestrian paths and bike paths that contribute to a network of fully connected, safe and accessible routes to all destinations;

Public Realm

OCP Policy 7.1.6
Specialized open space, such as squares, civic centres, and parks, which are optimally located and designed;

One Neighbourhood - Diversity and Aging Place

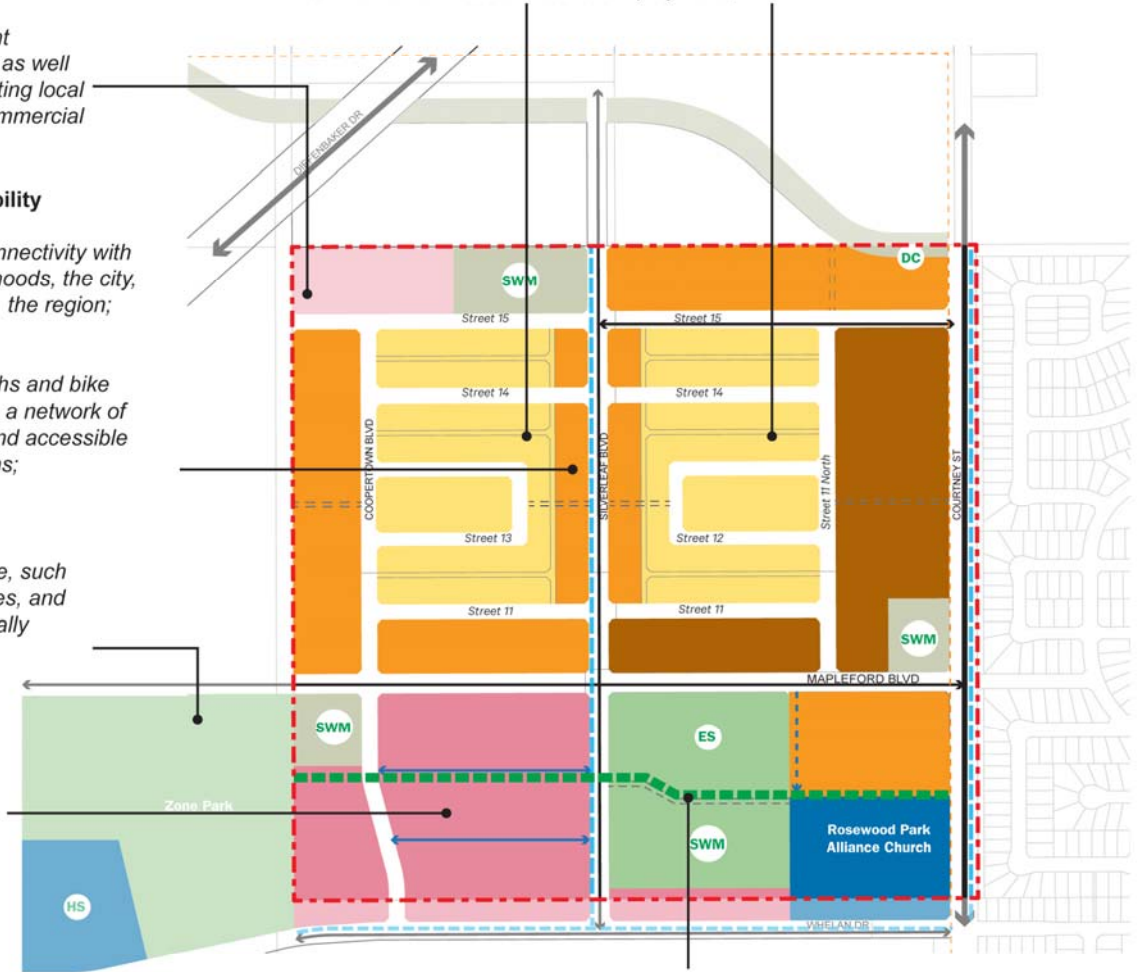
OCP Policy 7.1.5
A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with specific needs;

Public Realm

OCP Policy 7.1.9 and 7.1.10
Buildings which are designed and located to enhance the public realm, and contribute to a better neighbourhood experience; and Convenient access to areas of employment;

The Grid

OCP Policy 7.1.3
A framework, where appropriate, of smaller neighbourhood districts and a centrally located neighbourhood hub;



Social Hub

OCP Policy 7.1.4
Opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation;

OCP Policy 7.1.9

Frame strategic intersections, neighbourhood hubs and significant public spaces with larger buildings, such as multi-unit residential and mixed-use development, in order to accentuate these focal points and support their use;

- - - Concept Plan Boundary
- - - 300k Boundary
- ES Elementary School
- HS High School
- SWM Stormwater Pond
- DC Drainage Channel
- Arterial
- Collector
- Private Road
- Potential Street ROWs
- Laneway
- Walkway
- Municipal Reserve
- Municipal Utility
- Flex Area 1
Residential, Institutional and Recreational land-uses only
Commercial limited to vertical mixed-use buildings only
- Flex Area 2
Residential, Local Commercial and Mixed-use land-uses only
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional



4. LAND USE AND DENSITY

4.1. Overview

The Concept Plan for Rosewood Park accommodates a mix of uses including residential, mixed-use residential, mixed-use commercial recreational, institutional, as well as an integrated parks and open space network. The Rosewood Park Neighbourhood is defined by:

- a Social Hub comprising a primary “institutional gateway” into the Coopertown Neighbourhood extending from the corner of Whelan and Courtney west to the Zone Park;
- a gateway at the corner Mapleford and Courtney;
- an institutional cluster that consists of the Rosewood Park Alliance Church, a joint-use elementary school, and a Neighbourhood Park;
- a proposed Recreational Facility in close proximity to a centrally located Zone Park.

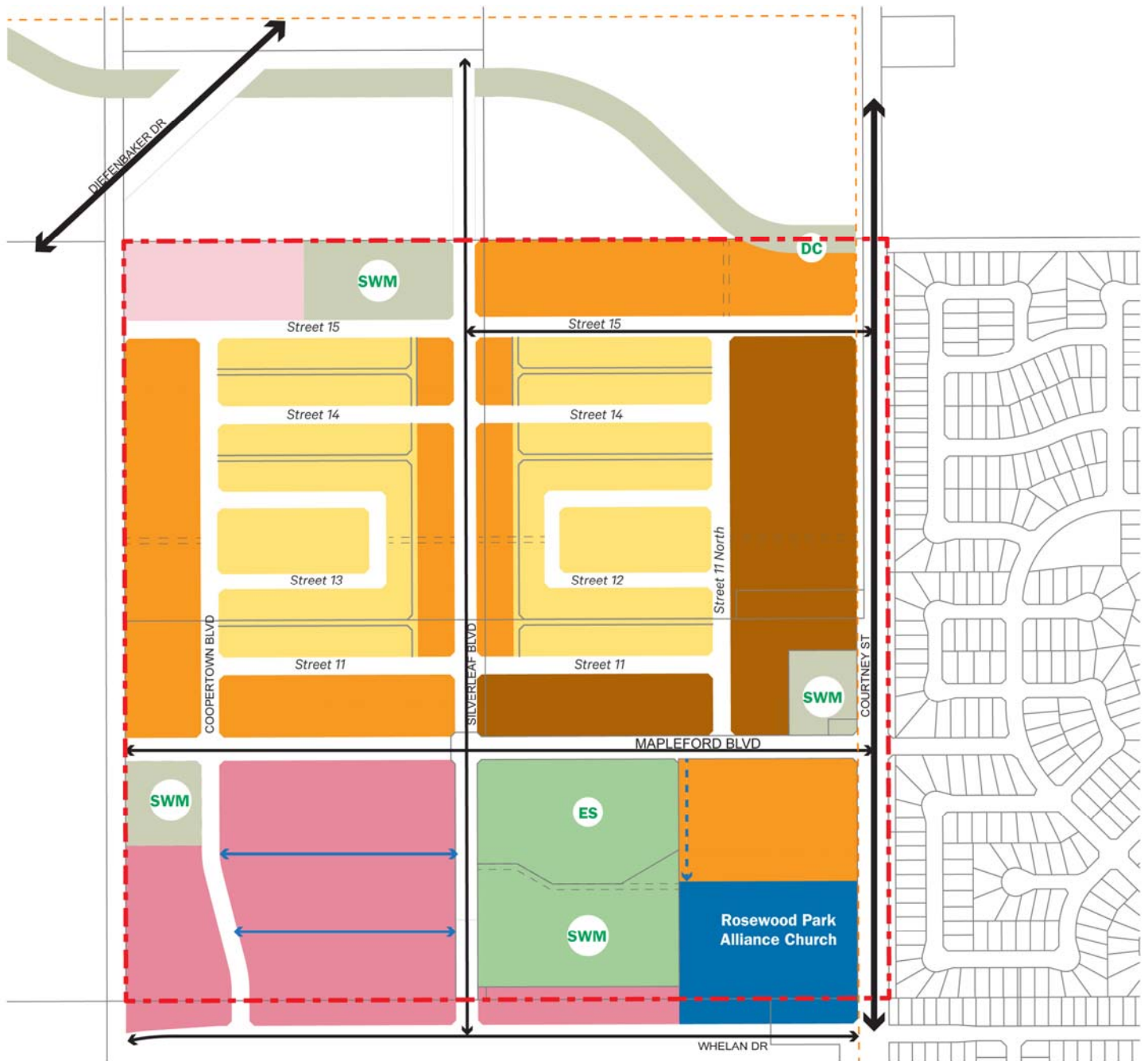
As seen on **Figure 9**, the distribution of residential densities is planned in accordance with the concepts and neighbourhood area policies established in the Coopertown Neighbourhood Plan. Higher density residential uses are located near the gateway, the Zone Park, the social hub, within transition areas, and along transit-supported collector roads. Lower density residential uses are located within the interior of the Plan.

