



- The plan provides for residential and related development of the area between Lewvan Drive and Courtney Street, north of Hwy #1
- Three communities are contemplated in this area, each comprised of 4-5 neighbourhoods of 2,500 population each (10,000 - 12,500 per community, and 35,000 in total). At this scale, residents retain a sense of community identity and community scale facilities are accessible to pedestrians and cyclists.
- Development would proceed in 2 stages. Community 1 would be the first stage, consisting of 12,500 population and corresponding with the 235,000 population stage for Regina. Two additional communities (2 and 3) would form the second stage, totalling an additional 22,500 population and corresponding with the 300,000 population stage for Regina.
- For Community 1, wastewater servicing will be accommodated through connections to the existing system with flow control devices and on-line storage as well as existing system upgrades. Communities 2 and 3 will require a new servicing plan prior to their development. Water service can be readily provided to all communities.
- Communities are bounded by roads and other form-makers such as the airport. Higher traffic generating uses such as district shopping facilities are located at the perimeter of communities. Roads which define the edges of communities reduce the need for through-traffic shortcutting through communities and disrupting pedestrian movement.
- Commuting time is minimized by making full use of Lewvan Drive and new roads which correspond to desire lines of travel.
- The convergence of roads with pedestrian links creates a node of uniquely high accessibility for a variety of travel modes near the geographic centre of the sector. This node would form a Town Centre serving the 3 communities in the sector.
- Community facilities such as schools, public health facilities, community centre, fire, library and multi seasonal zone level athletic parks would be combined with commercial and higher density residential uses in the Town Centre, while industrial uses could be developed nearby in proximity to the airport.
- The Town Centre could be developed with a wide boulevard lined with high density residential mixed use buildings, ground floor commercial, parks and other public spaces. It establishes a distinct identity of place for the sector, provides opportunity for community and social interaction, and facilitates the creation of a unique, picturesque, high quality urban landscape.

SOUTHWEST SECTOR PLAN GENERAL CONCEPT

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- LEGEND**
- SINGLE FAMILY RESIDENTIAL
 - MULTI FAMILY RESIDENTIAL
 - COMMERCIAL
 - INSTITUTIONAL
 - INDUSTRIAL
 - PARKS
 - ROADS**
 - ▬ EXPRESSWAY
 - ▬ NEW ROADS
 - RECOMMENDED IN ROAD NETWORK STUDY

- NEW COMMUNITIES**
- 235 K REGINA POPULATION STAGE
 - 300 K REGINA POPULATION STAGE
 - TOWN CENTRE
 - ① NEW COMMUNITIES
 - ◆ NEW INTERCHANGE

DRAWING 3a

