



CITY COUNCIL

**Monday, February 25, 2013
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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Agenda City Council Monday, February 25, 2013

Open With Prayer

Presentations

Municipal Heritage Awards

Confirmation of Agenda

Adoption of Minutes

Advertised Bylaws and Related Reports

CR13-20 Regina Planning Commission: Applications for Concept Plan Amendment (12-CP-8) and Zoning Bylaw Amendment (12-Z-21) Harbour Landing Phase 7-3A

Recommendation

1. That the proposed amendment to the Harbour Landing Concept Plan dated August, 2012 (Attachments A-2.1, A-2.2, A-2.3), be APPROVED.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the proposed Lots 1 to 56, as shown on the plan of proposed subdivision prepared by Midwest Surveys and dated July 13, 2012 (Attachment A-3.1), from R6 – Residential Multiple Housing to R5 - Medium Density Residential, be APPROVED.
3. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to the current unavailability of direct public access to the subject lands.
4. That the City Solicitor be directed to prepare the necessary bylaw to enact the subject Zoning Bylaw amendment.

CR13-21 Regina Planning Commission: Applications for Zoning Bylaw Amendment, Concept Plan Amendment, and Discretionary Use
(File Nos. 12-Z-22/ 12-CP-10/ 12-DU-26)- 1625 Neville Drive

Recommendation

1. That the attached Kanosis Concept Plan, marked as “Proposed” be APPROVED;
2. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Parcel L in the Kanosis subdivision, from MAC- Major Arterial Commercial to R6- Residential Multiple Housing to accommodate high density housing be APPROVED;
3. That the City Solicitor be directed to prepare the associated bylaw; and



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4. That the discretionary use application for a proposed planned group of dwellings located at 1625 Neville Drive, being Parcel L, be APPROVED, subject to the following conditions:
 - a. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - b. The development shall be consistent with the plans attached to this report labelled A-3.1-A-3.4.

CR13-22

Regina Planning Commission: Application for Zoning Bylaw Amendment (12-Z-26) PS to R1, Part of Municipal Reserve R10, Plan No. 80R30750 – 281 Rink Avenue

Recommendation

1. The portion of Municipal Reserve R10, Plan No. 80R30750 as shown on the attached subject property map, be authorized by City Council to be sold and that the bylaw be forwarded to the Minister for approval pursuant to *The Planning and Development Act, 2007*;
2. That subject to Recommendation 1, the application to rezone a portion of Firehall Park (281 Rink Avenue, Municipal Reserve R10, Plan No. 80R30750) as shown on the attached subject property map from PS – Public Service to R1 – Residential Detached, be APPROVED;
3. That the City Solicitor be directed to prepare the necessary bylaws for rezoning and selling of Municipal Reserve land.

CR13-23

Regina Planning Commission: Proposed Zoning Bylaw Amendments (12-Z-24) - Text Amendments to Accommodate Art Galleries and Museums in Certain Commercial, Industrial and Special Zones

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - (a) That in Table 5.2 (Table of Land Uses - Commercial Zones), the land use type identified as “art gallery” be changed to “art gallery or museum” and placed under the sub-heading of “CULTURE AND RECREATION”, while retaining the same SIC (Standard Industrial Classification) Code of 841, and that this land use type be accommodated as a permitted use in the following zones:
 - i) LC1 - Local Commercial Zone, with a maximum gross floor area (GFA) of 300 m²;
 - ii) LC2 - Local Commercial Zone, with a maximum GFA of 300 m²;
 - iii) LC3 - Local Commercial Zone with a maximum GFA of 150 m²;
 - iv) MS - Mainstreet Zone;
 - v) MX - Mixed Residential Commercial Zone;
 - vi) MAC3 - Major Arterial Commercial Zone;
 - vii) MAC - Major Arterial Commercial Zone;
 - viii) DSC - Designated Shopping Centre Zone; and
 - ix) D - Downtown Zone.
 - (b) That in Table 5.3 (Table of Land Uses - Industrial Zones), “art gallery or museum” be added as a land use type under the sub-heading of “CULTURE AND RECREATION” with the SIC Code of 841, and that



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this land use type be accommodated as a permitted use in the WH - Dewdney Avenue Warehouse Zone.

(c) That in Table 5.4 (Table of Land Uses - Special Zones):

- i) “art gallery or museum” be added as a land use type under the sub-heading of “CULTURE AND RECREATION” with the SIC Code of 841, and that this land use type be accommodated as a permitted use in the I - Institutional Zone and as a discretionary use in the PS - Public Service Zone, which in the latter case shall include the notation “5”, i.e., that they be accommodated only in conjunction with a municipally owned or operated recreational facility;
 - ii) both “art gallery” and “museum” be deleted as separate land use types under the sub-heading of “SERVICES”.
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the above-referenced Zoning Bylaw amendments.

CR13-24 Regina Planning Commission: Application for Zoning Bylaw Amendment (12-Z-31) Portion of Parcel Y2 (490 Angus Street North)

Recommendation

1. That the application to rezone all that portion of Parcel Y2 (490 Angus Street North) Plan No. 66R00182 that is shaded on the attached Plan of Proposed Subdivision prepared by Scott Colvin dated December 19, 2012 from PS – Public Service to R1 – Residential Detached, be APPROVED; and
2. That the City Solicitor be directed to prepare the necessary bylaw.

2013-8	The Regina Zoning Amendment Bylaw, 2013 (No. 4)
2013-9	The Regina Zoning Amendment Bylaw, 2013 (No. 5)
2013-10	The Regina Zoning Amendment Bylaw, 2013 (No. 6)
2013-12	The Regina Zoning Amendment Bylaw, 2013 (No. 7)
2013-13	The Regina Zoning Amendment Bylaw, 2013 (No. 8)
2013-14	Sale of Municipal Reserve at 281 Rink Avenue Bylaw
2013-18	The Regina Zoning Amendment Bylaw, 2013 (No. 3) Amendment Bylaw

Delegations and Related Reports

DE13-33	Kevin Reese - Sale of City Property Portion of S.E.1/4 Section 12, Township 18, Range 20, W2M
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CR13-25 Sale of City Property Portion of S.E.1/4 Section 12, Township 18,
Range 20, W2M

Recommendation

1. That the sale of the City Property Portion of S.E.1/4 Section 12, Township 18, Range 20, W2M to Hawkstone Developments Ltd. be approved under the terms and conditions shown in the body of this report;
2. That the Administration be authorized to finalize the terms and conditions of the legal sale documents;
3. That the City Clerk be authorized to execute the legal sale documents, as prepared by the City Solicitor.

DE13-34 Tim Anderson and Cheryl Stadnichuk - Wastewater Treatment Plant Upgrade –
Procurement Recommendation

DE13-35 Jim Elliott - Wastewater Treatment Plant Upgrade – Procurement
Recommendation

DE13-36 John Hopkins - Wastewater Treatment Plant Upgrade – Procurement
Recommendation

CR13-26 Wastewater Treatment Plant Upgrade – Procurement Recommendation

Recommendation

1. That City Council approve proceeding with the Design/Build/Finance/Operate/Maintain (DBFOM) procurement approach for the upgrade of the wastewater treatment plant (WWTP).
2. That City Council authorize the Deputy City Manager of City Operations to proceed with the preparation of procurement documents (Request for Qualifications (“RFQ”) and Request for Proposals (“RFP”) in support of the DBFOM model for the upgrade of the WWTP (the “Project”) based upon the following scope:
 - a. the design and construction of a WWTP that meets the City’s WWTP permit effluent quality requirements that come into effect on December 31, 2016;
 - b. the boundary for the Project that begins upstream of the WWTP valve chamber, includes the WWTP site and the effluent discharge to Wascana Creek. For further certainty McCarthy Boulevard Pumping Station and the forcemain are not included within the scope of the Project;
 - c. a capacity of the upgraded WWTP that will be able to meet the needs of a population of 258,000.
 - d. a construction period that results in substantial completion of the Project in early 2017; and
 - e. a maximum 30 year term in the Project Agreement, which will include construction, operation and maintenance by the successful proponent. This includes the period for private operation of the current WWTP during construction and monthly payments, which will provide a performance based payment for operation,



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maintenance and financing of the Project. The City will continue to retain ownership of the WWTP.

3. That City Council authorize the Deputy City Manager of City Operations to prepare and issue a RFQ to identify short-listed proponents who could deliver the Project.
4. That City Council authorize the Deputy City Manager of City Operations to award an opportunity to participate in the RFP process to the three highest scoring proponents identified by the RFQ process.
5. The City Council authorize the Deputy City Manager of City Operations to prepare and issue a RFP to identify the successful proponent who will deliver the Project.
6. Subject to the preferred proponent meeting all RFP requirements, that City Council authorize the Deputy City Manager of City Operations to enter into a P3 Project Agreement (“Project Agreement”) to deliver the Project with the preferred proponent identified by the RFP.
7. That City Council approve that Administration submit a business case for the Project as a DBFOM delivery model to PPP Canada Inc. (“PPP Canada”) for funding consideration.
8. That City Council authorize the Deputy City Manager of City Operations to pursue discussions with PPP Canada, negotiate and finalize any funding agreements required by PPP Canada.
9. That City Council authorize the Deputy City Manager of City Operations to proceed with an RFQ while awaiting a PPP Canada funding decision, but the Deputy City Manager of City Operations shall not issue an RFP without first confirming that the City will receive PPP Canada funding for the Project.
10. That City Council require the City Administration seek further direction from City Council in the event the PPP Canada does not approve the Project for funding from the P3 Canada Fund or in the event that the scope of the Project or capital requirement for the Project change, pursuant to the requirements of *The Regina Administration Bylaw*.
11. That the following funding model for the WWTP Upgrade be approved:
 - a. Capital commitment of up to \$224.3 million for the design, construction, servicing, planning, procurement and project management costs, for the DBFOM procurement be funded from the following funding sources:
 - i. Up to \$118.3 million in debt through the private partner;
 - ii. Up to \$58.7 million, representing 25 % of eligible costs funded through the P3 Canada Fund, offsetting additional City debt;
 - iii. \$19.8 million from the General Utility Reserve; and
 - iv. \$27.5 million in previously approved capital funding.
 - b. In principle, the ability to pursue up to 30 year debt up to \$118.3 million. All debt issues require City Council approval through a debt borrowing bylaw, and will be brought forward to Council at a future date. In addition, the financial model includes payments to cover debt principal and interest payments that must be paid and recovered from revenue streams over 30 years.
 - c. In principle, a commitment to providing a performance-based payment for operations, maintenance and availability of the