4.2. Density

The Plan integrates land use, density and transportation to ensure access to planned neighbourhood hubs, commercial services and transit services in Rosewood Park and in the greater Coopertown area.

The Regina Official Community Plan has identified **50 persons per hectare** as the overall gross density target for lands within the Coopertown Neighbourhood Plan. Rosewood Park achieves an overall population of approximately **4,330 persons** with an overall gross density of **67 persons per hectare**. The net density, which excludes Courtney ROW, is **70 persons per hectare**. **Table 2** provides a detailed breakdown of the gross density, total area, unit assumption and population achieved by each land use type.

Figure 10: Land Use Plan























 Concept Plan Boundary	 Elementary School	 Arterial	 Municipal Reserve
 300k Boundary	 High School	 Collector	 Municipal Utility
	 Stormwater Pond	 Private Road	 Flex Area 1 <i>Residential, Institutional and Recreational land-uses only Commercial limited to vertical mixed-use buildings only</i>
	 Drainage Channel	 Potential Street ROWs	 Flex Area 2 <i>Residential, Local Commercial and Mixed-use land-uses only</i>
		 Laneway	 Low Density Residential
		 Walkway	 Medium Density Residential
			 High Density Residential
			 Institutional

Table 2: Rosewood Park Statistics

ROSEWOOD PARK - AREA AND POPULATION							
Land Use Types	Net Area (ha)	Net Area (acres)	% of Total Area	UPH	Total Units	Persons per Unit	Total Population
Low Density	11.99	29.62	18%	25	300	3	899
Med Density	13.04	32.22	20%	50	652	2.1	1369
High Density	6.65	16.42	10%	75	498	1.7	847
Flex Area 1 (High Density)	7.94	19.63	12%	75	596	1.7	1013
Flex Area 2 (High Density)	1.59	3.93	2%	75	119	1.7	203
Institutional (Church)	2.35	5.81	4%				
Municipal Utility (Stormwater Pond)	2.69	6.64	4%				
Municipal Reserve (Elementary School - Park)	5.12	12.65	8%				
Stormwater Channel	0.15	0.38	0%				
Roads	10.69	26.42	16%				
Courtesy ROW	2.66	6.56	4%				
TOTAL AREA	65	160.29	100%		2165		4331
GROSS DEVELOPABLE AREA*	62	153.73					
ROSEWOOD PARK - POPULATION DENSITY							
Total Persons per Gross Area			MEDIUM DENSITY SCENARIO				
			67				
Total Persons per Net Area			70				

*Net Area refers to area within the neighbourhood boundary excluding Courtesy ROW

4.3. Residential

4.3.1. *Low Density Residential*

Low Density Residential land use comprises a total area of **11.99 hectares** predominately located in the internal and central portions of the neighbourhood in close proximity to the joint use school, parks and open spaces. Appropriate built form within this land use typically consists of small to large lot single family homes. The blocks are sized appropriately to accommodate lanes depending on public realm requirements (e.g. reductions in curb cuts) and an average density of 25 units per hectare.

LARGE LOT SINGLE FAMILY HOMES



SMALL LOT SINGLE FAMILY HOMES



4.3.2. *Medium Density Residential*

Medium Density Residential comprises a total area of **13.04 hectares** that primarily serves as a transition between higher density flex and institutional uses within the Social Hub, transit corridors and low density areas in the interior of the neighbourhood. Appropriate built-form type for this designation consists of semi-detached homes, duplexes, triplexes and suburban townhouses. The blocks are sized appropriately to accommodate lanes to ensure a consistent public realm while accommodating an average density of 50 units per hectare.

TOWNHOUSES



4.3.3. High Density Residential

High Density Residential comprises a total area of **6.65 hectares** primarily located adjacent to Courtney Street where building form and massing, shared amenity space and framing of the public realm will best be utilized to define the transition from Courtney into the Rosewood Park Neighbourhood. The appropriate built-form for this designation is a mixed type comprising four-storey apartments and townhouses that, combined, accommodate an average density of 75 units per hectare.

LOW-RISE APARTMENTS



4.3.4. Attainable Housing

Within the residential and flex zone designations, the Concept Plan anticipates the provision of approximately 300 units of attainable housing. Where feasible, attainable housing will be strategically located within close proximity to the social hub, parks and transit ensuring easy access to social infrastructure and amenities.

ATTAINABLE HOUSING



4.4. Flex Area

Flex Area land uses comprise a total area of **9.53 hectares** located in close proximity to Arterials and Collectors to serve both local and regional needs of the community and ensure that the higher residential densities associated with this designation have access to transit and amenities. The Flex Zone area in the Northwest of the site is to permit a mix of uses including residential, recreational, institutional and commercial in vertical mixed use or as stand-alone single uses. The Flex Zone area in the Southwest is to permit a mix of uses including

residential, recreational, and institutional in vertical mixed use or as stand-alone single uses and commercial only in combinations of vertical mixed use.

The Flex Zone in the Southwest of the Concept Plan forms a component of the Social Hub. It is intended to accommodate a range of housing types including seniors housing – from retirement housing to a potential Continuum of Care Facility tailored to various abilities and care needs. Seniors housing is proposed to be strategically located near: the Zone Park to provide views over the Park, the Urban Centre to provide a wide range of amenities, the elementary school to provide opportunities for interaction with children and to transit routes to cater to mobility needs of residents and visitors. Within the Flex Zone, it is anticipated that professional offices and medical facilities may be located that cater to the needs of residents in seniors housing as well in the Neighbourhood as-a-whole.

In addition the Flex Zone in the Southwest of the Concept Plan is intended to accommodate a potential recreational facility which is intended to be owned, managed and operated by a non-profit organization as a private initiative. The recreational facility is intended to be a destination location for residents of Regina that could accommodate indoor soccer fields, shared change room facilities, as well as a multi-purpose field programmed for activities such as basketball. Programming such as spray pads and a seating area is intended to be provided outside of the recreational facility.

The Flex Zone in the Northwest of the Concept Plan will be primarily residential with retail shops and services targeting the local community needs as well as future exposure to the extension of Diefenbaker to the northwest of the Concept Plan Boundary.

4.5. Institutions and Schools

Institutional use comprises a total area of **2.35 hectares** that includes the Church site on the west side of Courtney Street. RPAC has plans to expand its facilities to accommodate a future base of 2,000 parishioners. Future uses include, but are not limited to, community meeting space, day care space, conference venues, community office space, and local media centre and/or library and other ancillary uses that support social infrastructure in the Rosewood Park neighbourhood.

A joint-use elementary school has been approved and is constructed at the intersection of Silverleaf Boulevard and Mapleford Gate. It is situated on a **2.56 hectare MR** site and can accommodate approximately 1000 students and staff. A related Neighbourhood Park will also be provided just south of the elementary school. There will also be provision of a high school within the Zone Park that is centrally located to serve the residents of Coopertown.

4.6. Parks and Open Space

A unique aspect of the Concept Plan is its cohesive and integrated parks and open space system that offers a range of passive and active recreation opportunities. The neighbourhood park located in the Concept Plan is connected within the Rosewood Park Neighbourhood by linear multi-use pathways and active transportation connections (i.e., walkways). In turn, the parks and open space system is integrated within the overall network defined by the Coopertown Neighbourhood Plan and includes east-west connections to the Zone Park and north-south connections between the Urban Centre and the Drainage Channel.

