

November 22, 2004

To: His Worship the Mayor
and Members of City Council

Re: Long Term Residential Growth Study

The Regina Planning Commission, at its meeting held on November 8, 2004, considered the following report from the Administration:

BACKGROUND

On February 11, 2004, the Regina Planning Commission considered report RPC 04-14 regarding a strategy for long term residential growth and concurred in the recommendation that:

“The Administration initiate the study as per the Terms of Reference.”

The Administration commenced the study as per the Terms of Reference. On June 7, 2004, the Regina Planning Commission considered a presentation and report which provided information on the factors affecting long term residential growth, and directed the Administration to undertake a public information process based on this information to stimulate public discussion of long term residential growth options.

The public review process has now been completed. This report presents the findings of the review and recommendations regarding the strategic directions for long term residential growth of Regina.

DISCUSSION

1. Purpose of the Study

The overall direction of urban growth is an important planning consideration. The fundamental principle of planning articulated in the Regina Development Plan is sustainability and this principle is profoundly related to the strategic choices for growth of the city. Regina promotes a compact urban form, balancing an emphasis on promoting infill development with the recognition of the need for carefully considered peripheral expansion on greenfield lands to meet our growth needs. These choices are intended to maintain a compact urban form that supports economic, social and environmental sustainability of the community. They promote full utilization of existing community facilities and infrastructure, facilitate a high quality of urban life that stimulates social and economic interaction, reduce the need for transportation and have other positive attributes.

The current directions of residential growth for Regina (northwest, southeast and infill in existing areas of development) were essentially established in 1961, based on a logical assessment of land needs, cost of servicing, growth constraints and other planning considerations. These directions of growth have been reviewed periodically in revisions to the Development Plan (which takes a 20 year time horizon) and have received only refinement in some specifics of development since that time. This is because the land area encompassed by these growth directions has been sufficient to accommodate the growth of the community for the past 40 years.

In the most recent review of the Development Plan undertaken in 2001, it was determined that these directions continue to be the most appropriate for the next 20 years, but there is a need to evaluate the directions for growth of the city beyond that time frame. The review of long term growth directions was undertaken to:

- Identify and protect sufficient land to meet the long term growth requirements of the city, to ensure that growth is sustainable.
- Ensure that the geographical form of growth is efficient and compact to conserve financial and natural resources, which speaks to economic and environmental sustainability.
- Consider the potential growth sectors in the context of overall city growth and assess the advantages and disadvantages of advancing the development of each from long term to short or medium term. The measures used in the evaluation of growth options are based on the principles of economic, social, cultural and environmental sustainability.
- Coordinate urban and rural growth.
- Identify significant infill development opportunities, which is important to maintain a compact form that would reduce the urban footprint as a means of promoting environmental sustainability. It is also important for the renewal of neighbourhoods and to maintain a diversity of housing choice, both of which speak to the social sustainability of the community.

2. Methodology and Findings

In order to evaluate the priority strategic directions for residential growth, the study considered relevant factors: existing development, topography, sewer and roadway infrastructure, accessibility and travel time, existing community facilities, aircraft noise, transportation corridor safety and noise impacts, floodway areas and industrial impacts. Mapping these factors as constraints and opportunities revealed the most feasible areas for future residential development.

The study identified four guiding principles to set out standards by which long term growth options could be evaluated:

- Cost effective servicing: maximize development potential relative to infrastructure cost, avoid premature investment and capitalize quickly once investment is made to promote economic sustainability;
- High quality of life: recognize and respond to elements that add value (e.g. short commute time, proximity to natural amenity) to promote social sustainability;
- Good housing choice: market availability for full housing range and local diversity in housing choice; and
- Compact city form: minimize the environmental footprint to promote environmental sustainability.

The mapping of constraints and opportunities is shown on Map 1. It was evaluated using the guiding principles to ensure that the areas identified for future development would be cost effective to service, provide for a high quality of life, maintain a diversity of housing choice and support a compact urban form. Based on this analysis of constraints and opportunities, Map 2 shows the areas where residential growth is best directed for a sustainable community. The identified areas can accommodate growth beyond the point where the population of Regina would exceed 300,000.

3. Development Staging

Consideration was given to developing scenarios for the staging of growth in order to ensure that cost effectiveness and housing choice could be maintained at each stage. The staging scenarios are shown on Maps 3 to 5.

At each stage of development, 20% to 25% of growth is directed to infill development, which is most cost effective because it fully capitalizes on existing investment in services and facilities. Further, infill development is important to maintain housing choice and diversity in all neighbourhoods, and it minimizes sprawl thus reducing the environmental impact of new development. These attributes effectively support the principles of economic, social and environmental sustainability.

The need for new peripheral expansion on greenfield (not previously developed) lands is recognized and is accommodated in three sectors: northwest, southwest and southeast. The staging of peripheral growth in each sector and the establishment of differential development charges will be based in part on the servicing plans established in each Sector Plan. The Northwest Sector Plan was recently reviewed and contains updated servicing plans and development staging which correspond with this study. A review of the Southeast Sector Plan was initiated and will be concluded in keeping with the findings of this study. A new Southwest Sector Plan will need to be prepared to establish the servicing plans and staging of development of this area.

The first stage of development, to a population of 235,000 is shown on Map 3. This scenario identifies 750 ha of greenfield land for new residential development, which when combined with substantial infill development, will support the target population. The map also shows some key infrastructure elements to illustrate the nature and magnitude, which may be needed to support this development; however, the details of infrastructure will be addressed in the Sector Plans.