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- facility, compensating for a range of DBFOM service over the 30 year term, with an estimated cost of:
- i. \$378.0 million (assuming 3.5 % inflation) in the operation and maintenance portion of the payment to P3 Contractor ("Project Co.") for the WWTP. These costs are currently an ongoing part of the utility program;
 - ii. \$117.2 million in the major maintenance portion of the payment to Project Co., to ensure that the WWTP's assets are maintained and upgraded appropriately through the WWTP's lifecycle; and
 - iii. \$265.0 million towards the capital payment portion of the payment to Project Co.
- d. That the operation maintenance and the debt servicing costs be considered and funded through future budget proposals over 30 years and funded through revenue sources, including but not limited to the collection of:
- i. \$44.6 million in funding from the Utility Servicing Agreement Fee (SAF) Reserve, to be applied to capital financing costs;
 - ii. Up to \$707.6 million in utility revenues; and
 - iii. \$8.0 million in funding through contractor funding, including deposit interest.
- e. That the debt considered in the above assumptions for \$118.3 million be forwarded to the 2014 budget process for consideration.
12. That the City Clerk be authorized to execute the Project Agreement and any funding agreements required by PPP Canada.

CR13-27

Executive Committee: Wastewater Treatment Plant Upgrade – Procurement Team Contracts

Recommendation

1. That the Deputy City Manager of City Operations be authorized to negotiate and approve the terms of an addendum (Addendum) to the Pre-Design, Design and Construction Services Agreement between the City and AECOM Canada Ltd. (AECOM) dated as of January 31, 2011 and amended on September 25, 2012 to have AECOM provide engineering, technical, design and construction advice to the City for the remainder of the Project;
2. That the Deputy City Manager of City Operations issue a request for proposals (Fairness Advisor request for proposal (RFP)) to obtain an independent fairness advisor to advise the City on delivery planning and procurement of the Project;
3. That City Council authorize the Deputy City Manager of City Operations to award and finalize the terms of an agreement with the successful proponent chosen from the Fairness Advisor RFP;
4. That the Deputy City Manager of City Operations issue a request for proposals (Business Advisor RFP) to obtain a business advisor to advise the City with financial and business matters in relation to procurement phase of the Project;
5. That City Council authorize the Deputy City Manager of City Operations to award and finalize the terms of an agreement with the successful proponent chosen from the Business Advisor RFP; and



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6. That the City Clerk be authorized to execute the following agreements after review and approval by the City Solicitor:
 - a. the Addendum;
 - b. the contract awarded to the successful proponent as a result of the Fairness Advisor RFP; and
 - c. the contract awarded to the successful proponent as a result of the Business Advisor RFP.

Committee Reports

CR13-28 Mayor's Housing Summit

Recommendation

1. That City Council approve the Mayor's Housing Summit set to occur the week of May 13th, 2013.
2. That Administration be directed to create a Housing Summit Planning Group to plan all aspects of the Mayor's Housing Summit, including timing, keynote speakers, advertising and communications strategy, venue, registration fees, etc.
3. That Administration be directed to return to Council for approval of the required resources associated with the Mayor's Housing Summit by March 31, 2013.

CR13-29 Regional Planning Update

Recommendation

1. That Council approve entering into full membership with the White Butte Regional Planning Committee, and:
 - a. That the Mayor and City Clerk are authorized to execute the appropriate Memorandum of Agreement as established by the Committee.
 - b. That the annual contribution of \$5000 be covered through the Office of the City Clerk's 2013 Operating budget.
 - c. That the Mayor and one member of Council be appointed to the White Butte Regional Planning Committee.
2. That two members of Council (one as an alternate) be appointed to the Moose Jaw- Regina Industrial Corridor Stakeholder Committee.
3. That the Administration gives notice to the RM of Sherwood (RM) of the City of Regina's (City) intent to review and negotiate amendments to the Fire Services Agreement between the RM and City.

CR13-30 RRI Stadium Project – Engineering Services for Design and Construction of Site Preparation Works

Recommendation

1. The Deputy City Manager & CFO be authorized to award and finalize the terms of an agreement with the successful proponent chosen from the request for proposals (Site Preparation RFP). This RFP will be issued to obtain engineering services relating to the design and construction of the site preparation for the RRI Stadium Project.



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2. The City Clerk be authorized to execute the agreement awarded to the successful proponent as a result of the Site Preparation RFP after review and approval by the City Solicitor.

Finance and Administration Committee

CR13-31 Sale of Property 3415 Aberdeen Street Lot 12, Block 84, Plan AX4852 & 5215 Assiniboine Avenue Lots 9/10, Block 86, Plan AX4852

Recommendation

1. That the sale of 3415 Aberdeen Street, land description Lot 12, Block 84, Plan AX4852 and 5215 Assiniboine Avenue, land description Lot 9/10, Block 86, Plan AX4852 to Beaucorp Ventures Ltd. be approved under the terms and conditions shown in the body of this report;
2. That the Administration be authorized to finalize the terms and conditions of the legal sale documents;
3. That the City Clerk be authorized to execute the legal sale documents as prepared by the City Solicitor.

CR13-33 Traffic Bylaw Amendment

Recommendation

1. The amendments to *The Regina Traffic Bylaw, #9900* contained within this report be approved.
2. The City Solicitor be requested to prepare the amending bylaws effective January 22, 2013.

2013-7 The Traffic Amendment Bylaw 2013

CR13-25 Regina Planning Commission: Applications for Zoning Bylaw Amendment and Lane Closure (12-Z-25/12-CL-9.) Portion of the East-West Lane, Block 332, Located between 1916 and 1922 Elphinstone Street

Recommendation

1. That the application for the proposed amendments to the *Regina Zoning Bylaw No. 9250*, as contained in this report, be DENIED.
2. The application for the closure and sale of a portion of the lane, as contained in this report, be DENIED.

CR13-34 Application for Discretionary Use (12-DU-25) Proposed Vocational School in IA - Light Industrial Zone - 335 Maxwell Crescent

Recommendation

1. That the discretionary use application for proposed vocational school located at 335 Maxwell Crescent, being Lots 4 and 5, Block 21, Plan No. 77R56670, Ross Industrial subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by 24-7 Intouch and dated October 18, 2012; and



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- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*

CR13-35

Application for Discretionary Use (12-DU-35) Proposed Planned Group of Townhouses, Parcels C & D, NW corner James Hill Road and Gordon Road

Recommendation

1. That the discretionary use application for a proposed planned group of townhouses located at the NW corner of James Hill Road and Gordon Road, being Parcels C and D, located in Harbour Landing Phase 8 be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, titled Oak Park Living Life Town homes dated November 13, 2012;
 - b) The entrance at Gordon Road shall be rights-in and rights-out only; and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*

CR13-36

Application for Discretionary Use (12-DU-27) Proposed Warehousing of Hazardous Materials - 1121 E Pettigrew Avenue

Recommendation

That the discretionary use application for a proposed warehouse and distribution facility involving hazardous materials on the property located at 1121 E Pettigrew Avenue, being, Block 15, Plan No. 101922049, Ross Industrial Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by McGinn Architecture Limited and dated September 26, 2012;
- b) Prior to the issuance of a building permit, the applicant shall submit for review a comprehensive fire safety plan, and a spill mitigation plan to the Fire & Protective Services Department;
- c) The development shall comply with the applicable performance regulations contained in Table 10.3 of the Zoning Bylaw, for properties located within the Low Sensitivity Aquifer Protection Overlay Zone; and
- d) The development shall comply with all other applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

IR13-1

Executive Committee: Candidate Campaign Contributions and Expenses

Recommendation

That this report be received and filed.



Office of the City Clerk

IR13-2 Municipal Heritage Advisory Committee: 2013 Municipal Heritage Awards – Awards Selection Working Group Report

Recommendation

That this report be received and filed.