Overall, a total of **2.56 hectares** of MR land has been allocated as a Neighbourhood Park. Approximately **2.69 hectares** has been allocated as Municipal Utility, which serve to accommodate stormwater management ponds and drainage channels. **Figure 11** shows the location of each open space component. Detailed design of the proposed parks and open space system will be submitted to the City prior to executing a servicing agreement and subdivision approval.

Table 3 indicates that the Rosewood Park Concept Plan is meeting its MR dedication requirements.

Table 3: Rosewood Park Municipal Reserve Requirements

MUNICIPAL RESERVE REQUIREMENTS			
Total Plan Area	65	160.29	
Less Courtney RoW	2.66	6.56	
Less MU Parcels	2.69	6.64	
Less Drainage Channel	0.15	0.38	
Less Existing Church Site	2.35	5.81	
Less School Site + MR	5.12	12.65	
Less School Site Roads	1.65	4.07	
Total Area Deducted from MR Calculation	14.62	36.12	
Gross Developable Area	50.25	124.17	
Gross Residential Area of GDA	50.25	124.17	50.25
MR Owing (10% Gross Residential Area)	5.02	12.42	
Gross Non-Residential Area of GDA	0.00	0.00	
MR Calculation (5% Gross Non-Residential Area)	0.00	0.00	
Total Plan Area MR Calculation	5.02	12.42	10.00%
Less Existing School and Park MR	5.12	12.65	
MR Owing	-0.10	-0.23	-0.19%

4.6.1. Gateway

A primary gateway defines the entrance into Rosewood Park at the intersection of Mapleford Gate and Courtney. South of the Gateway, a Greenway is proposed to connect pedestrians crossing from Courtney to the Zone Park. By defining and connecting the gateway with institutional uses and community infrastructure, a strong sense of identity and arrival can be achieved. The Gateway is to be enhanced through landscaping, signage and street lighting and furniture appropriate for defining arrival in the community and will be pursued as a private initiative.

4.6.2. Zone Park

A Zone Park is located adjacent to the southwest corner of the Rosewood Park Concept Plan area along Whelan Drive. It will not only act as a future major placemaking feature for the neighbourhood, but also serve as a passive and active recreational amenity for all residents of the Coopertown Neighbourhood Plan area. Its central location in Coopertown ensures equal access to the amenity area and facilities. The Zone Park connects Rosewood Park to adjacent neighbourhoods as a destination within the greenway and multi-use pathway system.

4.6.3. Neighbourhood Greenway

A Neighbourhood Greenway is proposed to connect the institutional use (i.e., the Church) through the Social Hub to the Zone Park. It is planned to contain a wider sidewalk and landscaping that will ensure visitors and residents are fully invited into the neighbourhood. It is to be comprised of public and private lands. A portion is built on public land between the Neighbourhood Park and the Elementary School. The remaining segments will be located on private lands.

4.6.4. Neighbourhood Park

One Neighbourhood Park is located within the Concept Plan with a combined area of **2.56 hectares**. The Neighbourhood Park is centrally located along Silverleaf Boulevard just south of the joint-use elementary school. It is envisioned as a gathering place that can facilitate programmable recreational activities and accommodate activities related to the elementary school. It contains a play area, basketball court, walking path and irrigated sports field that will meet the needs of the community.

4.6.5. Municipal Utility – Stormwater Management Ponds

In addition to the Stormwater Management Pond located in the Neighbourhood Park, three additional ponds are designated as Municipal Utility amounting to **2.69 hectares** of land. The function and intent of these ponds are described further in **Section 6.0**. Where feasible the MU areas will be designed to serve a dual purpose, first as a stormwater management facility and secondly as accessible park space for the neighbourhood. The dry pond design allows the MU parcels to serve a dual function of providing temporary stormwater management functions while meeting certain recreation needs of local residents. Detailed design describing the function and role of the MU will be submitted to the City prior to executing a servicing agreement and subdivision approval.

4.6.6. Municipal Utility – Drainage Channel

A portion of the Drainage Channel is accommodated in the Northeast of the site to facilitate a direct crossing of the channel from the east to west side of Courtney. The Channel currently flows north along Courtney prior to crossing Courtney and discharging into an existing drainage.

Figure 11: Parks and Open Space



5. TRANSPORTATION

5.1. Transportation Overview

The transportation network for the Rosewood Park Concept Plan is based on the broader transportation vision defined by the OCP, new connections proposed in the Draft Transportation Master Plan (TMP) and the Coopertown Neighbourhood Plan. The Concept Plan achieves the aim of further connecting Rosewood Park to the surrounding neighbourhoods and to the City in a frequent, direct and multi-modal manner.

A Transportation Impact Assessment (TIA) has been completed for on the Rosewood Park Concept Plan. The TIA discusses impacts to the internal road network associated with Rosewood being fully developed in 2025 as well as with the full build out of West Regina. The network operation performed acceptably in both scenarios. The TIA has been submitted to the City under separate cover.

Currently, the lands are accessed via Courtney Street which is a two lane road with a rural cross section. The TIA indicates that the twining of Courtney from 9th Avenue to Whelan Drive is required to serve the Coopertown development as-a-whole. No additional major transportation-related external capital works are necessary to service development on Rosewood lands.

The Courtney Street and Mapleford Boulevard intersection and the Courtney Street and Street 15 intersection operate acceptably to the 2025 full build-out horizon. As a result, there is not a need to construct the Courtney Street and Whelan Drive intersection before this point. Upon construction of the Courtney Street and Whelan Drive intersection, it is expected that a portion of the development traffic will shift to this intersection.

Figure 12: Circulation Plan provides an overview of the road network pattern, transit and active transportation routes, and intersections proposed for Rosewood Park. The general pattern and location of the streets shown on **Figure 12** are conceptual and will be further refined through detailed and subdivision design.

5.2. Roads

The Circulation Plan ensures the proposed road network can accommodate traffic increases within the community while allowing for fluid movement to the surrounding road networks. As part of the conceptual design solution, the proposed road network utilizes a modified grid pattern of intersecting arterial, collector and local roads that, taken together, enhance the overall connectivity of the neighbourhood.

The location of arterial and collector roads have been defined in the TMP and in the Coopertown Neighbourhood Plan. Where feasible, road alignments within Rosewood Park are extensions of existing alignments from neighbourhoods to the east or continuations or planned extensions from new neighbourhoods to the north, south and west as defined in the Coopertown Neighbourhood Plan. Two (2) east-west collectors with access to Courtney Street and one (1) north-south collector between Whelan Drive and the future extension of Diefenbaker Drive to the north provide entry to Rosewood Park and the internal road network. These collectors also serve to connect Rosewood Park to the other Coopertown neighbourhoods.

The grid network of local roads enhance the overall permeability of the neighbourhood and serve to connect the residential areas with the institutional, civic recreational, parks and mixed

use areas. Local roads also vary in width as the interfacing conditions change depending on function as bay and linear roads.

Street cross-sections showing the various types of roadways proposed for Rosewood Park are included in the TIA. Cross-section elements have been taken directly from the draft TMP or the City of Regina Development Standards Manual. The roadways incorporate active modes of transportation including multi-use pathways, bike lanes and sidewalks along with vehicular traffic in order to promote recreation, health and overall sustainability of the neighbourhood.

5.3. Public Transit

Rosewood Park will be serviced by a New Transit Route completely contained within Coopertown. This Route and its coverage is shown in the Coopertown Neighbourhood Plan. Directly south of the Rosewood Park Neighbourhood and along Rochdale Boulevard is the proposed Express Transit Corridor, which will connect the neighbourhood to the rest of the city through limited-stop, fast transit service. The New Transit Route and the Express Transit Corridor will converge at a Potential Transit Node located on Rochdale. The flex zone, institutional uses and potential recreation facility located in Rosewood Park are located within 800 meters of the Express Transit Corridor and Potential Transit Node. An interim transit route appears in **Figure 13** which is to be used until the ultimate route is realized.

5.4. Active Transportation

Two of the collectors within Rosewood Park contain multi-use pathways which provide connections to the broader multi-use pathway system within Coopertown and to the City overall. The proposed Courtney Street cross section includes a multi-use path along the east side which is consistent with the section of Courtney Street to the south. **Figure 12** shows the extent of the active transportation network within Rosewood Park as well as the connections to the wider Coopertown network.

