



## REGINA BOARD OF EDUCATION

8a

**BOARD MEETING DATE: MAY 6, 2014**

**TOPIC: 3P/JOINT ELEMENTARY SCHOOL UPDATE**

FORUM	AGENDA ITEMS	INTENT
<input checked="" type="checkbox"/> Open Session	<input type="checkbox"/> Correspondence	<input checked="" type="checkbox"/> Information
<input type="checkbox"/> Closed Session	<input type="checkbox"/> New Business	<input type="checkbox"/> Decision
	<input checked="" type="checkbox"/> Reports from Administrative Staff	<input type="checkbox"/> Discussion
	<input type="checkbox"/> Other: External Reports/Presentations	

### BACKGROUND

Regina Public Schools was awarded three new joint-build schools in an announcement from the Government of Saskatchewan in October, 2013. In the six months since the announcement, school division staff have been working on several different committees with Ministry officials and representatives of four other school divisions who are involved in similar joint projects.

### CURRENT STATUS

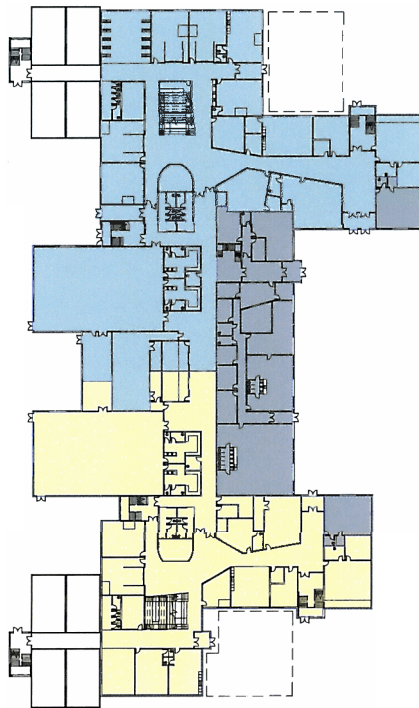
A base school design has been developed through a participative process known as 3P. Representatives from Regina Public Schools joined their counterparts from other school divisions in a five-day 3P workshop March 10-14, 2014, in Saskatoon. A 30-day review of the design was conducted for representatives of RPS and RRCSD on April 10, 2014. A 60-day review event is planned in the next few weeks. Mr. Mike Walter, Deputy Director, School Services, will provide a verbal update on these events and their outcomes. The floor plan for a standard school is attached.

Chairperson Gagne and Ms. Julie MacRae, Director, attended a meeting of the School Design Strategic Issues Committee and the Project Steering Committee on April 16, 2014, at which the status of the project was reviewed. The notes from that meeting are enclosed for the Board's information.

### RECOMMENDATION

That the Board of Education receive this report for information.

PREPARED BY	DATE	ATTACHMENTS
Julie MacRae, Director of Education	April 30, 2014	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Private & Confidential