Bylaws and Related Reports

2013-11 The Housing Incentive Program Tax Exemption Bylaw 2013

Enquiries

EN12-4 Response to Enquiry - City Limits and Responsibilities for Service Provision on Winnipeg Street North

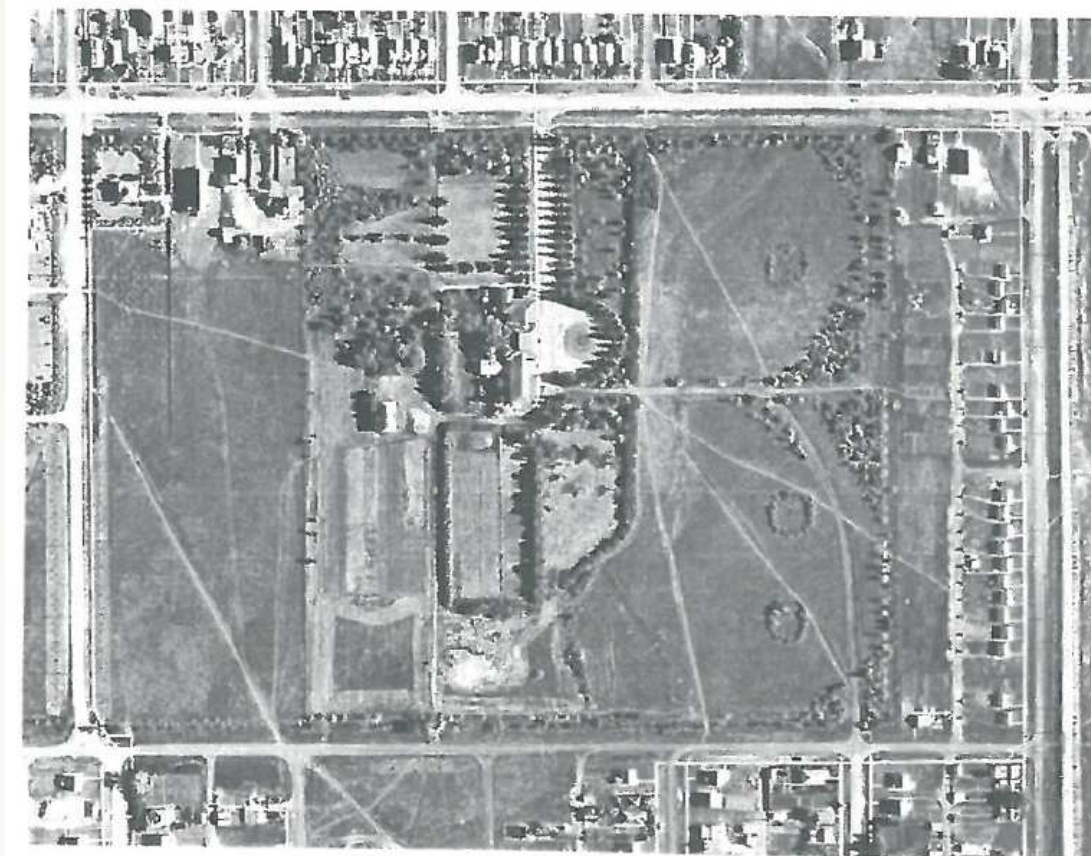
Recommendation

That this response be received and filed.

Adjournment

2013 Municipal Heritage Awards

1: Rehabilitation: Government House Edwardian Landscape



Aerial 1950

1: Rehabilitation: Government House Edwardian Landscape



Aerial 2007

City of Regina



1: Rehabilitation: Government House Edwardian Landscape



Detail of canopies at Netherland Liberation Memorial Garden



Lily Garden (part of Collections Garden)

1: Rehabilitation: Government House Edwardian Landscape



View of maze and open space of Luther playing field, which was originally open pasture.



Pavilion structure with maze in background

1: Rehabilitation: Government House Edwardian Landscape

Award Recipients:

SEPW Architecture Inc.

Ministry of Central Services

Habitat Design

Stuart Olson Dominion Construction Ltd.

Canadian Bobcat Services

2013 Municipal Heritage Awards

2: Rehabilitation: Creative City Centre

The Hague Gallery, third floor



Before

2: Rehabilitation: Creative City Centre

After



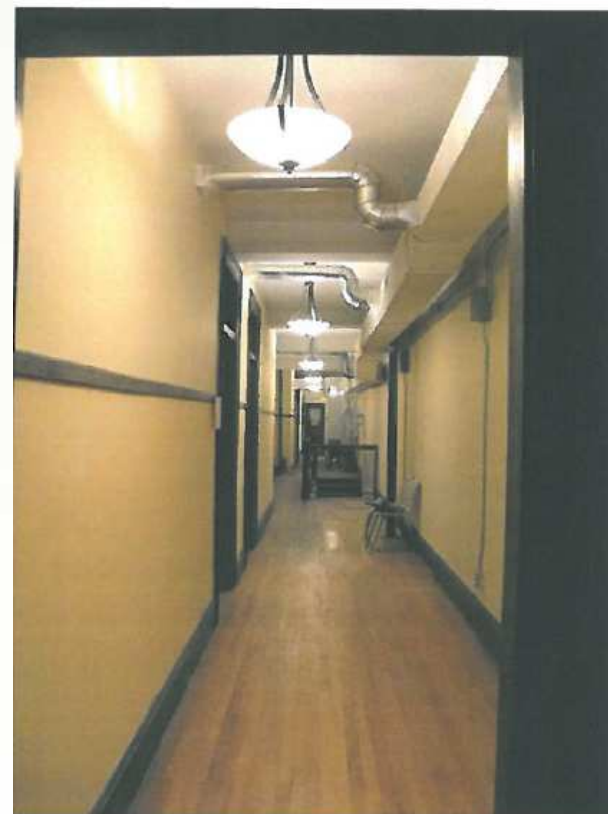
2: Rehabilitation: Creative City Centre

Third Floor Hallway (Before renovations)



2: Rehabilitation: Creative City Centre

Third Floor Hallway (after renovations)



2: Rehabilitation: Creative City Centre

Before:



2: Rehabilitation: Creative City Centre

After:



City of Regina



2: Rehabilitation: Creative City Centre

Award Recipients:

Marian Donnelly, Creative City Centre Inc.

Kelly Hague, Loggie's Shoes



2013 Municipal Heritage Awards

3: New Design-Addition: The Bradley/Dawson Sunroom and Garage



Former Garage at 227 Angus Crescent prior to project (2011)



Rear facade of 227 Angus Crescent prior to project showing former addition. (2011)

3: New Design-Addition: The Bradley/Dawson Sunroom and Garage



Close up of new sunroom addition (2012)

3: New Design-Addition: The Bradley/Dawson Sunroom and Garage



Sunroom and garage from side yard (2012)

3: New Design-Addition: The Bradley/Dawson Sunroom and Garage



Garage and addition from laneway (2012)

3: New Design-Addition: The Bradley/Dawson Sunroom and Garage



Interior of Sunroom facing away from house (2012)

3: New Design-Addition: The Bradley/Dawson Sunroom and Garage



Interior of Sunroom facing towards house and original rear doorway (2012)

3: New Design-Addition: The Bradley/Dawson Sunroom and Garage

Award Recipients:

Bruce Dawson and Crista Bradley, home owners

Rob Sandstra, Sandstra Construction

Bonnie Fenrick, Bonnie Fenrick Residential
Architectural Design and Drawings

Darcy Bodden, ADS Stucco & Exteriors

Kelly Nadler, KRN Residential Design Ltd.



2013 Municipal Heritage Awards

4: Education: Regina Tornado Legacy Project



4: Education: Regina Tornado Legacy Project



Photo 1:
Attendees at the Maquette
Special Preview

4: Education: Regina Tornado Legacy Project



4: Education: Regina Tornado Legacy Project



Photo 5:
Regina Tornado Legacy Day –
Program Audience

4: Education: Regina Tornado Legacy Project



4: Education: Regina Tornado Legacy Project



Photo 4:
"tornado squiggle" by Rob Bos
— Installation

4: Education: Regina Tornado Legacy Project



Photo 11:
Unveiling invitation for
"Redline" by Lionel Peyachew

4: Education: Regina Tornado Legacy Project



4: Education: Regina Tornado Legacy Project

Award Recipients:

Audrey Price, Regina Warehouse Business Improvement District & Regina Tornado Legacy Group

Judith Veresuk, Regina Downtown Business Improvement District & Regina Tornado Legacy Group

Shari Sokochoff, Regina Plains Museum



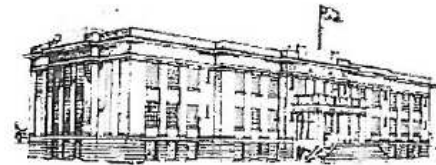
2013 Municipal Heritage Awards

5: The George Bothwell Heritage Award for Public Service: Time Traveller/ Vogageur du Temps



Voyageur du temps Time Traveller

CELEBRATING 100 YEARS OF OUR SCHOOL, OUR NEIGHBOURHOOD, OUR CITY, OUR WORLD



The George Bothwell School, Regina. Architect: Mr. J. H. Pender, 1900-1901. Photo: Regina Building Company. 1901.

Voyageur du temps Time Traveller

City of Regina



5: The George Bothwell Heritage Award for Public Service: Time Traveller/ Vogageur du Temps



Gymnastics in the wide upper hallway, 1937. Saskatchewan Archives Board RA-1524.

5: The George Bothwell Heritage Award for Public Service: Time Traveller/ Vogageur du Temps



Frank "Digger" MacBean, a student from 1945 to 1953, shares a story in the time capsule.



Wilma Bell Wessel sings at Connaught School in honour of the Conservatory's 100th year.

5: The George Bothwell Heritage Award for Public Service: Time Traveller/ Vogageur du Temps



After School Deliveries Done! by Robert Alspach



Ecole Connaught Community School, 2012 by Debbie Wosniak-Bonk

5: The George Bothwell Heritage Award for Public Service: Time Traveller/ Vogageur du Temps

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A Connaught Primer

- Connaught was constructed in 1912 at a cost of \$168,000, which is \$4 million in today's dollars.
- Designer J.H. Puntin lived at 2256 Rae Street. He called Connaught's design "ornate simplicity." He also designed the main buildings at Fort San and oversaw construction of the provincial legislature.
- In 1913, a "Teacher of Domestic Science (Cooking)" received a base salary of \$900 per year, while an "Assistant (Male) of Manual Training" received a base salary of \$1,200 a year. Kindergarten teachers received \$800 per year.
- Gym class and school concerts were held in the wide upper hallway until the gym, designed by Clifford Weins, was added in 1958.
- French Immersion was added in 1976, and it has been a dual track school ever since.
- In November 1980, Connaught became one of the first community schools in Saskatchewan, after a hard-fought battle to ensure genuine community involvement.
- The school has long been known for its musical students, such as internationally acclaimed concert pianist Catherine Vickers, not to mention Wilma Bell Wessel, Erika Raum, Don Young, most of Rah Rah, the Gene Pool, Riva, we could go on, but we'd leave someone out, so we'll stop.
- Although slated for closure just 5 years ago, today the school has more than 300 students and is no longer a closure candidate.
- Peak enrolment was a mind-boggling 704 students in 1935. How did they do it?
- The current principal is Chris Keyes, a Cathedral Area resident.
- The school was recently recognized by Heritage Canada for its architectural and historic significance.