As demonstrated in the street sections, sidewalks are included on both sides of all streets to accommodate pedestrian movement across Rosewood Park. **Figure 12** also shows active transportation linkages, which are enhanced pedestrian links between community facilities, open spaces, transit routes and key intersections.

Figure 12: Circulation Plan

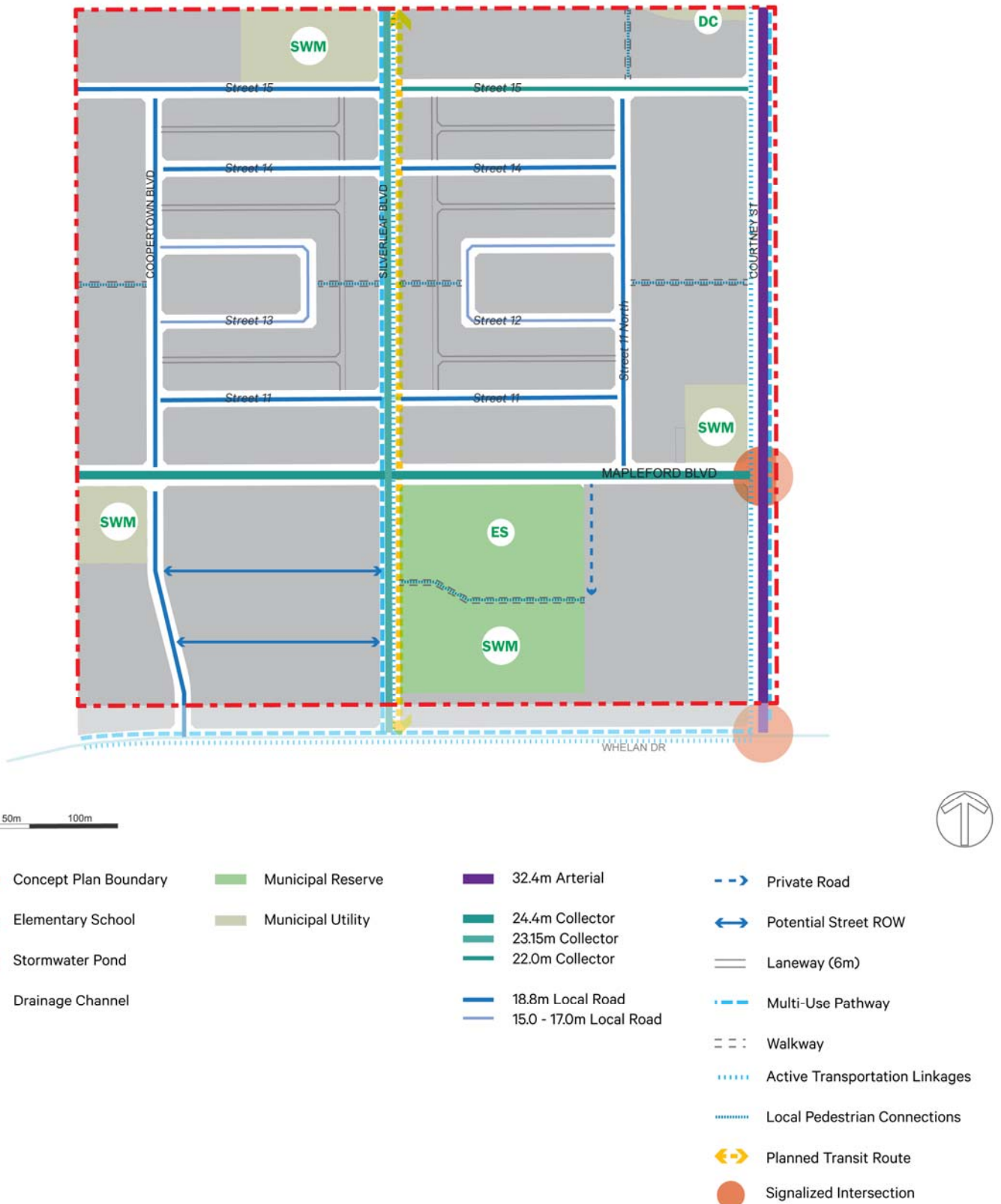
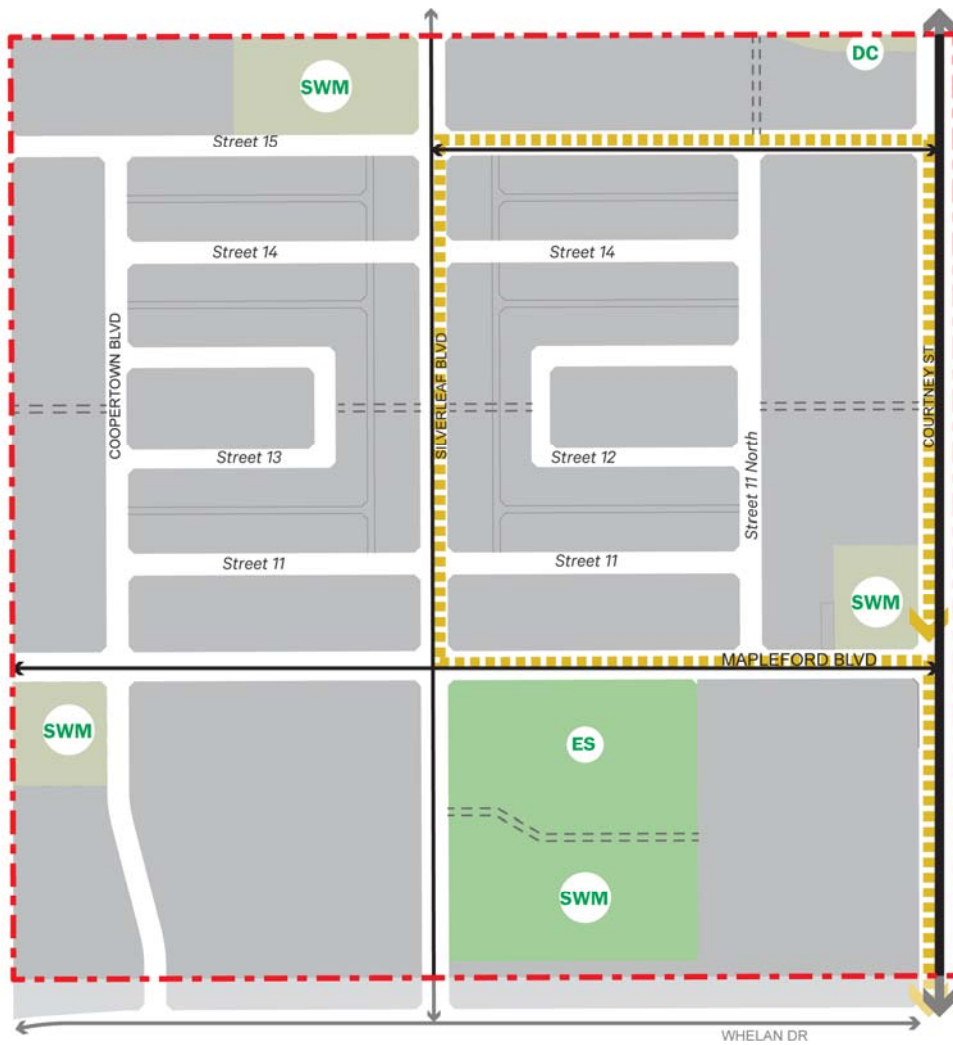


Figure 13: Potential Interim Transit Route



- | | | | |
|-----------------------|-------------------|---------------------------------|---------|
| Concept Plan Boundary | Elementary School | Municipal Reserve | Laneway |
| Stormwater Pond | Municipal Utility | Potential Interim Transit Route | Walkway |
| Drainage Channel | | | |

6. SERVICING STRATEGY

6.1. Overview of Interim to Permanent Solutions

Providing fundamental utility services to Rosewood Park is an integral component of the project. Such services include: water distribution, wastewater collection, stormwater management, and shallow utilities. A Utility Report has been submitted under separate cover which outlines the strategy for servicing Rosewood Park with additional detail on the interim servicing for Stage 1 with regards to water, wastewater, and stormwater. Both the strategy for servicing Rosewood Park and the interim servicing strategy for Stage 1 align with the overall servicing strategy and phasing plan contained in the Coopertown Neighbourhood Plan.