Except for the domestic trunk shown extending west from Dewdney Avenue which responds to an existing city wide need, the infrastructure elements identified in this scenario are required to support the growth needs of one particular sector or another and can each be considered within the context of the applicable sector plan. For example an interchange at Lewvan Drive and Highway No. 1 is important to respond to growth in the southwest sector. An interchange at 9th Avenue North and Pasqua Street may be needed to support the traffic generated by the extent of development contemplated in the northwest sector under this scenario. The timing of these infrastructure elements will be determined by the pace of development in the sector, which is related to market forces as well as the normal capital budgeting processes and coordination with other funding agencies (such as Saskatchewan Highways in the case of Highway No. 1 infrastructure elements). Within the parameters of this scenario, therefore, each sector can continue at its own pace of development independent of the others.

When Regina's population approaches 235,000 which corresponds with 80% completion of the residential growth areas identified on Map 3, it will trigger the need for two critical infrastructure elements needed to accommodate growth to 300,000 population. Both of these elements are shared by more than one sector and will require coordination to ensure that the timing and costs are appropriately shared by through development charges. The critical infrastructure elements which require coordination are shown on Map 4 and described as follows:

- Wastewater trunk: a new wastewater trunk is required to serve long term future development in the southwest sector and the southeast sector beyond the 235,000 population scenario shown on Map 3. Up to that point, development will be served in the southwest by an upgrading of the existing trunk along Pasqua Street and in the southeast by the provision of a wastewater detention facility in combination with existing trunks. Development of the new trunk is needed to accommodate continued growth of the southwest and southeast sectors to the 300,000 population scenario shown on Map 4. The provision of the new trunk is estimated to cost \$24 million, of which \$12 million is required to serve the southwest sector and an additional \$12 million required to extend the trunk to serve the southeast sector. The pace of development in the respective sectors and the detailed infrastructure plans and capacity established in the sector plans will affect the timing of the trunk. The timing of this trunk should be coordinated to ensure that the demand for the southwest section precedes the demand for the southeast section, or reconsideration may be given to the apportionment of funding for this infrastructure through development charges applied to each of the respective sectors.
- Saskatchewan Drive extension and Courtney Street: these arterial roadways will be required to serve long term growth in both the northwest sector and the southwest sector beyond the 235,000 population scenario shown on Map 3. The provision of these roadways is estimated to cost approximately \$34 million. The timing of this roadway infrastructure should be coordinated to ensure that there will be demand from both the northwest and southwest sectors, or reconsideration may be given to the apportionment of funding for this infrastructure through development charges applied to each of the respective sectors.

Co-ordination will also be required with other agencies such as Sask. Highways, utility agencies and pipeline companies regarding the provision and timing of their infrastructure needed to support or complement residential development.

4. Development Plan Amendments

Establishment of the policies to direct long term residential growth will require amendments to the *Regina Development Plan Bylaw No. 7877*.

Part A of the *Regina Development Plan Bylaw No. 7877* contains the overall policies to guide the development of land to achieve the desired long term future of the city. The specific amendments to the *Regina Development Plan Bylaw No. 7877* which will be required to implement the study are contained in Appendix A of this report. The amendments reflect the new directions of peripheral expansion, renew the commitment to the role of infill development in the overall growth of the city to help to achieve a compact urban form and promote sustainable older neighbourhoods, update information on constraints and growth capacity and

establish new policies for funding major infrastructure through a differential development levy applied to each growth sector of the city.

Review of the sector plans which form parts of the *Regina Development Plan Bylaw No. 7877* will also be required to implement the long term growth study. Both the Northwest and Southeast Sector Plans will be affected by the conclusions of the study and require revisions regarding future residential development, staging of growth, servicing needs and the establishment of differential development charges. A new Southwest Sector Plan will be required to establish the appropriate policies to guide development in this area of the city.

5. Differential Development Charges

The establishment of differential development charges will account for any cost differences that may result from the provision of infrastructure to each sector and ensure that the charges are fairly distributed. In effect, each sector will pay its way and proceed at its own pace of development without concern about the potential for unfairly cross-subsidizing fast growing but more expensive to service areas of the city. The application of differential development charges is a practice used in many other cities and can be established as a policy of the Development Plan. The implementation will require several steps:

- Completion of Sector Plans which set out the staging and pattern of servicing for each.
- Review and calculation of the costs which will need to be recovered through development charges, based on the servicing for each sector as articulated in the Sector Plan.
- Review and calculation of the costs of services shared by more than one sector, or by growth generally, and the apportionment of the costs to be recovered through development charges for each sector.

The development levy applicable to each sector will be the total of the above costs, divided on a per-hectare basis for the development area within the sector.

6. Annexation

The lands identified for development within the 300,000 plus population scenario as shown on Map 5 are proposed for annexation as shown on Map 6. Annexation of these lands, which constitute approximately 2,500 hectares, will facilitate the orderly planning and development of residential areas as the city grows.

There are inter-jurisdictional and budgetary implications regarding the proposed annexation which will require discussion with the R.M. of Sherwood before a formal resolution to advertise the annexation, as required under *The Cities Act*, is brought before Council.

7. Sherwood/Regina Planning District

The City of Regina and the R.M. of Sherwood established a Planning District in 1958 under the provisions of the Planning Legislation, which includes the entire area of the R.M. of Sherwood. Over time, questions have arisen regarding the City's involvement in planning and development issues in areas which do not affect urban growth or the provision of municipal services. The areas of long term residential growth are identified in this study and allow the geographic interest

of the City to be better defined. The Planning District can be reduced to include not all of the R.M. of Sherwood, but only the sections of land intended for long term growth and the immediately abutting lands which will interface these future growth areas. Consequently, it is proposed that consideration be given, through discussions with the R.M. of Sherwood, to amending the Planning District as shown on Map 6.

PUBLIC INPUT

The public review of long term residential growth included two public open houses, direct mail to more than 550 identified stakeholders and affected property owners, posting on the City website, and presentations to organizations. In all cases, the participants were invited to provide comments regarding their perspective on long term residential growth. Through this public input process and follow up meetings to address specific issues, the recommendations of this report were finalized.