Historical research compiled by Taylor Bendig. A more detailed history of Connaught, including an online digital archives, is available at: www.connaught100.com

City of Regina



5: The George Bothwell Heritage Award for Public Service: Time Traveller/ Vogageur du Temps

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*Dancer and Connaught student
Sincere Toto at the festival
launch.*

City of Regina



5: The George Bothwell Heritage Award for Public Service: Time Traveller/ Vogageur du Temps

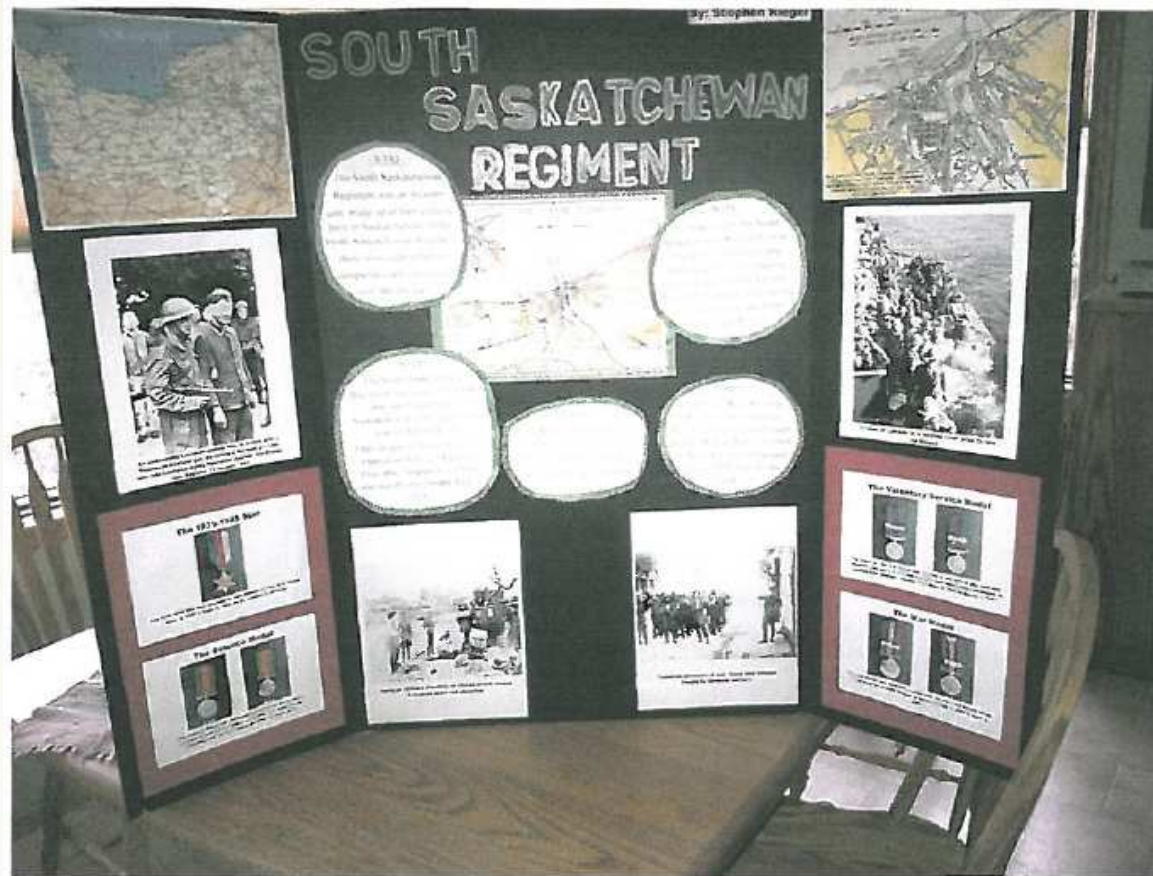
Award Recipients:

École Connaught Centennial Committee

- Patricia Elliott, Chair
- Sheri Adams- Selinger
- Molly Moss
- Rene Dumount
- Janine Windolph
- Gerri Ann Siwek
- Suzanne Arndt

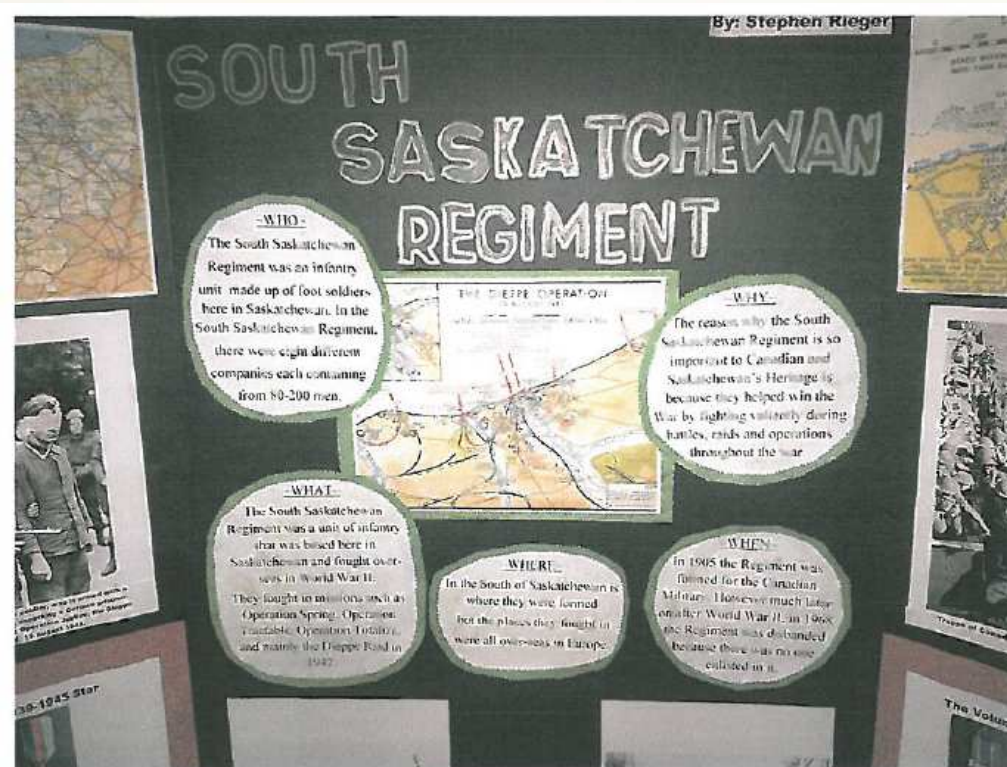
2013 Municipal Heritage Awards

6: Keith Knox Heritage Award for Youth: South Saskatchewan Regiment



Stephen's display at the Regina Regional Youth Heritage Fair.

6: Keith Knox Heritage Award for Youth: South Saskatchewan Regiment



A concise history of the Regiment, supplemented by well-researched graphic material came alive when Stephen explained his great-uncle's part in the Dieppe raid and his life during the 32 months that he was imprisoned in a Nazi prisoner of war camp.

6: Keith Knox Heritage Award for Youth: South Saskatchewan Regiment

Award Recipient:

Stephen Rieger

2013 Municipal Heritage Awards

7: Keith Knox Heritage Award for Youth: Picturing 100 Years of Regina History

❧ PICTURING 100 YEARS OF REGINA'S HISTORY ❧



7: Keith Knox Heritage Award for Youth: Picturing 100 Years of Regina History



Students at Prairie History Room



Banner unveiling at Connaught Library

7: Keith Knox Heritage Award for Youth: Picturing 100 Years of Regina History



Storyboards on display at Connaught School



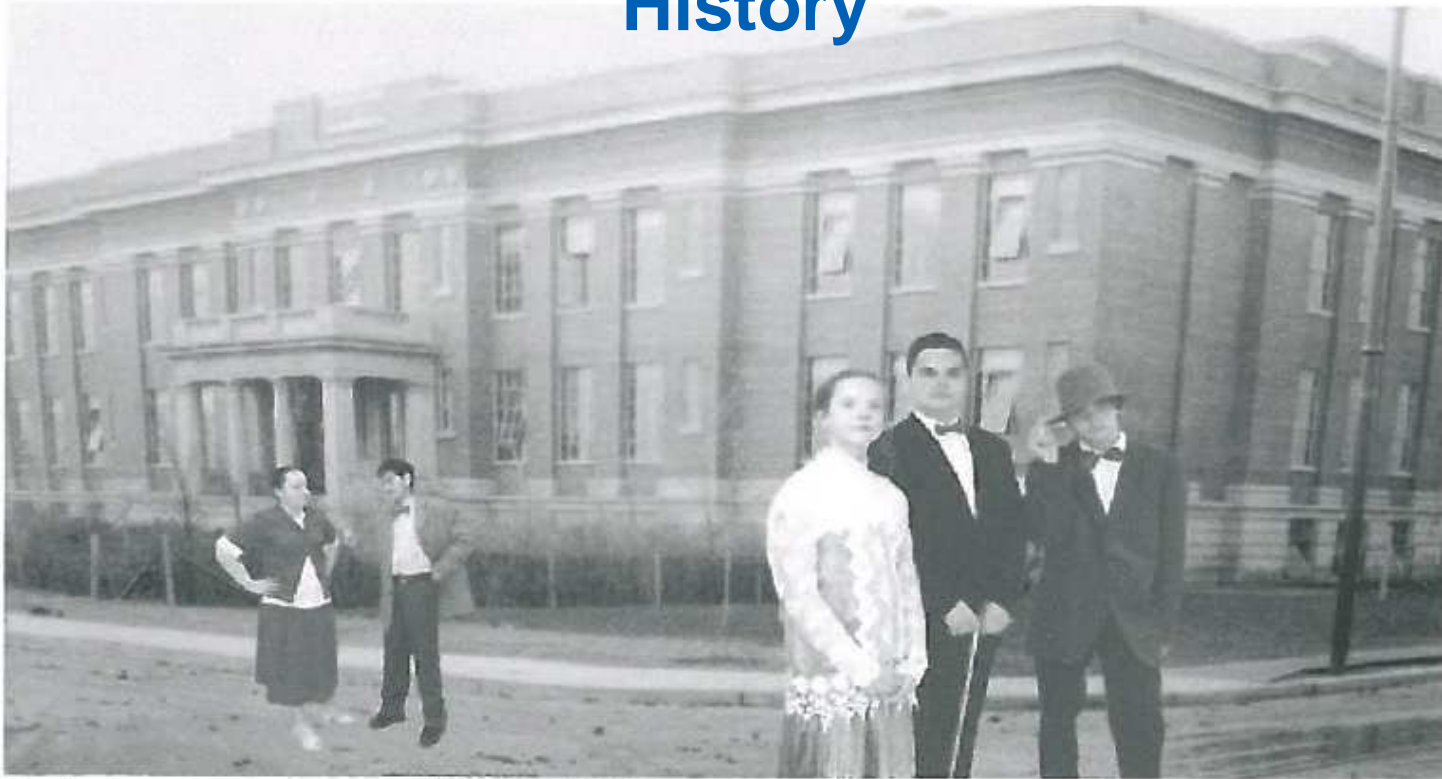
Heritage Tour - Shari Colliness, Historical Information & Preservation Supervisor for the City of Regina, hands the microphone over to students.