6.2. Water

The entire extents of Rosewood Park Neighbourhood are located within the second pressure zone of the City of Regina. Existing water infrastructure along Courtney Street, as well as Mapleford Boulevard and Silverleaf Boulevard, serve as suitable tie-in points for future infrastructure to be constructed in order to service the build out of Rosewood Park Neighbourhood.

The water distribution network proposed to successfully service Rosewood Park Neighbourhood is illustrated in **Figure 14**. Refer to the attached servicing report for details regarding the methodology behind the proposed system.

As outlined in the attached servicing report, the addition of Rosewood Park Neighbourhood to the City of Regina water distribution network has little to no impact on the existing level of service throughout the city wide system.

6.3. Sanitary

Existing wastewater infrastructure within Rosewood Park Neighbourhood lands include undergrounds along Mapleford Boulevard and the existing Maple Ridge Lift Station. The Maple Ridge Lift Station currently services wastewater flows produced within the existing Maple Ridge subdivision as well as those produced by the newly constructed school site located within Rosewood Park Neighbourhood.

The proposed wastewater collection will be by gravity main to the existing Maple Ridge Lift Station. As outlined in the Coopertown Neighbourhood Plan, the long-term solution for this area is to decommission the Maple Ridge Lift Station and have all existing and future flows be redirected via gravity trunk to the future Coopertown Lift Station. Future use of the site would be to incorporate it as a landscaped element in association with the adjacent MU parcel. **Figure 15** depicts the proposed sanitary collection system.

The Utility Report details anticipated flows and design methodology to service those flows. Ultimately, as outlined in the Coopertown Neighbourhood Plan, all flows will be directed through new infrastructure to the future Coopertown Lift Station. Before such time that the Coopertown Lift Station is online, wastewater flows will be serviced through the existing Maple Ridge Lift Station. Sanitary storage options are presented in the attached servicing report to allow this servicing solution to have little to no impact on the existing level of service within the City of Regina system.

Figure 14: Water Servicing Concept



Figure 15: Wastewater Servicing Concept



6.4. Stormwater

The plan area is currently cultivated farmland combined with an existing school site and two existing detention ponds. The general topography of the land is such that a gentle slope exists from the east to the west portion of the site. Runoff from the existing site ultimately drains into Wascana Creek via existing natural topography and existing culverts.

Stormwater management will consist of a combination of gravity mains and storm ponds that will ultimately discharge to the future Coopertown Drainage Channel, as outlined in the Coopertown Neighbourhood Plan. Before such time that the drainage channel is constructed, interim drainage solutions are presented to direct flow at pre-development flow rates to the existing natural drainage course. **Figure 16** depicts the proposed stormwater collection system. Refer to the attached serving report for further details on design methodology.

Where feasible the MU areas will be designed to serve a dual purpose, as a stormwater management facility and accessible park space for the neighbourhood. The dry pond design allows the MU parcels to serve a dual function of providing temporary stormwater management functions while meeting certain recreation needs of local residents. Detailed design describing the function and role of the MU will be submitted to the City prior to executing a servicing agreement and subdivision approval. The MU parcel alongside Courtney serves to collect overland flow from lands east of Courtney and off of Courtney. Serving no function for Rosewood lands, development of future lands adjacent to Courtney will be required to contribute to the cost of the pond.

A portion of the Drainage Channel is accommodated in the Northeast of the site to facilitate a direct crossing of the channel from the east to west side of Courtney. The Channel currently flows north along Courtney prior to crossing Courtney and discharging into an existing drainage.

Understanding that the existing topography of the site naturally drains the land away from all existing City of Regina infrastructure, and that the proposed Coopertown Drainage Channel will discharge to Wascana Creek downstream of the City of Regina, the proposed stormwater servicing plan has no impact on the current level of service within Regina.

6.5. Shallow Utilities

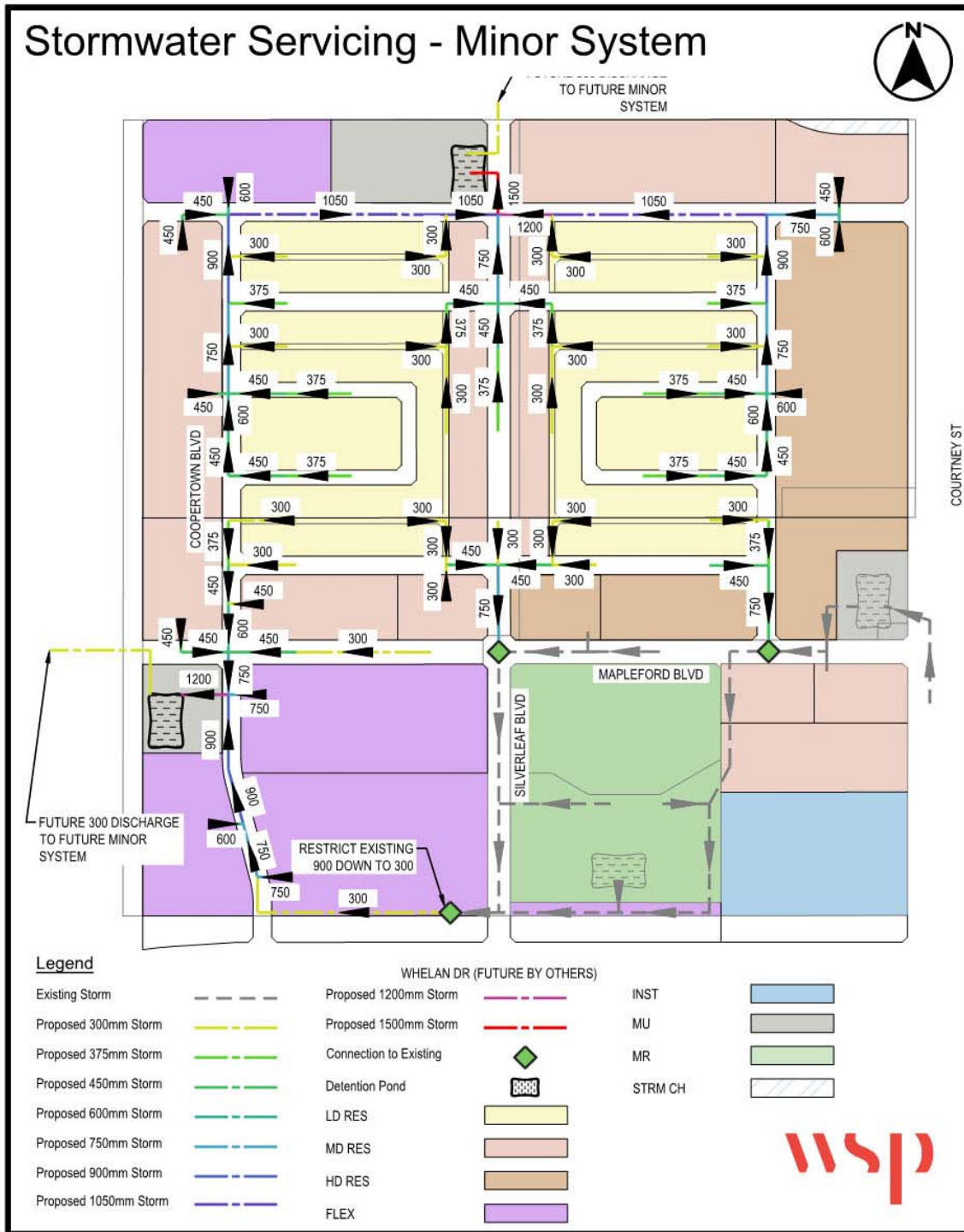
Four major utility providers were contacted with regards to providing shallow utilities to the Rosewood Park Neighbourhood Development consisting of electricity, natural gas, and telecommunications services. The specific providers include:

- Electricity: Saskatchewan Power Corporation (SaskPower)
- Natural Gas: Saskatchewan Energy Corporation (SaskEnergy)
- Telecommunications: Saskatchewan Telecommunications Holding Corporation (SaskTel)
- Telecommunications: Access Communications Co-Operative Limited (Access)

The Sasktel Telecommunications Tower will be either retained or moved to a new location within the general vicinity of the Tower's current location. Final location will be determined at the detailed design stage in consultation with Sasktel and landowners.

Shallow utilities will be planned in accordance with the detailed design and subdivision phase.