The open houses were attended by 117 people who signed in, including affected property owners, developers, representatives of government agencies and community organizations and members of the general public. Displays were set out showing the guiding principles, the constraints and opportunities and growth scenarios as discussed above. Participants were asked to fill out comment sheets which asked several key questions and provided the opportunity for general comments.

Participants were asked if:

- the guiding principles correctly identified the main attributes which should be considered in planning for long term growth;
- the analysis of opportunities and constraints correctly identified the appropriate limits and priorities for long term residential growth areas; and
- the sequence of growth shown in the development scenarios appropriately responds to the guiding principles.

The affirmative response to the questions ranged from 85% to 90%. This provides a high degree of confidence in public agreement that the study established the correct criteria, properly analyzed the information and came to appropriate conclusions regarding the extent and staging of residential growth for the long term.

The presentation materials showed growth scenarios for development to 225,000 population and three alternatives for additional development to 250,000 population. These three alternative scenarios showed additional growth occurring in the northwest sector, southwest sector and southeast sector, respectively. Respondents were asked to state their preference among these three alternatives. Preference for the northwest was 18%, for the southwest was 64% and for the southeast was 18%.

Some respondents expressed concern about the study's characterization of development in the southeast as being relatively expensive to service beyond completion of existing neighbourhoods. A significant portion of the cost was attributed in the study to development of a major wastewater trunk completely around the west and south perimeter of the city to provide the capacity needed for further expansion of the southeast. Because the timing of this

infrastructure was seen as long term, development of the southeast in the shorter term (to 225,000 population) was limited to completion of existing neighbourhoods and infill. Development of the southeast beyond these limits could be delayed considerably until the need for the infrastructure could be justified.

As a result of the concerns expressed and subsequent discussion and review with affected property owners and developers, an alternative approach to servicing was identified. This alternative uses detention of wastewater to expand the capacity of the system to handle peak loads and therefore cost-effectively increases the area which can be developed in the shorter term. Revisions were made to the growth scenarios as follows:

- The first stage scenario population threshold was established at 235,000 and includes an additional 330 hectares of land in the southeast sector which is cost-effectively serviced through waste water detention (i.e. in proximity to the appropriate detention site).
- The second stage scenario population was established at 300,000 and includes continued growth in all three development sectors as market conditions warrant.

BUDGET IMPLICATIONS

There are no direct budget implications regarding the recommendations of this report. The indirect implications, however, are significant over the long term. The growth strategy sets out a pattern and staging of development which will facilitate the cost-effective delivery of services. Implementation of the recommendations regarding annexation will have tax revenue implications and costs associated with any agreement with the R.M. of Sherwood regarding tax-loss compensation.

COMMUNICATION PLAN

This study has involved considerable public consultation as discussed above.

The subsequent Development Plan bylaw amendments will be advertised as per the requirements of *The Planning and Development Act, 1983*. Annexation will be discussed further with the R.M. of Sherwood and will be advertised, and notification sent to all affected property owners as per the requirements of *The Cities Act*. Amendments to the Planning District will be discussed with the R.M. of Sherwood.

ENVIRONMENTAL IMPLICATIONS

The Long Term Residential Growth Strategy is premised on directing new development to maintain a compact, balanced urban form which minimizes the resulting urban footprint and consequently the impact on the environment.

DELEGATED AUTHORITY

Under the provisions of *The Planning and Development Act, 1983* Section 18(3)(c), the Regina Planning Commission may review the Regina Development Plan and submit suitable amendments to Council for consideration.

CONCLUSION

A strategy to direct long term residential growth has been developed. It is based on a comprehensive evaluation of constraints and opportunities, and analysis of how such development can best support the guiding principles of cost-effective servicing in support of economic sustainability, quality of life in support of social sustainability, housing choice and compact urban form in support of environmental sustainability.

A first phase of growth to 235,000 population involves moderate peripheral expansion that fully utilizes existing investment in infrastructure and facilities in three sectors: northwest, southwest and southeast. Approximately 25% of growth would be directed to infill sites within existing areas of development to promote a compact urban form and support sustainable neighbourhoods.

A second stage of development would occur following new investment in major wastewater and road infrastructure, needed to accommodate development to 300,000 population. Growth would continue in the three sectors, and 20% of the increase in population would continue to be directed to infill sites to maintain a compact urban form as the city continues to grow.

The cost of providing infrastructure would be established for each sector based on the networks identified in the sector plans and the costs of infrastructure required generally to support development. The pace of development would be determined by market demand, but the provision of infrastructure required to support development in more than one sector (e.g. new wastewater trunk and certain roadways) would have to be coordinated to ensure the proper timing and apportionment of costs between sectors.

The ultimate form of development for the areas identified in this study is shown on Map 2, and will support a population exceeding 300,000.

The identification of long term residential growth areas provides a basis to consider annexation of lands to ensure that control and planning of these areas are maintained. The identification of long term growth areas also allows for the areas within the Planning District which are of interest to the City to be better defined, and to consider reducing the boundaries of the Planning District accordingly.

There has been considerable public input and general support for the study conclusion regarding the extent and location of future development. The staging of development has been modified to address new information brought forward through the study process regarding an alternative approach to wastewater infrastructure in the southeast sector. Annexation and changes to the Planning District will require further discussion with the R.M. of Sherwood before they are implemented.

RECOMMENDATION

Your Administration recommends that:

1. The proposed amendments to the *Regina Development Plan Bylaw No. 7877* as shown in Appendix A to this report be ADVERTISED.

2. The Administration be directed to review or establish sector plans for all development sectors, based on the strategic directions of growth.
3. The Administration be directed to review the application of development charges with the intent of establishing appropriate rates for each sector to address the proportionate costs of shared major infrastructure, and the major infrastructure required for each sector based on the servicing plans included in the applicable Sector Plan.
4. Discussions be commenced with the R.M. of Sherwood regarding the annexation of lands shown on Map 6.
5. Discussion be commenced with the R.M. of Sherwood regarding amending the area of the Sherwood Regina Planning District as shown on Map 6.