7: Keith Knox Heritage Award for Youth: Picturing 100 Years of Regina History



The project team

7: Keith Knox Heritage Award for Youth: Picturing 100 Years of Regina History



Students recreate a scene from the 1910s

7: Keith Knox Heritage Award for Youth: Picturing 100 Years of Regina History

Award Recipients:

Mme. Harel's Grade 7 and 8 students, Class of
2012, École Connaught Community School



2013 Municipal Heritage Awards

*Thank you and congratulations on
behalf of the City of Regina!*

AT REGINA, SASKATCHEWAN, MONDAY, JANUARY 28, 2013

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Mayor Michael Fougere, in the chair
Councillor Sharron Bryce
Councillor Bryon Burnett
Councillor John Findura
Councillor Jerry Flegel
Councillor Shawn Fraser
Councillor Bob Hawkins
Councillor Terry Hincks
Councillor Wade Murray
Councillor Mike O'Donnell
Councillor Barbara Young

Regrets: N/A

Also in Attendance: Acting City Clerk, Amber Smale
City Manager, Glen Davies
City Solicitor, Byron Werry
Deputy City Manager, City Operations, Dorian Wandzura
Deputy City Manager, Corporate Services, Brent Sjoberg
Deputy City Manager, Community Planning & Development, Jason Carlston
Executive Director, Governance & Strategy, Jim Nicol
Special Projects Manager, Rod Schmidt

The meeting opened with a prayer.

Recognition of Guests

Councillor Mike O'Donnell recognized the Regina Fire & Protective Services Department for their International Accreditation Achievement and award.

Confirmation of Agenda

Councillor Wade Murray moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the agenda for this meeting be approved, including the adjustments from the City Clerk as follows, including an additional delegation received at the meeting as item DE13-20; and that the delegations listed on the agenda be heard when called forward by the Mayor.

ADD The following item be added immediately after DE13-2:

DE13-17: Jim Elliott: Regina Revitalization Initiative Stadium Project –
Concept Design Approval

The following item be added immediately after DE13-16:

DE13-18: Jim Elliott: RRI – Stadium Project Funding and Financing

DE13-20: Shane Kleisinger: RRI – Stadium Project Funding and Financing

The following item be added immediately after CR13-6:

DE13-19: Jim Elliott: Regina Revitalization Initiative (RRI) Stadium
Project – Request for Qualifications Evaluation Criteria

MOVE The following item be considered immediately following DE13-19

CR13-8: Regina Revitalization Initiative (RRI) Stadium Project – Request
for Qualifications Evaluation Criteria.

The following item under Executive Committee be considered immediately
following CR13-8:

CR13-09: Regina Revitalization Initiative (RRI) – Additional Canadian
Pacific Railway (“CP”) Land Purchases

Adoption of Minutes

Councillor Wade Murray moved, seconded by Councillor Terry Hincks, AND IT WAS RESOLVED, that the minutes for the meeting held on December 17, 2012 be adopted, as circulated.

Advertised Bylaws and Related Reports

CR13-1 Application for Contract Zone Amendment (12-CZ-9) - Proposed Removal of Property from Existing Contract Zone Agreement Lot: 6, Block 23, Plan No. DV 270, Broders Annex Subdivision - 2023 Broder Street (Bylaw 2013-2)

Recommendation

1. That the application to amend the Contract Zone agreement authorized by Bylaw No. 8663, by removing the property legally described as Lot: 6, Block: 23, Plan No. DV 270 and located at 2023 Broder Street, be APPROVED, and that the zoning of the subject property revert to its previous designation as R3 - Residential Older Neighbourhood.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the subject Contract Zone amendment.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the subject Contract Zone amendment, including any addenda or registration amendments related to the original agreement.

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

CR13-2 Application for Zoning Bylaw Amendment (12-Z-23) Westhill Park Phase IV (Bylaw 2013-1)

Recommendation

1. That the application to rezone proposed Lots 53-80 in Block 7, which is part of Westhill Park Phase IV, as shown on the attached proposed plan of subdivision (See appendix A 3.1) from R1 – Residential Detached to R2 – Residential Semi-Detached, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

2013-1	The Regina Zoning Amendment Bylaw, 2013
2013-2	The Regina Zoning Amendment Bylaw, 2013 (No. 2)

Councillor John Findura moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaws No. 2013-1 and 2013-2 be introduced and read a first time. Bylaws read a first time.

Councillor John Findura moved, seconded by Councillor Terry Hincks, AND IT WAS RESOLVED, that Bylaws No. 2013-1 and 2013-2 be read a second time.

No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2013-1 and 2013-2.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2013-1 and 2013-2 to indicate their desire.

No one indicated a desire to address Council.

Second reading of Bylaws No. 2013-1 and 2013-2 was put and declared CARRIED. Bylaws read a second time.

Councillor John Findura moved, seconded by Councillor Barbara Young that City Council hereby consents to Bylaws 2013-1 and 2013-2 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor John Findura moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaws 2013-1 and 2013-2 be read a third time. Bylaws read a third time.

Public Notice Bylaws and Related Reports

CR13-3 Application for Lane Closure (11-CL-2) Lane in Block 23, Plan No. F1625
Eastern Annex Subdivision (2013-3)

Recommendation

1. That the application to permanently close the north-south lane within Block 23, between Wallace and Atkinson Street and south of 7th Ave and described as:

“All that portion of North South Lane in Block 23, Reg’d Plan No. F1625 in Regina, Saskatchewan” shown on the Plan of Proposed Subdivision, prepared by W.W. Stockton, S.L.S. and dated November 23, 2010 (also designated as Plan: F.A.5033 Block: K Lot: (MTO F.F.2435)) be APPROVED;

2. That the City Solicitor be directed to prepare the necessary bylaw to enact the above-referenced lane closure.

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

2013-3 A Bylaw to Provide for the Closure and Sale of the North South Lane in
Block 23, Plan No. F1625 North of 8th Avenue, 2013

The Clerk called for anyone present who wished to address City Council respecting Bylaw No. 2013-3 to indicate their desire.

No one indicated a desire to address City Council and no letters of objection were received.

Councillor John Findura moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaw No. 2013-3 be introduced and read a first time. Bylaws read a first time.

Councillor John Findura moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that Bylaw No. 2013-3 be read a second time. Bylaws read a second time.

Councillor John Findura moved, seconded by Councillor Shawn Fraser that City Council hereby consents to Bylaw 2013-3 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor John Findura moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Bylaw 2013-3 be read a third time. Bylaws read a third time.

Delegations and Related Reports

DE13-1 John Klein: Transit Route Review – Proposed Conventional Route Changes

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-4, a report from the Community & Protective Services Committee respecting the same subject.

CR13-4 Transit Route Review – Proposed Conventional Route Changes

Recommendation

That this report be received and filed.

Councillor Jerry Flegel moved that this report be received and filed.

Mayor Michael Fougere left the chair to enter the debate.
Councillor John Findura took the chair.

Mayor Michael Fougere returned to the chair.

The main motion was put and declared CARRIED.

DE13-2 Chad Novak: Regina Revitalization Initiative Stadium Project – Concept Design Approval

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions asked of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-5, a report from the Executive Committee respecting the same subject.

DE13-17 Regina Revitalization Initiative Stadium Project - Concept Design Approval

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions asked of the delegation

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-5, a report from the Executive Committee respecting the same subject.

CR13-5 Regina Revitalization Initiative Stadium Project – Concept Design Approval

Recommendation

1. That City Council approve the Stadium Concept Design as described in the Concept Design Summary (Appendix A) as the basis for the development of the RFP documentation, and authorize the Administration to proceed into a procurement process for the stadium design and construction.
2. That City Council direct Administration to draft development standards for a stadium as a permitted Exhibition Operation in the Public Service Zone in support of locating the facility at Evraz Place.

Councillor John Findura moved that the recommendations of the Executive Committee contained in the report be concurred in.

Mayor Michael Fougere left the chair to enter the debate.
Councillor John Findura took the chair.

Mayor Michael Fougere returned to the chair.