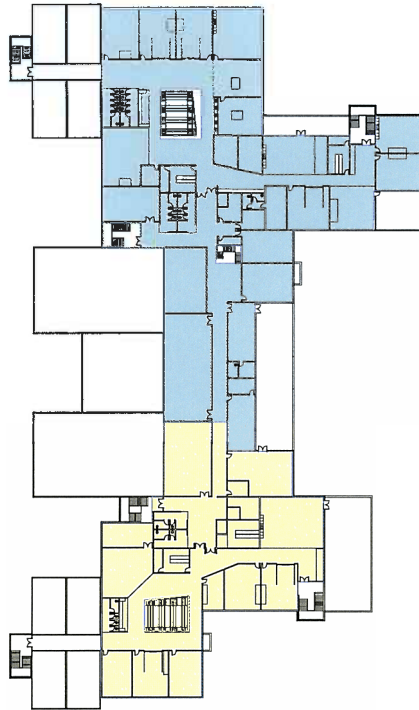
STANDARD SCHOOL B  
OVERALL PROGRAM MAIN  
FLOOR PLAN

Legend

OPT 01 400

OPT 02 650

PROGRAM FLEXIBILITY



STANDARD SCHOOL B  
OVERALL PROGRAM 2ND  
FLOOR PLAN



## REGINA BOARD OF EDUCATION

8ei

**BOARD MEETING DATE: MAY 6, 2014**

**TOPIC: PROPOSED “SKYWOOD COMMUNITY DEVELOPMENT”  
CONCEPT PLAN**

FORUM	AGENDA ITEMS	INTENT
<input checked="" type="checkbox"/> Open Session	<input type="checkbox"/> Correspondence	<input checked="" type="checkbox"/> Information
<input type="checkbox"/> Closed Session	<input type="checkbox"/> New Business	<input type="checkbox"/> Decision
	<input checked="" type="checkbox"/> Reports from Administrative Staff	<input type="checkbox"/> Discussion
	<input type="checkbox"/> Other: External Reports/Presentations	

### BACKGROUND

As noted to the Board in a prior report pertaining to the Coopertown Concept Plan (March 4, 2014), an additional school site was being explored for the future northwest joint school. The area is located directly north of the MacNeill school attendance area. At that time, a formal concept plan had not been developed by the landowners.

### CURRENT STATUS

Since the last report the land developer and the City conducted a planning charrette and invited the local school bundle project team to participate. The project team was also invited to further discussions with the developer to emphasize the specific site requirements of the project. A draft concept/neighbour plan has been completed by the developer and forwarded to the City and to both school divisions for reference.

At present, the City is still reviewing the information and has not circulated the application for formal comment. The Developer has provided the draft neighbourhood plan, including the proposed school site, for RPS reference (attached). The plan appears to be consistent with the requirements for a joint site and meets the initial criteria set out by the project team. This site location is preferred by the two school administrations due to its proximity to the proposed attendance areas for these students. Additionally, there have been indications from the City that this particular site will have the higher likelihood of being fully serviced and available for Spring/2015 construction. As such, the project team recommended to the provincial school bundle steering committee that this site be pursued for the joint northwest school in Regina. The steering committee accepted that recommendation during the approval of the Phase 1 school bundle report.

### RECOMMENDATION

That the Board of Education receive and file the report for information.

PREPARED BY	DATE	ATTACHMENTS
Mark Whiting, Supervisor, Policy, Planning and Research	April 30, 2014	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

# Background

“

Terra Developments is committed to delivering a construction-ready site in 2015.

”

A design charrette was hosted by the City of Regina on March 3, 2014. This charrette was intended to redesign the previously submitted concept plans for the lands north of the existing neighbourhoods of Lakeridge and Skyview (a new subdivision to be known as Skywood) in order to accommodate a joint-use school. A concept plan for these lands was designed and submitted to the City of Regina (“City”) Planning Department in March 2011.

Included in the following report is a revised concept plan for the Skywood development. This revised concept plan is the result of the charrette and has already been forwarded to the City for comments and internal circulation. This report demonstrates the