REGINA PLANNING COMMISSION – NOVEMBER 10, 2004

The following addressed the Commission:

- Ms. Linda Boxall, representing the Rural Municipality of Sherwood;
- Mr. Lawrence Murray;
- Mr. Jim Elliott;
- Mr. Tom Shepherd, representing Dundee Development Corporation;
- Mr. Tim Schaefer, representing Varsity Homes;
- Mr. Mark Geiger;
- Mr. Lloyd Nestman;
- Mr. Monte Stewart, representing Willowdale Holdings;
- Mr. Garry Oledzki, representing North Kensington Greens; and
- Mr. Terry Leier, representing Albert Park West Land Company.

NOTE: In accordance with #6 below, the maps attached to this report have been replaced.

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- NOVEMBER 10, 2004**

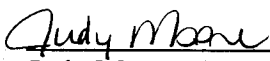
The recommendation contained in the report be concurred in, after adding a point 6 to read as follows:

6. The Noise Exposure Forecast (NEF) be changed from 30 to 35, and all references throughout the report and related maps be adjusted.

Councillors: Flegel, Fougere and Hutchinson, and Mr. Edwards, Mr. Lysyk, Mr. Okumura, Mr. Robinson, Mr. Rude, Mr. Selenski, Mr. Trefiak and Mr. Way were present during consideration of this report by the Regina Planning Commission.