The main motion was put and declared CARRIED.

DE13-3 Rhonda Poll: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions asked of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-4 Chad Novak: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation was cautioned on remaining on the topic. There were no questions asked of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-5 Terri Sleevea: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions asked of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-6 Lesley Farley: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions asked of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-7 Angelica Barth: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions asked of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-8 Florence Stratton: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions asked of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-9 Beryl Forgay: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation was cautioned on remaining on topic several times. There were no questions asked of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-10 Eric Armit: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered several questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-11 Colin Stewart: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions asked of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-12 Marc Spooner: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-13 Sean Tucker: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-14 Jason Cawkwell and Darren Haygarth: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegations answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

(Councillor Shawn Fraser temporarily left the meeting)

DE13-15 John Hopkins: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions asked of the delegation.

(Councillor Shawn Fraser returned to the meeting)

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-16 Wayne Morsky: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-18 Jim Elliott: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

DE13-20 Shane Kleisinger: RRI - Stadium Project Funding and Financing

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions asked of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-6, a report from the Executive Committee respecting the same subject.

CR13-6 RRI - Stadium Project Funding and Financing

Recommendation

1. That the following Funding Model for the Stadium Project be approved:
 - a. A capital commitment of \$278.2 million for the stadium design, construction, land servicing, stadium planning, procurement and project management costs based on a design-build-finance procurement structure be financed from the following funding sources:
 - i. \$100 million City Debt – loan from the Province of Saskatchewan (Province).
 - ii. \$80 million contribution from the Province.
 - iii. \$67.4 million City Debt (as part of a \$100.4 million debt issuance).
 - iv. \$25 million contribution from the Saskatchewan Roughrider Football Club Inc. (SRFC).
 - v. \$3.3 million City land contribution.
 - vi. \$2.5 million General Fund Reserve transfer in 2012 (as previously approved by Council September 17, 2012).
 - b. The ability to pursue up to 30 year debt up to \$200.4 million be approved, in principle; representing the \$100 million loan from the Province for capital in 2013, \$67.4 million City Debt for capital and \$33 million City Debt for interim cash flow purposes

by 2015. All debt issuances will require City Council approval through a Debt Borrowing Bylaw, and will be brought forward to Council at a future date. In addition, the financial model includes debt principal and interest payments that must be paid and recovered from revenue streams over 30 years.

- c. A commitment to funding of up to \$188.8 million in ongoing 30 year maintenance costs for the stadium.
 - d. That the maintenance and the debt servicing costs be considered and funded through future budget proposals, over 30 years and funded through revenue sources, including but not limited to the collection of:
 - i. \$261.9 million in Property Taxes.
 - ii. \$100 million through SRFC Facility Fees.
 - iii. \$75 million from SaskSport lease agreement.
 - iv. \$33 million of Interim Debt Financing.
 - v. \$23.8 million from Mosaic Stadium cost avoidance savings.
 - vi. \$15 million in ongoing advertising and sponsorship revenue, and
 - vii. Interest earned on fund balances, based on City's average interest on investment earnings, to be applied annually.
 - e. A commitment to implement a 0.45% mill rate increase each year for 10 years beginning 2013. A growth factor is to be applied annually. After the initial 10 year period, the mill rate will not increase, except for the growth factor, but will continue to be allocated to the Stadium Project. That the mill rate contemplated in this report be forwarded to City Council for consideration as part of the 2013 budget process.
 - f. That the \$200.4 million in debt being contemplated in this report be forwarded to City Council for consideration as part of the 2013 budget process.
2. That City Council authorize the Deputy City Manager & CFO to negotiate and approve the following agreements relating to the funding of the Stadium Project:
- a. a funding agreement with the Province of Saskatchewan relating to the contribution of \$80 million by the Province to the Stadium Project (Provincial Contribution Agreement); and
 - b. a funding agreement with the SRFC relating to the contribution of \$25 million by the SRFC to the Stadium Project (SRFC Contribution Agreement).

3. That City Council authorize the Deputy City Manager & CFO to:
 - a. approve the offer to lease with the SRFC, as may be negotiated by REAL on behalf of the City, relating to the lease of the Stadium by the SRFC (SRFC Offer to Lease); and
 - b. approve the final form lease agreement with the SRFC (the SRFC Stadium Lease), as may be negotiated by REAL on behalf of the City, relating to the lease of the Stadium by the SRFC prior to the completion of construction of the Stadium, such lease to include the terms and conditions set forth in the SRFC Offer to Lease.
4. That the City Clerk be authorized to execute the following agreements after review and approval by the City Solicitor:
 - a. the Provincial Contribution Agreement,
 - b. the SRFC Contribution Agreement, and
 - c. the SRFC Offer to Lease and SRFC Stadium Lease.
5. That the Administration continue the procurement process, including the issuance of the request for qualifications and development of the request for proposals and all site preparation and development, based on approved funding commitments and agreements identified within this report.
6. That Administration be directed to continue to pursue the implementation of a revenue stream from a hotel tax/fee, to be directed to the project beginning in 2016 in order to reduce future incremental property tax increases for the stadium funding.

Councillor John Findura moved that the recommendations of the Executive Committee contained in the report be concurred in.

Mayor Michael Fougere left the chair to enter the debate.
Councillor John Findura took the chair.

Mayor Michael Fougere returned to the chair.

The main motion was put and declared CARRIED.

DE13-19 Jim Elliott: Regina Revitalization Initiative (RRI) Stadium Project - Request for Qualifications Evaluation Criteria

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions asked of the delegation.

(Councillor Wade Murray temporarily left the meeting).

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of item CR13-8, a report from the Executive Committee respecting the same subject.

(Councillor Wade Murray returned to the meeting).

CR13-8 Regina Revitalization Initiative (RRI) Stadium Project - Request for Qualifications Evaluation Criteria

Recommendation

1. That the Administration issue a Request for Qualifications (RFQ) for the RRI Stadium Project using the evaluation criteria as attached in Appendix A.
2. That the Deputy City Manager of Corporate Services be authorized to award an opportunity to participate in the Request for Proposals (RFP) process for the RRI Stadium Project to the three (3) successful proponents identified by the RFQ.

Councillor John Findura, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.

CR13-9 Regina Revitalization Initiative (RRI) - Additional Canadian Pacific Railway ("CP") Land Purchases

Recommendation

1. That the Deputy City Manager & CFO be authorized to finalize the sale agreements as outlined in this report and based on the draft form agreement attached in Appendix A in a form and content approved by the City Solicitor.
2. That the City Clerk be authorized to execute the final sale agreements as reviewed by the City Solicitor.
3. That \$770,000 be transferred from the General Fund Reserve to support the deposit and balance of the purchase price for the purchase of the "North Railway Lands" (0.89 Acres; Lot 3, Block A Plan 95R22044).

4. That \$734,000 be transferred from the General Fund Reserve to support the deposit and balance of the purchase price for the purchase of the “Elphinstone Lands” (4.895 Acres; Being a portion of NW Section 24-17-20 W2, Ext.1).

Councillor John Findura moved, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.

Committee Reports

Board of Police Commissioners

CR13-7 Regina Police Service 2013 Operating and Capital Budget

Recommendation

1. That the 2013 Regina Police Service Operating and Capital Budget, which includes estimated gross operating expenditures of \$69,205,500 and revenues of \$7,811,900, resulting in a Net Operating Budget of \$61,393,600 be approved.
2. That the 2013 Capital Budget of \$4,605,400, with capital funding to be determined by Regina City Council, be approved.

Councillor Wade Murray moved, AND IT WAS RESOLVED, that this item be tabled to the February 19, 2013 meeting of City Council.

Public Works Committee

CR13-10 2013 Local Improvement Program and Amendments to 2012 Local Improvement Program Pricing for Alley Lighting

Recommendation

1. That the proposed 2013 Local Improvement Program (LIP) as outlined in Appendix “A” be approved.
2. The following locations be declared as single local improvement, namely a single project in accordance with section 4 of *The Local Improvements Act, 1993*:

Work # 18 Rae Street (25th Avenue to 24th Avenue).

Work # 24 Winnipeg Street (West Side) (15th Avenue to 13th Avenue)
3. That the City Solicitor submit the 2013 Local Improvement Program to the Saskatchewan Municipal Board for approval.
4. That the City Solicitor submit the 2012 Local Improvement Program amendments, as detailed in this report, to the Saskatchewan Municipal Board for approval.

5. That upon receipt of the Saskatchewan Municipal Board approval, the proposed works be advertised in accordance with the requirements of *The Local Improvements Act, 1993*.
6. That upon receipt of the Saskatchewan Municipal Board approval, the revised construction rates for alley lighting in the 2012 Local Improvement Program be revised, in *The Local Improvement Bylaw, 2012* No. 2012-37.

Councillor Sharron Bryce moved, AND IT WAS RESOLVED, that the recommendations of the Public Works Committee contained in the report be concurred in.

Bylaws and Related Reports

CR13-11	Removal of Holding Overlay Zone (12-Z-30) – 3615 E Quance Gate – Spruce Meadows (Bylaw 2013-5)
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Recommendation

That the application to amend the *Regina Zoning Bylaw, No. 9250* by removing the (H) - Holding Overlay Zone from Parcel N, Plan No. 101899974, Spruce Meadows Subdivision be APPROVED.

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

CR13-12	Discontinuation of Commercial Solid Waste Collection (Bylaw 2013-6)
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Recommendation

1. That the City of Regina's commercial solid waste collection service be phased out in 2013; and
2. That the City Solicitor be instructed to amend Bylaw 2012-63 being *The Waste Management Bylaw, 2012* to repeal Sections 38, 39 and Schedule B.

Councillor Sharron Bryce moved, AND IT WAS RESOLVED, that the recommendations of the Public Works Committee contained in the report be concurred in.