Figure 16: Stormwater Servicing - Minor System



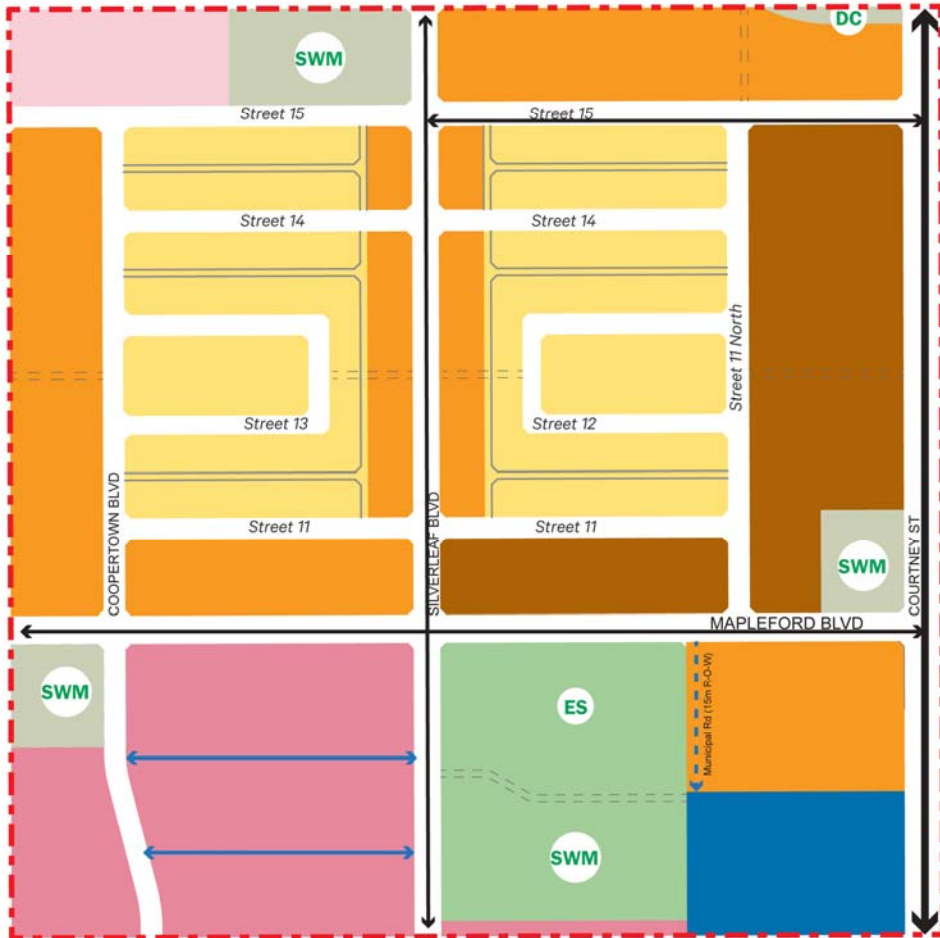
6.6. Capital Improvement Strategy

Currently servicing within Rosewood Park is limited to requirements for the school site which is described in the Utility Report. The permanent solution pulls together the elements already in place to service the school site as well as meeting the long term needs of the neighbourhood. Major capital works necessary to service the Rosewood Park lands are dependent on the ultimate long term solution. Rosewood can be effectively serviced without major external capital upgrades through the use of sanitary storage to minimize impacts to downstream networks with capacity limitations. Ultimately, the servicing strategy of Rosewood is to align with the Coopertown Neighbourhood Plan servicing requirements.

APPENDIX A

CONCEPT PLAN

A1: ROSEWOOD PARK CONCEPT PLAN – LAND USE PLAN



- | | | | |
|----------------------------|-----------------------------|-----------------------|--|
| Concept Plan Boundary | ES Elementary School | Arterial | Municipal Reserve |
| HS High School | Collector | Municipal Utility | Flex Area 1
<i>Residential, Institutional and Recreational land-uses only
Commercial limited to vertical mixed-use buildings only</i> |
| SWM Stormwater Pond | Private Road | Potential Street ROWs | Flex Area 2
<i>Residential, Local Commercial and Mixed-use land-uses only</i> |
| DC Drainage Channel | Laneway | | Low Density Residential |
| | Walkway | | Medium Density Residential |
| | | | High Density Residential |
| | | | Institutional |

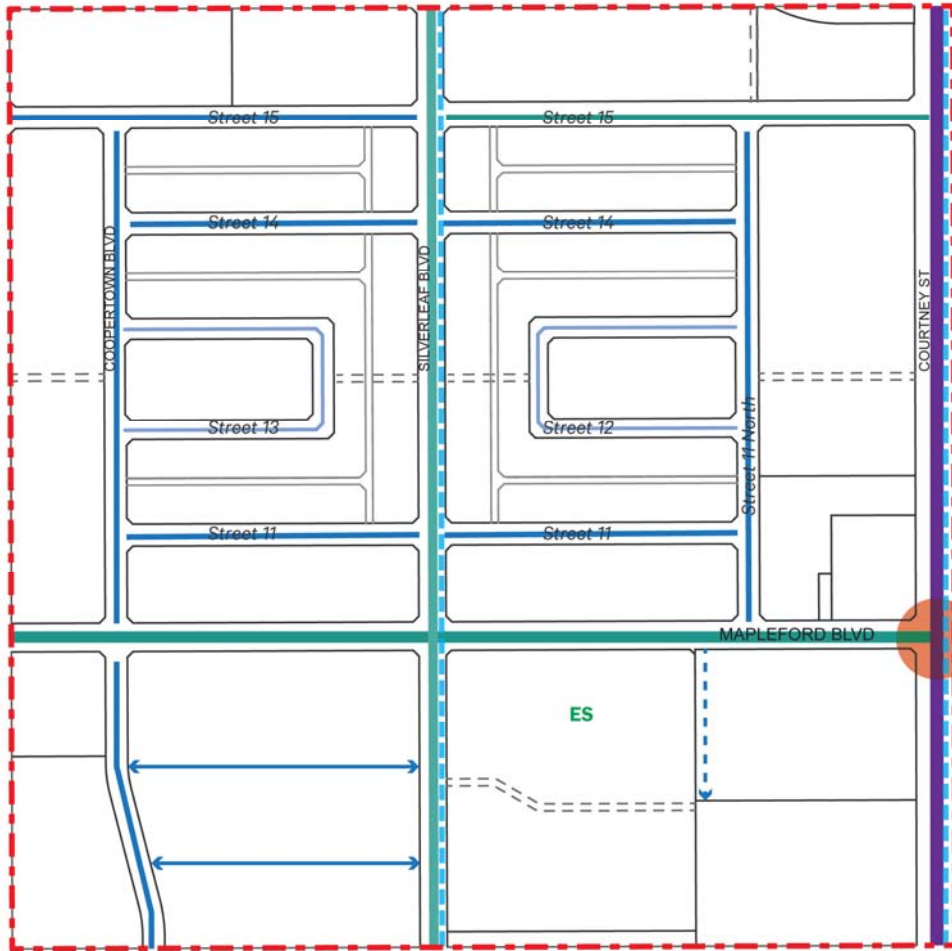
ROSEWOOD PARK - AREA AND POPULATION							
Land Use Types	Net Area (ha)	Net Area (acres)	% of Total Area	UPH	Total Units	Persons per Unit	Total Population
Low Density	11.99	29.62	18%	25	300	3	899
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Stormwater Channel	0.15	0.38	0%				
Roads	10.69	26.42	16%				
Courtney ROW	2.66	6.56	4%				
TOTAL AREA	65	160.29	100%		2165		4331
GROSS DEVELOPABLE AREA*	62	153.73					

*Net Area refers to area within the neighbourhood boundary excluding Courtney ROW

ROSEWOOD PARK - POPULATION DENSITY	
	MEDIUM DENSITY SCENARIO
Total Persons per Gross Area	67
Total Persons per Net Area	70

MUNICIPAL RESERVE REQUIREMENTS				
Total Plan Area	65	160.29		
Less Courtney RoW	2.66	6.56		
Less MU Parcels	2.69	6.64		
Less Drainage Channel	0.15	0.38		
Less Existing Church Site	2.35	5.81		
Less School Site + MR	5.12	12.65		
Less School Site Roads	1.65	4.07		
Total Area Deducted from MR Calculation	14.62	36.12		
Gross Developable Area	50.25	124.17		
Gross Residential Area of GDA	50.25	124.17	50.25	124.1712824
MR Owing (10% Gross Residential Area)	5.02	12.42		
Gross Non-Residential Area of GDA	0.00	0.00		
MR Calculation (5% Gross Non-Residential Area)	0.00	0.00		
Total Plan Area MR Calculation	5.02	12.42		10.00%
Less Existing School and Park MR	5.12	12.65		

A2: ROSEWOOD PARK CONCEPT PLAN – CIRCULATION PLAN



- - - Concept Plan Boundary
- ES Elementary School
- 32.4m Arterial
- 24.4m Collector
- 23.15m Collector
- 22.0m Collector
- 18.8m Local Road
- 15.0 - 17.0m Local Road
- - - - - Private Road
- ↔ Potential Street ROW
- Laneway (6m)
- - - - - Multi-Use Pathway
- - - - - Walkway
- Signaled Intersection

APPENDIX B

DESIGN GUIDELINES

DESIGN GUIDELINES

The Concept Plan establishes a general design framework for both the public realm and private realm to ensure that the overall vision for the Rosewood Park Neighbourhood is strongly articulated through design. The public realm refers to all areas that can be accessed by residents including streets, parks and open spaces, and community facilities. The private realm refers to private development and its relationship to the public realm that is subject to the overall design vision reflected in these guidelines. With a consistent approach to planning and urban design, the neighbourhood can achieve a unique sense of place.