Respectfully submitted,

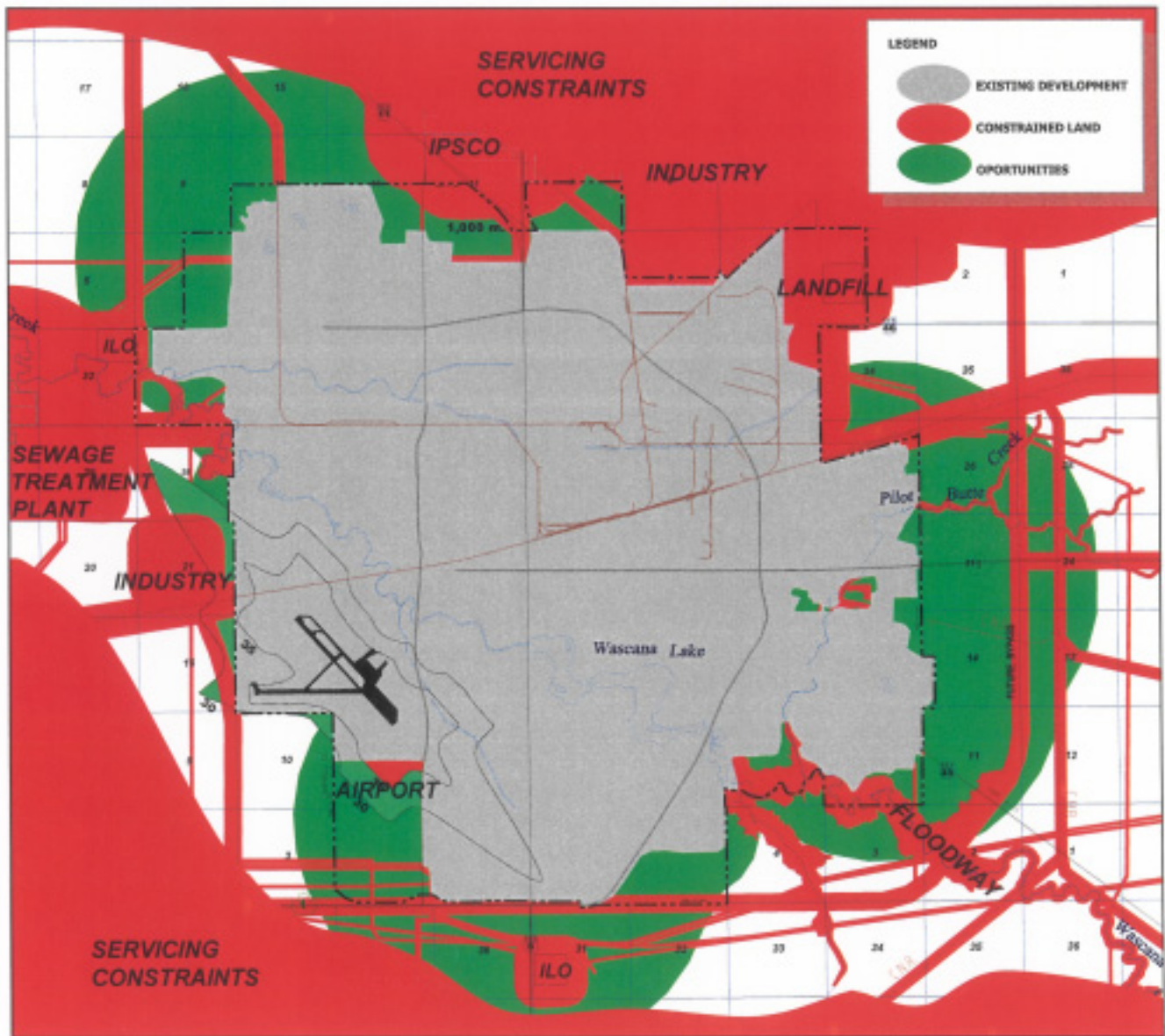
REGINA PLANNING COMMISSION



Judy Moore, Secretary

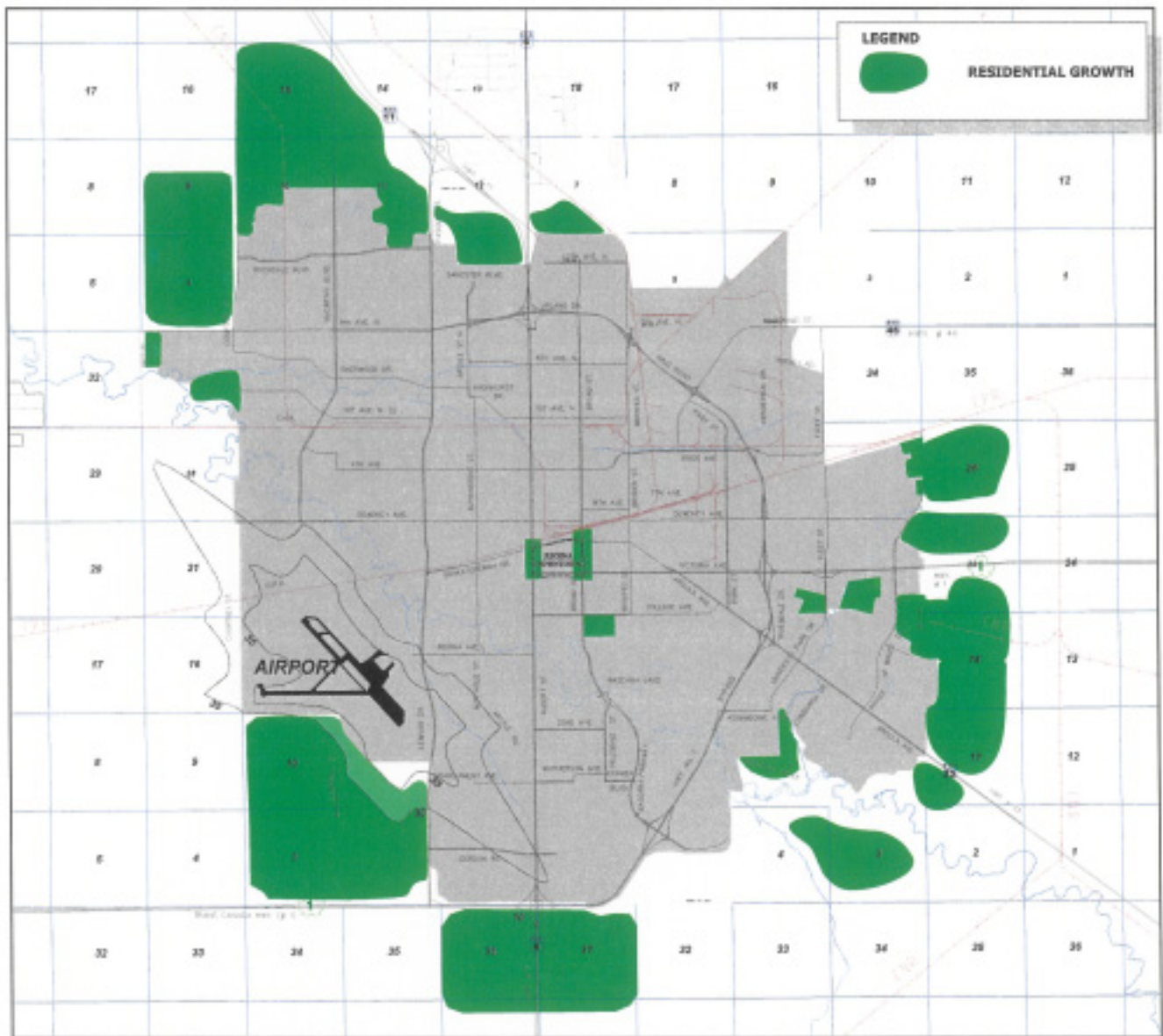
Map 1

Constraints and Opportunities



Map 2

Potential Long Term Residential Growth Areas



- 12-
Growth Scenario
235,000 Population

Land Area and Population

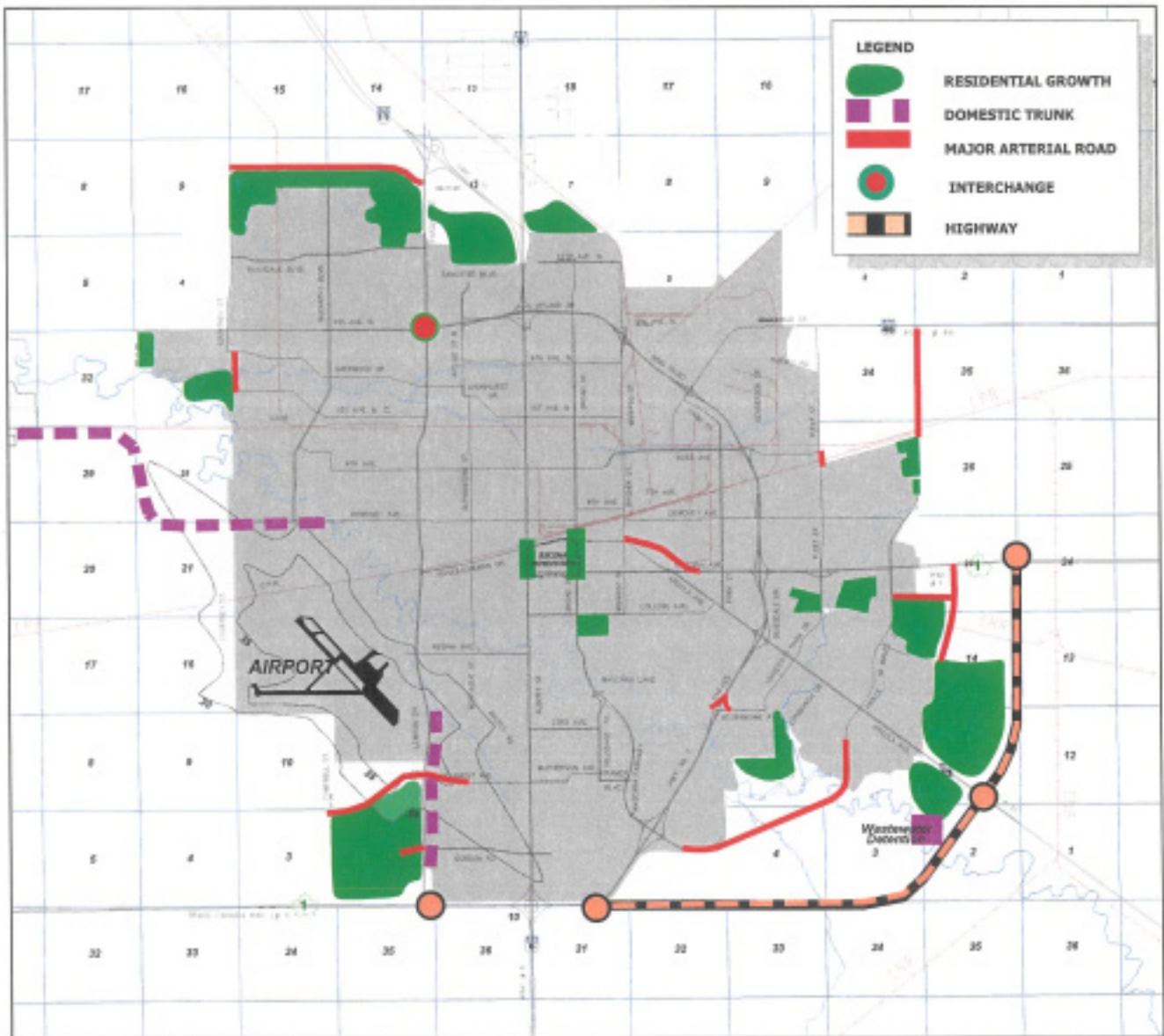
	<u>Land Area (ha)</u>	<u>Population</u>
Maple Ridge	35	1,500
Lakeridge/Garden Ridge	68	4,300
Fairways West	37	2,100
Kensington	33	1,300
North of Argyle Park	70	3,100
North of Lakeridge/Maple Ridge	60	2,600
Parkridge/Creekside	16	700
Windsor Park	48	2,200
Wascana View	21	900
New Southeast Neighbourhoods	330	14,500
New Southwest Neighbourhood	220	9,700
Greenfield Subtotal x 80%**	750	34,300
Riverside	37	1,600
Gardiner Park Addition (BACM)	9	800
Riverbend	13	1,500
Other Infill	58	5,100
Infill Subtotal	117	9,000
Current Population		192,000
TOTAL		235,300

** Note: The population target of 235,000 will be achieved when 80% of the new (greenfield) land identified in this scenario has been developed. Market demand will affect the pace of development in the respective sectors, and will determine where the 80% occurs. The reason for targeting 80% completion for the scenario rather than 100% completion is to provide flexibility to allow the next stage of development to be triggered in the fastest growing sector(s) without having to await total build-out of the slower growing sector(s). Upon completion of all areas identified for residential development in this scenario, the estimated population will be 243,500.

Map 3

Growth Scenario

235,000 Population



Growth Scenario
300,000 Population

Land Area and Population

	<u>Land Area (ha)</u>	<u>Population</u>
New Northwest Neighbourhoods (44 pers/ha)	425	18,700
New Southwest Neighbourhoods	450	19,800
New Southeast Neighbourhoods	425	18,700
Greenfield Subtotal x 80%**	1,300	45,700
Infill Subtotal (88 pers/ha)	130	11,400
Previous Population Scenario @ 100% completion of greenfield areas		243,500**
TOTAL		300,600