2013-4	The Mosaic Canada ULC Economic Development Tax Exemption Bylaw, 2013
2013-5	The Regina Zoning Amendment Bylaw, 2013 (No. 3)
2013-6	The waste Management Amendment Bylaw, 2013

Councillor John Findura moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Bylaws No. 2013-4, 2013-5 and 2013-6 be introduced and read a first time. Bylaws read a first time.

Councillor John Findura moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaws No. 2013-4, 2013-5 and 2013-6 be read a second time. Bylaws read a second time.

Councillor John Findura moved, seconded by Councillor Terry Hincks that City Council hereby consents to Bylaws 2013-4, 2013-5, and 2013-6 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor John Findura moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaws 2013-4, 2013-5, and 2013-6 be read a third time. Bylaws read a third time.

Communications/Petitions and Related Reports

CP13-1	Regina Multicultural Council Appointment to the Municipal Heritage Advisory Committee
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Councillor Wade Murray moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the disposition as recommended by the City Clerk be concurred in.

Adjournment

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Council adjourn.

The meeting adjourned at 10:19 pm

Mayor

City Clerk

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Applications for Concept Plan Amendment (12-CP-8) and Zoning Bylaw Amendment
(12-Z-21) Harbour Landing Phase 7-3A

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- JANUARY 16, 2013**

1. That the proposed amendment to the Harbour Landing Concept Plan dated August, 2012 (Attachments A-2.1, A-2.2, A-2.3), be APPROVED.
2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the proposed Lots 1 to 56, as shown on the plan of proposed subdivision prepared by Midwest Surveys and dated July 13, 2012 (Attachment A-3.1), from R6 – Residential Multiple Housing to R5 - Medium Density Residential, be APPROVED.
3. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to the current unavailability of direct public access to the subject lands.
4. That the City Solicitor be directed to prepare the necessary bylaw to enact the subject Zoning Bylaw amendment.

REGINA PLANNING COMMISSION – JANUARY 16, 2013

Paul Moroz, representing Dundee Development Corporation, addressed the Commission.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #5 does not require City Council approval.

Councillors: Jerry Flegel, Shawn Fraser and Mike O'Donnell; Commissioners: Phil Evans, Ron Okumura, Phil Selenski, Laureen Snook and Sherry Wolf were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on January 16, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the proposed amendment to the Harbour Landing Concept Plan dated August, 2012 (Attachments A-2.1, A-2.2, A-2.3), be APPROVED.

2. That the application to amend *Regina Zoning Bylaw No. 9250* by rezoning the proposed Lots 1 to 56, as shown on the plan of proposed subdivision prepared by Midwest Surveys and dated July 13, 2012 (Attachment A-3.1), from R6 – Residential Multiple Housing to R5 - Medium Density Residential, be APPROVED.
3. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to the current unavailability of direct public access to the subject lands.
4. That the City Solicitor be directed to prepare the necessary bylaw to enact the subject Zoning Bylaw amendment.
5. That this report be forwarded to the February 25, 2013 City Council meeting to allow sufficient time for advertising of the required public notices for the subject concept plan and Zoning Bylaw amendments.

CONCLUSION

The applicant's proposal represents a minor divergence from the Harbour Landing Concept Plan, but is consistent with the City's broader policy objectives that encourage diversity, affordability and responsiveness to special needs in the provision of housing.

BACKGROUND

An application has been received for a Zoning Bylaw amendment pertaining to the proposed subdivision of lands contained within Phase 7 of the Harbour Landing Concept Plan area. The concept plan was originally approved by City Council on August 20, 2007 and more recently September 17, 2012. The proposed rezoning will require a further minor amendment to the current concept plan.

The proposed amendments are being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877* (Regina's Official Community Plan, or OCP) and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently by the Administration in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Development Officer.

DISCUSSION

The subject lands were previously considered for subdivision as part of the larger Phase 7 subdivision. The applicant now proposes to re-subdivide the affected lands, which are identified as Harbour Landing Phase 7-3A on the attached plan of proposed subdivision.

The proposed Phase 7-3A contains a total area of 1.18 hectares (ha) and is currently identified within the Harbour Landing Concept Plan for high-density residential. The applicant has applied for a Concept Plan Amendment to decrease the residential density on-site from high to medium.

In conjunction with the Concept Plan Amendment, the applicant has applied for a Zoning Bylaw Amendment, requesting that the residential lands be rezoned from R6 – Residential Multiple Housing to R5 – Residential Medium Density in order to accommodate street-fronting townhouse dwelling units.

The applicant has requested that Lots 1 to 56 be rezoned to R5 - Medium Density Residential in order to accommodate the aforementioned proposal as a permitted use. All lots would comply with the applicable site standards for the R5 zone designation. In order to accommodate the proposed rezoning, a minor amendment to the Harbour Landing Concept Plan is required.

The decrease in density from high to medium will result in a reduction of only 15 residents within the Harbour Landing neighbourhood (from 13085 to 13070 people), according to the proposed concept plan amendment. Although this application represents a decrease in density, it should be noted that the overall population and density of the Harbour Landing neighbourhood has substantially increased. The concept plan which was originally approved in 2007 identified a future population of 9526 residents.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. The costs of water, sewer and storm drainage services are recovered through the utility charges.

Environmental Implications

The proposed subdivision forms part of an approved concept plan that is required to conform to the policies of the OCP, the fundamental principles of which are:

- to promote a sustainable community and encourage development that contributes to maintenance or improvements to the quality of urban life; and
- to ensure that development occurs in a cost efficient, environmentally responsible and socially equitable manner.

The applicant's proposal is also consistent with the following policy objectives contained in Part A of the OCP:

- to promote the development of sustainable suburban neighbourhoods;
- to achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods;
- to facilitate the development and integration of a range of housing types and prices.

Strategic Implications

The proposed Zoning Bylaw amendment allows for greater diversity in housing design and density. The applicant's proposal is also consistent with the following policy objectives contained in Part A of the OCP:

- to promote the development of sustainable suburban neighbourhoods;
- to achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods;
- to facilitate the development and integration of a range of housing types and prices.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Community Input

The subject lands were not sign-posted, due to the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of the Zoning Bylaw, the authority to waive the sign-posting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive this requirement.

The applicant's proposal was circulated to the South Zone Board and the Albert Park Community Association. Comments were not received from either organization prior to the finalization of this report.

Other Agencies

The applicant's proposal was circulated to the Public and Separate School Boards for review and comment. Both boards have indicated in writing that they have no concerns.

Public Notice of Proposed Zoning Bylaw Amendments

Subject to concurrence with the recommendations contained in this report, public notice of the proposed concept plan and Zoning Bylaw amendments will be published in the *Leader-Post* on February 9, 2013 and February 16, 2013 in accordance with Section 207 of *The Planning and Development Act, 2007*.

The applicant and other identified interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

City Council's approval of concept plan and Zoning Bylaw amendments is required pursuant to Parts IV and V, respectively, of *The Planning and Development Act, 2007*.