1. Public Realm Framework

1.1.1. *Streets and Walkways*

- Design trails and walkways that reflect the function and nature of the type of open space it occupies;
- Provide street trees on all streets to extend the tree canopy that is prevalent across the City of Regina;
- Encourage active streetscapes through the consistent and coordinated usage of street furniture, such as seating, waste receptacles, lighting and signage;
- Ensure the design of street cross sections are consistent and continuous, and in accordance with Regina's Road Design Guidelines;
- Use consistent pavement materials to differentiate pedestrian, cycling and vehicular uses and minimize conflicts;
- Clearly mark crosswalks to provide safe opportunities for pedestrian movement;
- Ensure all connections are barrier-free; and
- Establish well-defined edges adjacent to public spaces through planting and landscape design.

1.1.2. *Parks and Open Space*

- Accommodate both passive and active recreational opportunities in parks and open spaces to serve the diverse needs of the community;
- Provide highly visible and direct on- and off-street connections between residential areas and parks, open spaces and community facilities;
- Ensure adequate design of park entrances through usage of signage and lighting to assist in orientation and use of park amenities;
- Provide seating along multi-use trails and walkways and at key scenic view locations;
- Design stormwater ponds and drainage channels as a community asset and part of an overall cohesive landscape design;
- Ensure public art is positioned in prominent and highly visible locations that provide identity to and landmarks within public spaces;
- Ensure street furniture incorporates design features that reflect the context of the public space or are in locations that provide edge and interior definition to assist in orientation;
- Use plant species that are native to Regina in landscape design of streetscapes, parks and open spaces;
- Promote on-site infiltration of rainwater through softscaping, bio-swales and other low impact solutions; and
- Allow for local food production on plots through community design or provide a location for community gardens.

1.1.3. *Community Facilities*

- Ensure that community facilities reflect the highest standards of environmental sustainability through site and building design;
- Ensure that barrier-free design is integrated into the building and site design such as using curb ramps and multi-sensory indicators for orientation purposes;
- Provide window openings and multiple entry points at the perimeter of public buildings to encourage active edges; and
- Avoid blank walls, especially along pedestrian routes.

2. Private Realm Framework

2.1. *Setbacks*

- Other than the setback requirements stated in this plan, lot setbacks must be consistent with the City of Regina Zoning Bylaw and support a compact housing form; and
- Encourage uniform setbacks to maintain the neighbourhood pattern and create a continuous street edge.

2.2. *Massing, Scale and Orientation*

- Design homes so their scale and proportion fit within the surrounding context;
- Articulate facades with window details and projections to break long expanses of wall;
- Orient all buildings towards the street and/or open spaces to provide a sense of enclosure and enhanced safety; and
- Orient blocks to maximize opportunities for passive and solar energy gain.

2.3. *Materiality*

- Use high quality, durable materials that is energy efficient and have low environmental impact;
- Use natural or recycled materials, where possible;
- Building materials should be appropriate to their use and location and consistent with the overall character of the Coopertown neighbourhood; and
- Ensure a degree of continuity in the materials used in neighbouring homes and streets to establish an overarching neighbourhood character.

2.4. *Entrances/Porches*

- Use building projections such as porches, decks, canopies and stairs as transitional elements that provide access, amenity space and weather protection;
- Encourage slight design variation to create distinction, but ensure continuity of scale and proportion is maintained between buildings;
- Articulate entries to provide a sense of arrival;
- For corner lots, locating main entrances in or near the corner of the building will help to animate both sidewalks;

2.5. Vehicle Access/Parking

- Where lots are serviced by a rear lane, require rear garages to be accessed from the laneway;
- Where lane access is not provided, ensure that garage entries do not protrude beyond the main front wall or front entry of the home;
- Design garages to contain windows and/or additional architectural detailing consistent with the main house;
- On corner lots, locate driveways on the side-yard as to enhance interesting sightlines
- Provide on-street parking to cater to additional/visitor parking and provide a buffer for pedestrians from the street; and
- Minimize the amount of paved area as much as possible and encourage permeable pavement systems.

2.6. Landscape Design

- Encourage visually permeable landscaping to provide an alternative to traditional fencing materials; and
- Materials with a low solar reflective index and permeable surfaces are encouraged wherever possible, including private laneways.

2.7. Boundary Treatment

- Clearly delineate the private and public domain without compromising safety and security by designing fences which provide privacy and security while not eliminating sightlines and views;
- Design fences to be attractive and complement the style and character of the homes and neighbourhood; and
- Discourage solid walls over 36 inches in height in the front yard.

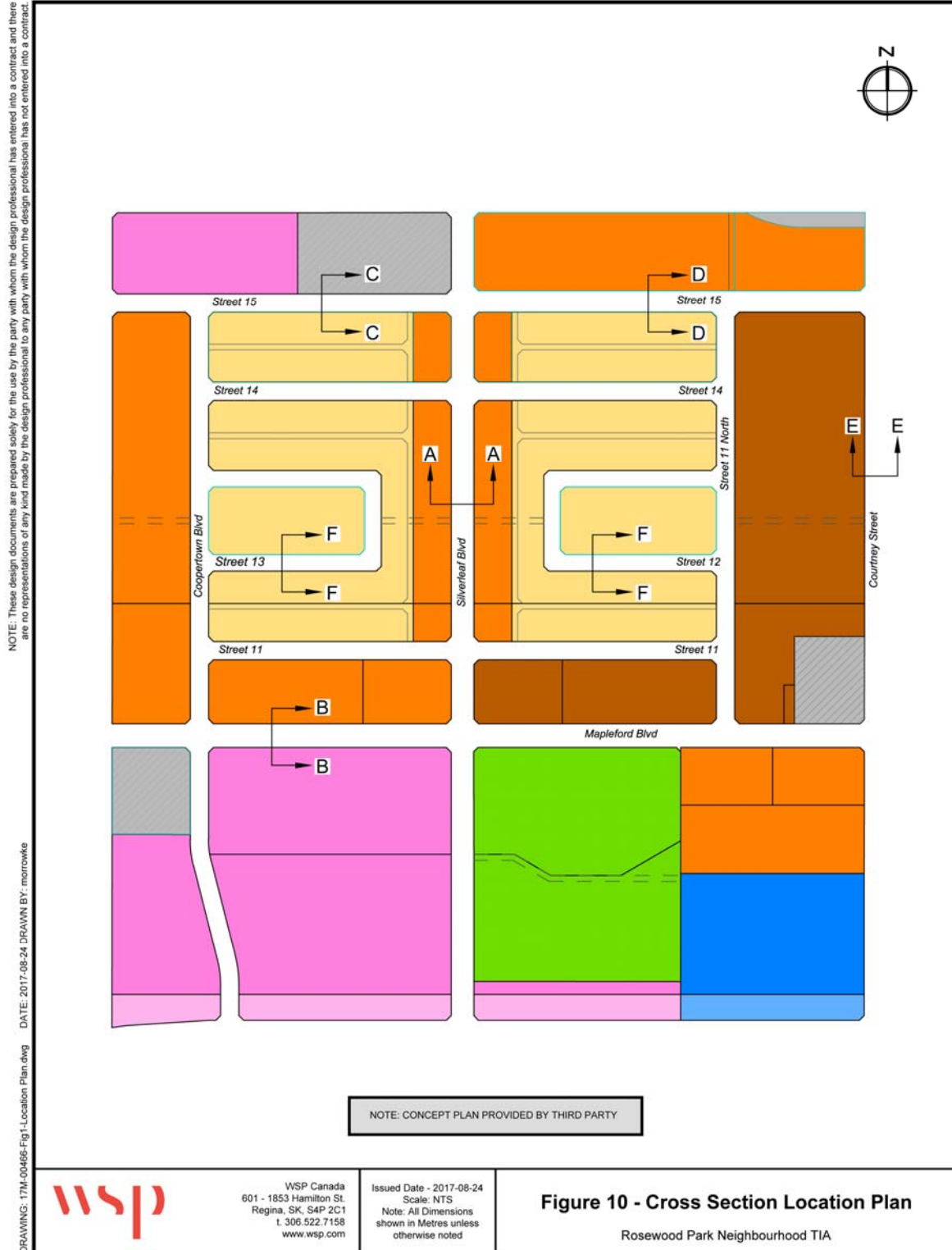
2.8. End of Block Design

- Ensure both front and side facades of a corner building address both streets with continuous and consistent architectural design;
- Encourage special architectural features such as a corner window or a wrap-around porch can be used on a corner building to enhance its significance; and
- Ensure on-site landscaping addresses both street frontages.