** See note for 235,00 Population Growth Scenario

Map 4

Growth Scenario

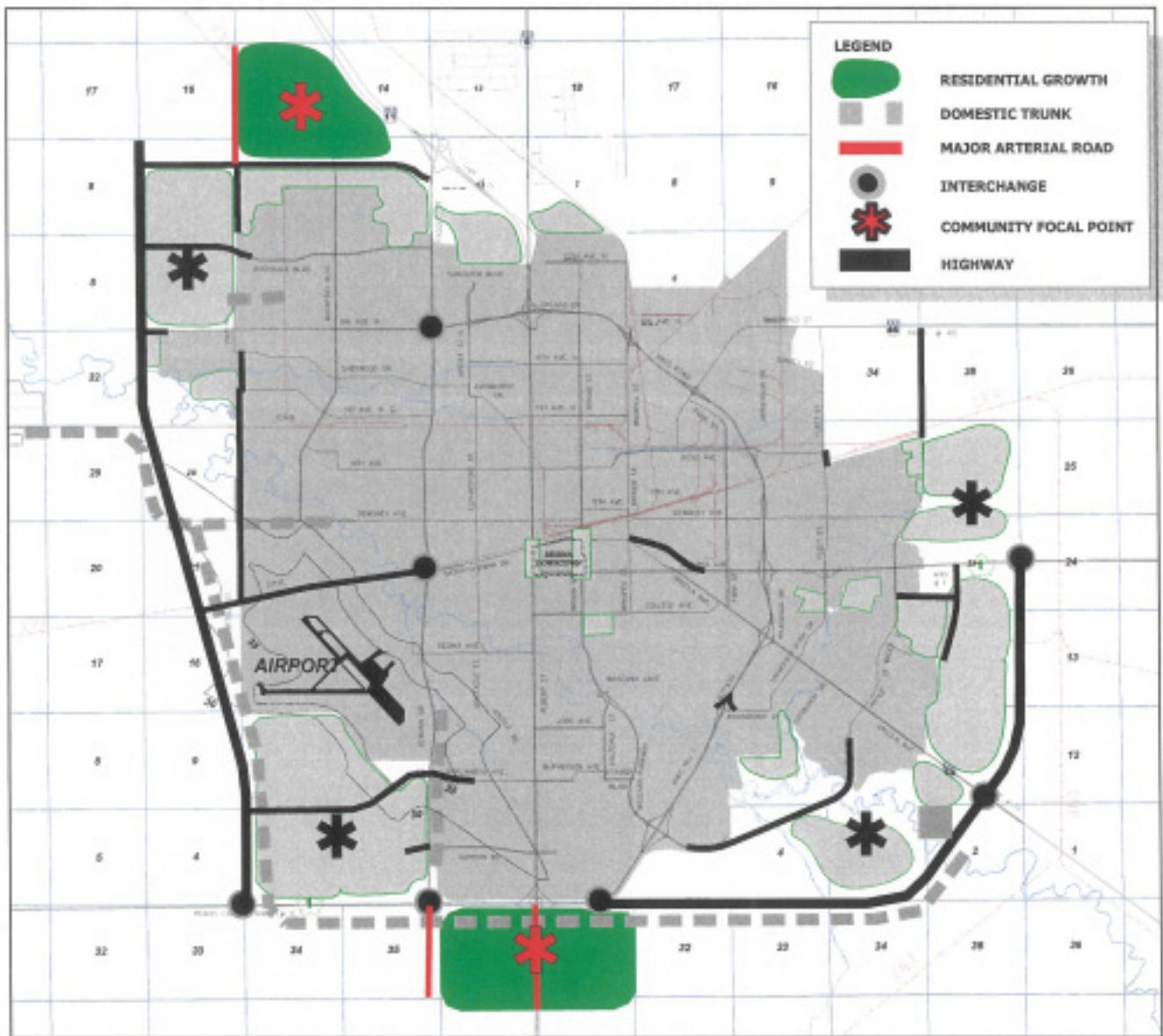
300,000 Population



Map 5

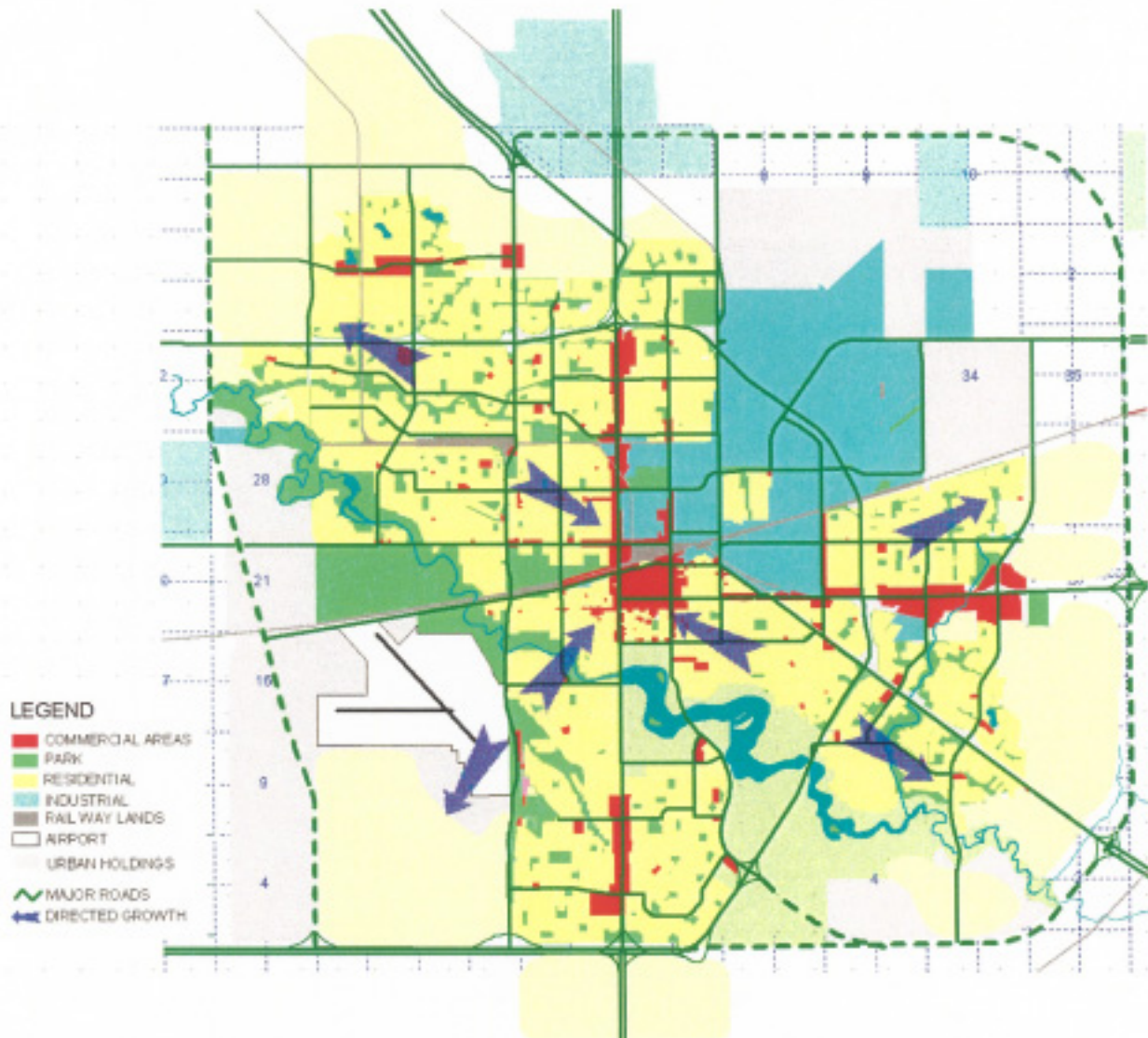
Growth Scenario

300,000+ Population



Map 7 - The Regina Development Plan ... In a Nutshell

- *Regina Development Plan Bylaw No. 7877* is a framework for land use and development decisions. It contains general development policies, implementation and detailed plans for active areas of change.
- Its guiding principles are to promote development which contributes to the quality of urban life and is: - sustainable over time; environmentally responsible; cost efficient; and socially equitable.