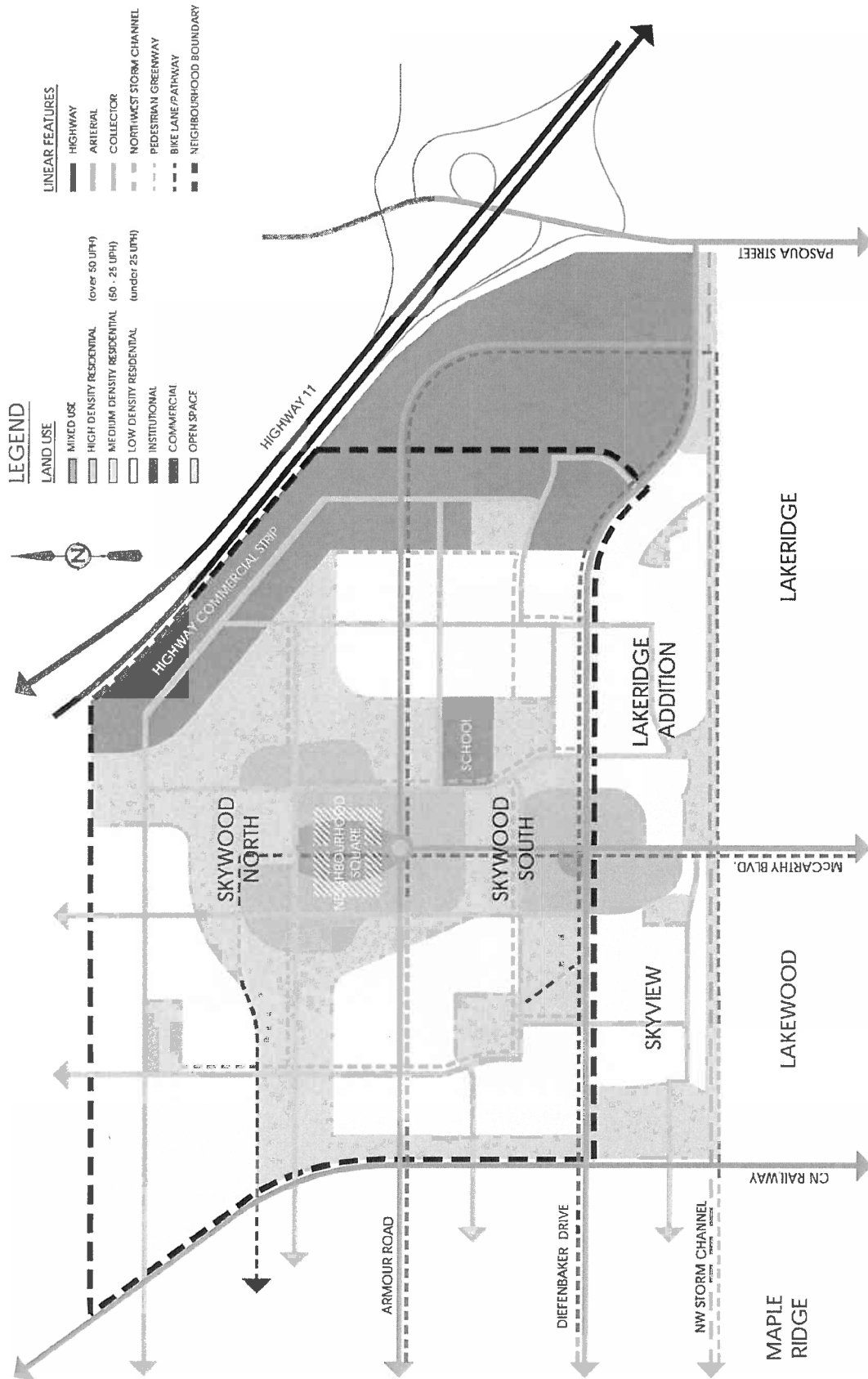
ease with which a joint-use school can be integrated into the community concept plan for the new Skywood development.

Terra Developments is committed to delivering a construction-ready site well within the desired timeframe in 2015. This school site will be an integral part of the Skywood development. It is the cornerstone of our revised concept plan, which aims to provide a school-friendly community that embraces pedestrian and bicycle traffic and seamlessly integrates with surrounding neighbourhoods.

Based on input from both the Regina Catholic and Public School Boards, as well as our consultants and development team, the revised concept plan incorporates key elements brought forward on March 3, 2014. First and foremost, we have taken great care to ensure all aspects of Skywood will contribute to providing an ideal location for a school. The new plan maximizes walkability from existing neighbourhoods and surrounding municipal reserves, as well as within the community itself.

This report has been prepared and submitted by Terra Developments Inc. [“Terra”]. Terra has acted, and will continue to act, as the Development Manager for the landowners, Mark and Rita Geiger [“the Geigers”]. Terra has not only developed the Skyview Subdivision, but was also the Development Manager for the Windsor Park subdivision, which included involvement in the land assembly for the joint-use school in that community.