APPENDIX C

STREET CROSS SECTIONS

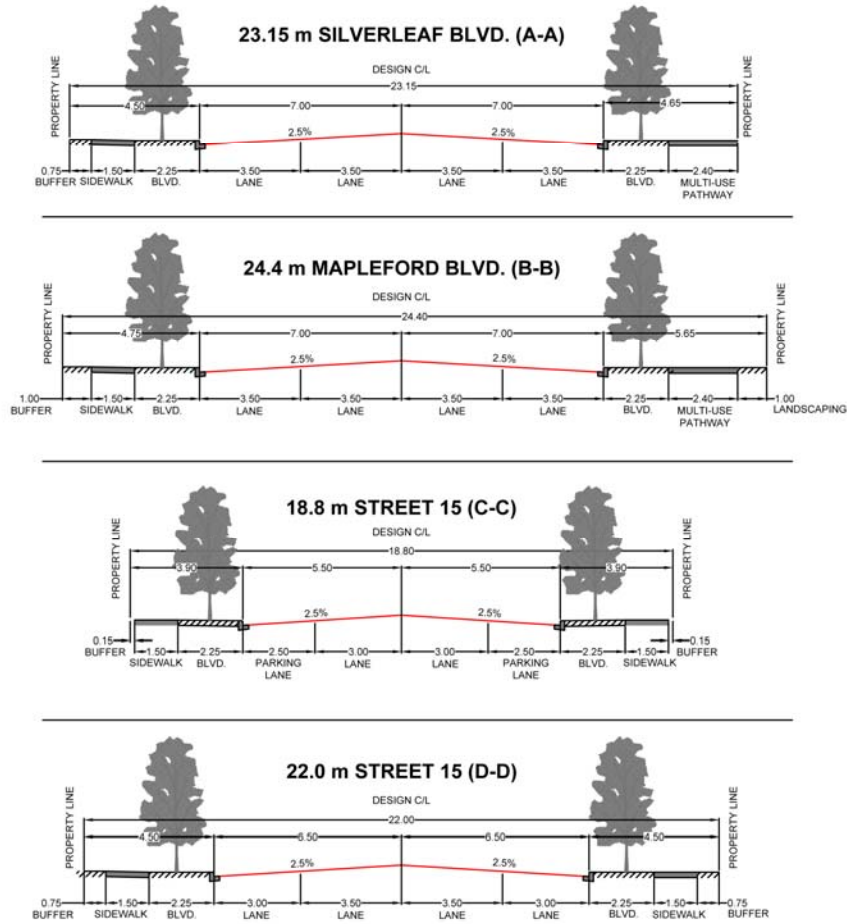
C1: LOCATION PLAN



C2: STREET CROSS SECTIONS

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DRAWING: 17M-00466-Fig2-Road Cross Sections.dwg DATE: 2017-08-29 DRAWN BY: morrowie



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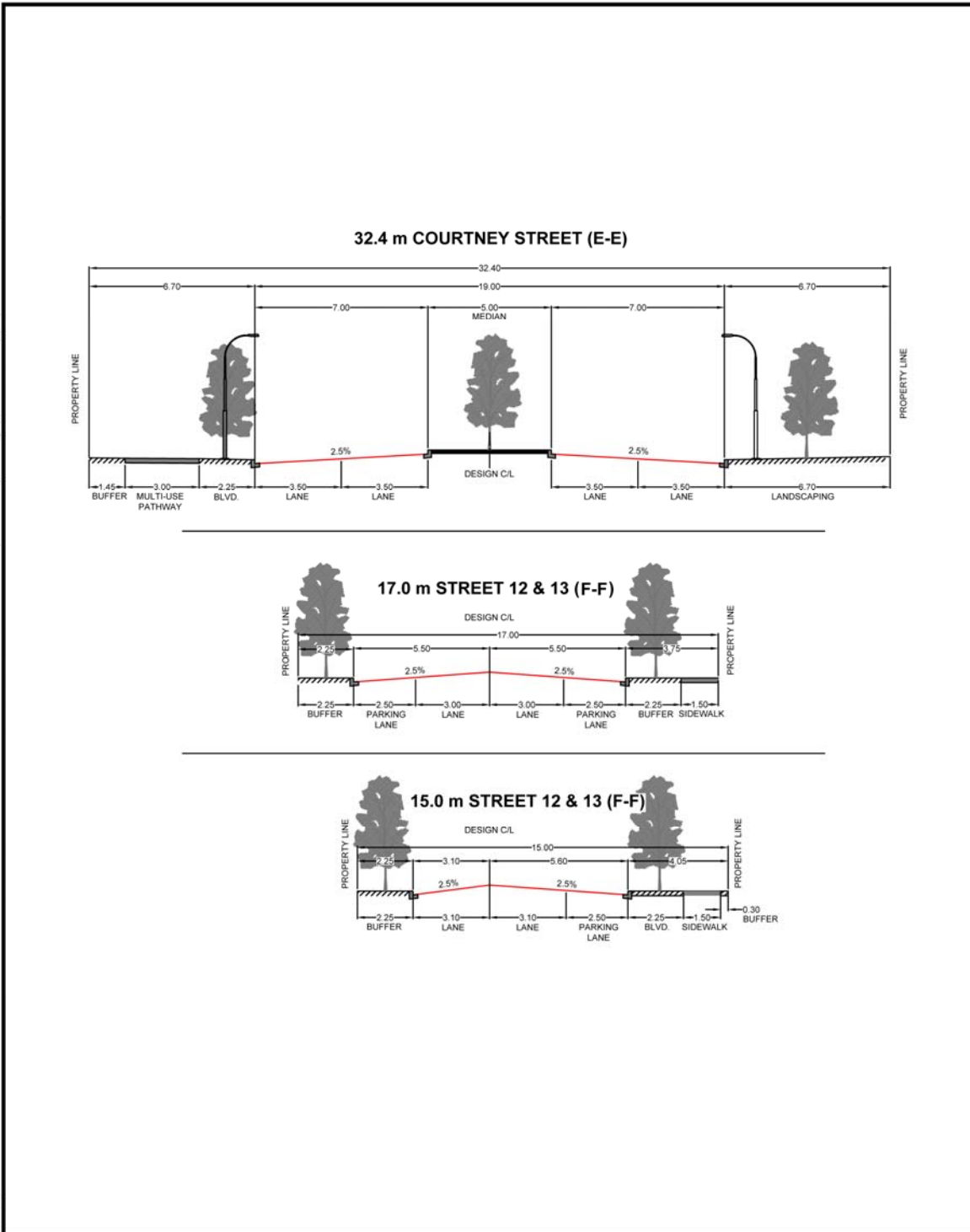
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 Scale: NTS
 Note: All Dimensions shown are in Metres unless otherwise noted

Figure 11a - Typical Cross Sections


Rosewood Park Neighbourhood TIA

C2: STREET CROSS SECTIONS

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DRAWING: 17M-00466-Fig2-Road Cross Sections.dwg DATE: 2017-08-29 DRAWN BY: morrowke

	<p>WSP Canada 601 - 1853 Hamilton St. Regina, SK, S4P 2C1 t. 306.522.7158 www.wsp.com</p>	<p>Issued Date - 2017-08-29 Scale: NTS Note: All Dimensions shown are in Metres unless otherwise noted</p>	<p>Figure 11b - Typical Cross Sections Rosewood Park Neighbourhood TIA</p>
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