- Infill residential development is promoted in the inner city and older suburban residential neighbourhoods to assist in the continuing revitalization process and to help reduce the rate of peripheral expansion.
- The need for suburban development is also recognized and planned for. The southeast, southwest and northwest sectors are the least costly to service to accommodate additional residential growth.
- Ross Industrial Park is the main area designated for industrial development. Standards and requirements for environmental protection have been strengthened.
- The downtown remains the focus of commercial activity in the city. Other major commercial development includes big box retail centres which are complimented by specialty retailing downtown. Public transit is oriented downtown.

Appendix A

Amendments to Regina Development Plan Bylaw No 7877 Part A: Policy Plan

The following amendments to the *Regina Development Plan Bylaw No 7877*, Part A: Policy Plan are proposed to respond to the Long Term Residential Growth Strategy:

1. Map 1 - The Regina Development Plan in a Nutshell be deleted and replaced with Map 7*– The Regina Development Plan in a Nutshell attached to this report.
2. Section 2.2 be amended as follows, with the inclusion of the words shown in bold:

“The level of demand for new residential development **beyond 300,000 population** could be accommodated by completion of neighbourhoods in the northwest and southeast sectors, **commencement of new neighbourhoods in these sectors and the southwest sector**, and by infill development which has surged in recent years, especially new infill apartment developments and single family homes under the *Inner City Housing Stimulation Strategy*.”

3. Section 2.3 be amended as follows, with the inclusion of the words shown in bold:

“2.3 Servicing Capacity Will be Adequate to Meet the Demand for Residential Land **beyond 300,000 Population**.”

Since 1991, the estimates of servicing capacity for underground utilities have decreased in the northwest and southeast sectors. This is due to unanticipated infiltration of storm water into the domestic sewer system.

It is expected that, with revisions to building standards to reduce this infiltration for new houses, service capacity will be adequate to complete existing neighbourhoods, **commence a new neighbourhood in the southwest, and with a wastewater detention facility to reduce peak demand, allow new neighbourhoods in the southeast.**

In conjunction with expected infill development, completion of these neighbourhoods will cover new housing needs **to 235,000 population. Beyond this stage of development, an new wastewater collection trunk would be needed to expand capacity for development in the southwest and southeast sectors to accommodate an overall city population beyond 300,000.**

4. Map 3 – Regina Generalized Land Use Constraints be deleted and replaced with Map 1*– Constraints and Opportunities attached to this report

* **Note:** The map reference numbers in this Appendix correspond with the numbers of the maps in this report. When inserted in the Development Plan, the map reference numbers may change to correspond with the order of maps in that document.

5. Section 2.6 be amended as follows, with the inclusion of the words shown in bold:

“2.6 There is Sufficient Land and Servicing Capacity to Accommodate Most of Regina’s Growth Needs **Beyond 300,000 Population**

Infill residential development will be promoted in the inner city and older suburban residential neighbourhoods to assist in the continuing revitalization process and to help reduce the rate of peripheral expansion. Renewal and improvement of existing infrastructure will continue on an on-going basis in older developed areas of the city.

Residential growth will continue in the city’s northwest, **southwest** and southeast in the short- to medium-term (**to 235,000 population**). Growth areas beyond existing city limits **have been identified** based on relative costs and benefits of such development. In determining the optimal direction of growth in the mid- to long-term (**beyond 300,000 population**) the use of, and impacts on, capacities of existing infrastructure in the northwest, **southwest** and southeast (roads, sewer, water, etc.) **were compared. Major new infrastructure (wastewater trunk, arterial roads and community facilities) will be needed to support continued development, the details of which will be addressed in sector plans and the cost of which will be reflected in the applicable development charges.** “

6. Section 2.6 be amended by deleting the last paragraph thereof.

7. Section 4.1 Growth Management and Economic Development Objectives be amended as follows with the inclusion of the words shown in bold:

“b) To direct new urban growth in a **sustainable** manner, **which supports economic sustainability by minimizing the cost of developing and maintaining services, social sustainability by giving proper emphasis to neighbourhood renewal and revitalization, and environmental sustainability by promoting a compact, balanced urban form that minimizes travel distances and supports transit.**”

8. Section 4.3 Policies to Direct New Urban Growth be amended as follows, with the inclusion of the words shown in bold:

“4.3 Policies to Direct New Urban Growth

- a) That the potential extent of urban development be defined by the proposed perimeter road system shown on Map 7.
- b) That within this area, the type, density and phasing of development be reviewed based on consideration of **cost effectiveness to promote economic sustainability, quality of life and housing choice to promote social sustainability, and compact balanced growth which minimizes travel and supports transit to promote environmental sustainability. The staging of development to 235,000 population, 300,000 population and 300,000+ population is as shown on Maps 3, 4 and 5 respectively. The infrastructure elements shown on these maps are for illustrative purposes only, and the definitive servicing plans are to be detailed in the Sector Plans.**

- c) That Sector Plans be reviewed and revised to reflect policies 4.3 a) and 4.3 b). **The Sector Plans will detail the development pattern, staging and servicing networks consistent with the principles of sustainability. Development charges will be established for each sector based in part on the servicing networks identified in each sector plan , and in part on the proportionate cost of services required to support development in more than one sector or by development generally.**
- d) That a strategy for annexation of the lands lying outside the City of Regina shown on Map 7 be undertaken in consultation with the R.M. of Sherwood and the applicable provincial government departments.”