## Appendix A: Revised Skywood Concept Plan





## REGINA BOARD OF EDUCATION

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**BOARD MEETING DATE: MAY 6, 2014**

**TOPIC: SUBDIVISION APPLICATION “GREENS ON GARDINER”  
PHASE 6**

FORUM	AGENDA ITEMS	INTENT
<input checked="" type="checkbox"/> Open Session	<input type="checkbox"/> Correspondence	<input checked="" type="checkbox"/> Information
<input type="checkbox"/> Closed Session	<input type="checkbox"/> New Business	<input type="checkbox"/> Decision
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### BACKGROUND

The City of Regina circulates development applications to RPS for comment. Subdivision applications that are near proposed future school sites and/or development concept plans are reviewed by the administration and forwarded to the Board for consideration and comment.

### CURRENT STATUS

The attached proposed subdivision for The Greens on Gardiner Phase 6 includes a proposed school site which has been identified for the southeast joint school development, part of the school bundle project recently announced by the Ministry. As such, the administration has been working with Catholic School administrators, the Ministry, and associated members of the provincial school bundle project team, in developing the necessary site criteria for the development of these schools.

Discussions have also been held with the land developer (owner) to incorporate site specific comments raised by the project committee. At present, the project team concurs with the information as presented.

Therefore, at this time, RPS would not have any additional comment to this application.

### RECOMMENDATION

That the Board of Education receive and file the report for information.

PREPARED BY	DATE	ATTACHMENTS
Mark Whiting, Supervisor, Policy, Planning and Research	April 30, 2014	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

April 14, 2014  
File No. 14-SN-08

To: Deputy Chief of Public Safety, Planning and Prevention  
Director of Transit  
Director of Community Services  
Manager of Infrastructure Planning Branch (2)  
Manager of Building Standards Branch  
Zoning Administration

SaskEnergy  
SaskPower (Land Department)  
SaskTel  
Access Communications  
Regina Public School Board  
Regina Separate School Board

Dear Sir/Madam:

Re: **Subdivision Application (14-SN-08) – The Greens on Gardiner Phase 6**  
**Part of Parcel Y; NE ¼ Sec.11 Twp.17 Rge.19 W.2 Mer.**

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The Planning Department of the Community Planning and Development Division has received the above application under the subdivision review procedure.

The purpose of this application is to subdivide a total of 29.46 ha to allow for the creation of lots, parcels, and streets for phase 6 of the Greens on Gardner, which includes a variety of housing types and a school site. This application is being considered in conjunction with other related subdivision and rezoning applications (our File No. 14-SN-07 and No. 14-Z-08).

The proposed subdivision would facilitate the following developmetn:

- Total of 602 units
- 109 single family lots
- 160 semi-detached units
- 93 townhouse lots
- Elementary school (parcel A – 3.79 ha)
- Multi-family site (parcel B – 2.58 ha)
- Multi-family site (parcel C 1.39 ha)
- MR 4 (4.02 ha)

The density of the proposed development of phase 6 is:

- Density-20.4 units/ha
- Projected total population-1,806 persons
- Projected school population – 360 elementary students and 120 high school students

The subject property is currently zoned UH-Urban Holding. The land must be rezoned before any development occurs. The surrounding land uses are previous phases of the Greens on Gardner to the west and south, Tower Road to the east, and undeveloped lands intended for future development to the north.

Attached for your information and review is a copy of the plan of proposed subdivision, as well as an aerial photograph and subject property map. Your comments would be appreciated by **May 12, 2014**.

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Planning Department  
Community Planning & Development Division  
Queen Elizabeth II Court | 2476 Victoria Avenue  
PO Box 1790 | REGINA SK S4P 3C8  
P: 777-7551 | F: 777-6823  
[Regina.ca](http://Regina.ca)



If you wish to arrange a meeting, discuss any concerns or require any additional information in order to fully conduct your review, please contact the undersigned at (306) 751-4459 or email [tsetta@regina.ca](mailto:tsetta@regina.ca).

Sincerely,



Tatsuyuki Setta, RPP, MCIP, AICP  
Senior City Planner

Attachments

c: City Assessor

TS

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Subject Property

Date of Photography: 2012



Project 14-SN-08/  
14-Z-08

Civic Address/Subdivision

## Greens on Gardiner Phase 6





Project 14-SN-08/  
14-Z-08 Civic Address/Subdivision Greens on Gardiner Phase 6