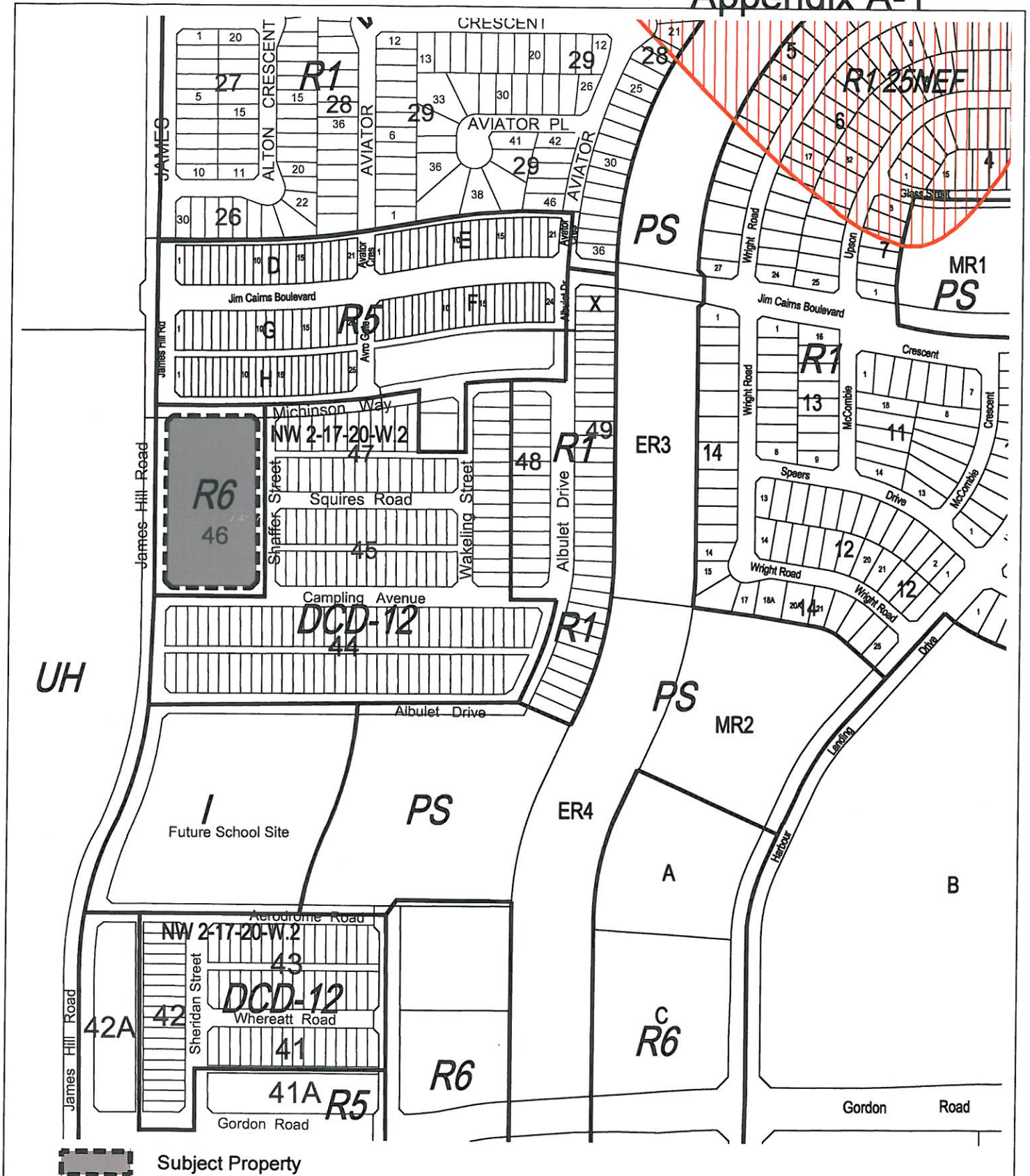
Respectfully submitted,



REGINA PLANNING COMMISSION

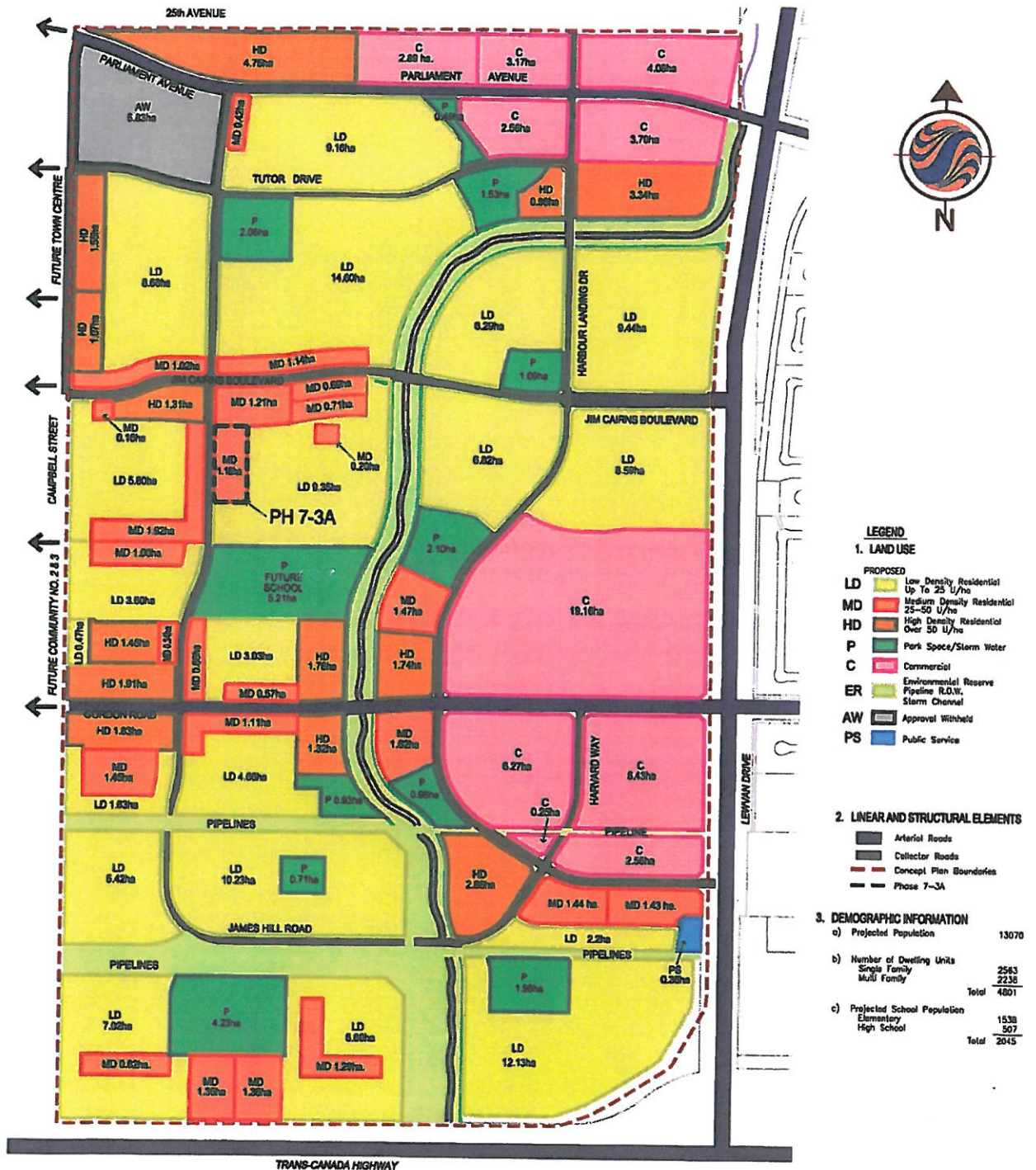
Elaine Gohlke

Elaine Gohlke, Secretary

Appendix A-1



 REGINA City of Regina	<h2>Planning Department</h2>		
	Project <u>12-Z-21</u> <u>12-SN-47</u> <u>12-CP-8</u>	Civic Address/Subdivision <u>Phase 7-3A Harbour Landing</u>	



V:\1131\active\113100100\planning\concept-plan-amendment\august12\ph7-3_modified_concept.dwg
2012-08-22 02:07PM By: jhoydebo

ORIGINAL SHEET - ANSI A



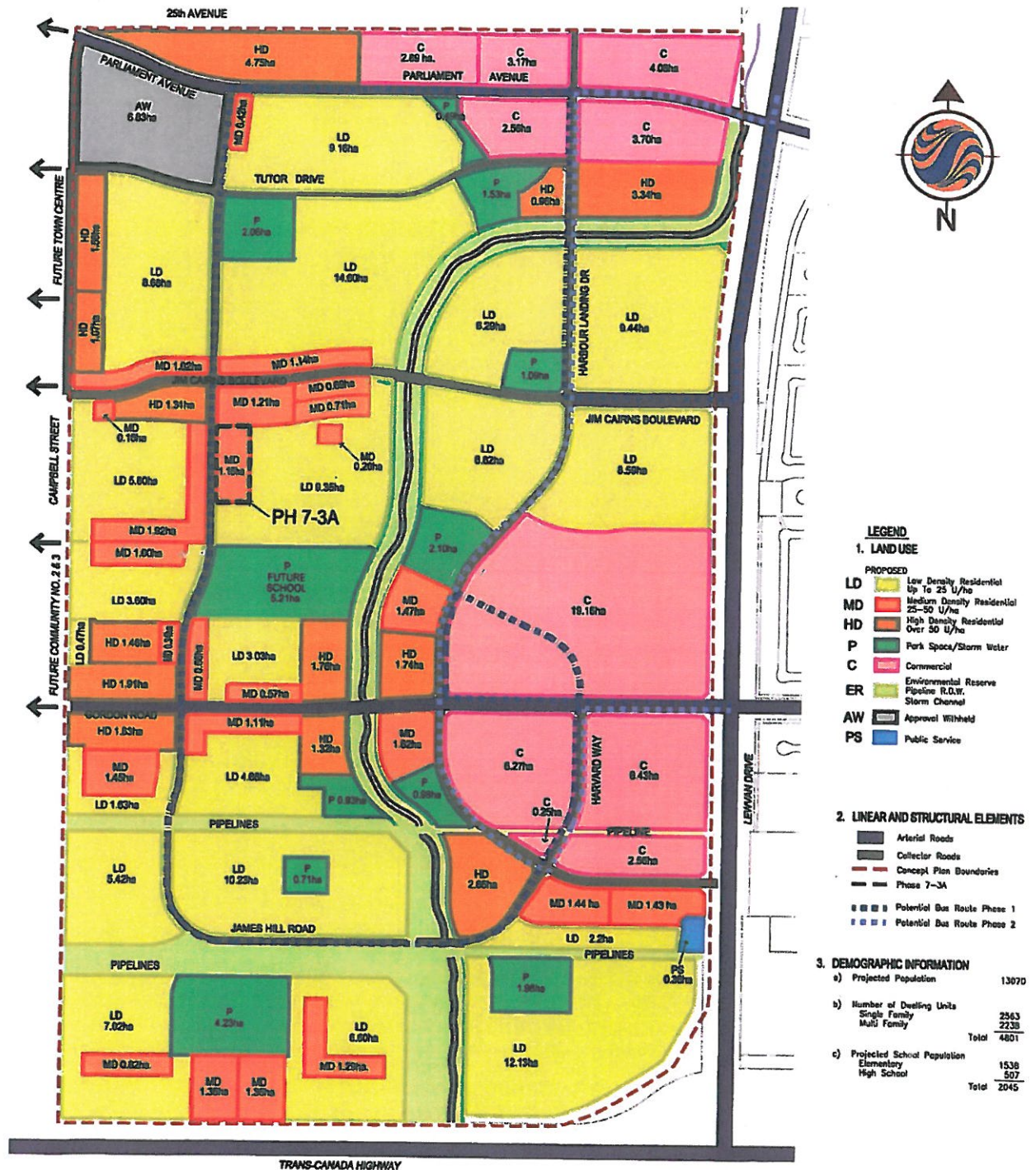
Stantec Consulting Ltd.
300, 1919 Rose Street
Regina SK Canada
S4P 3P1
Tel. 306.781.6350
Fax. 306.359.0233
www.stantec.com



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.0
Title
PROPOSED CONCEPT PLAN

AUGUST, 2012
113100100



V:\1131\active\113100100\planning\concept-plan-amendment\august12\ph7-3_modified_concept.dwg
2012-08-22 02:07PM By: jhovebo

1:12500 0 125 375 625

AUGUST, 2012
113100100

ORIGINAL SHEET - ANSI A



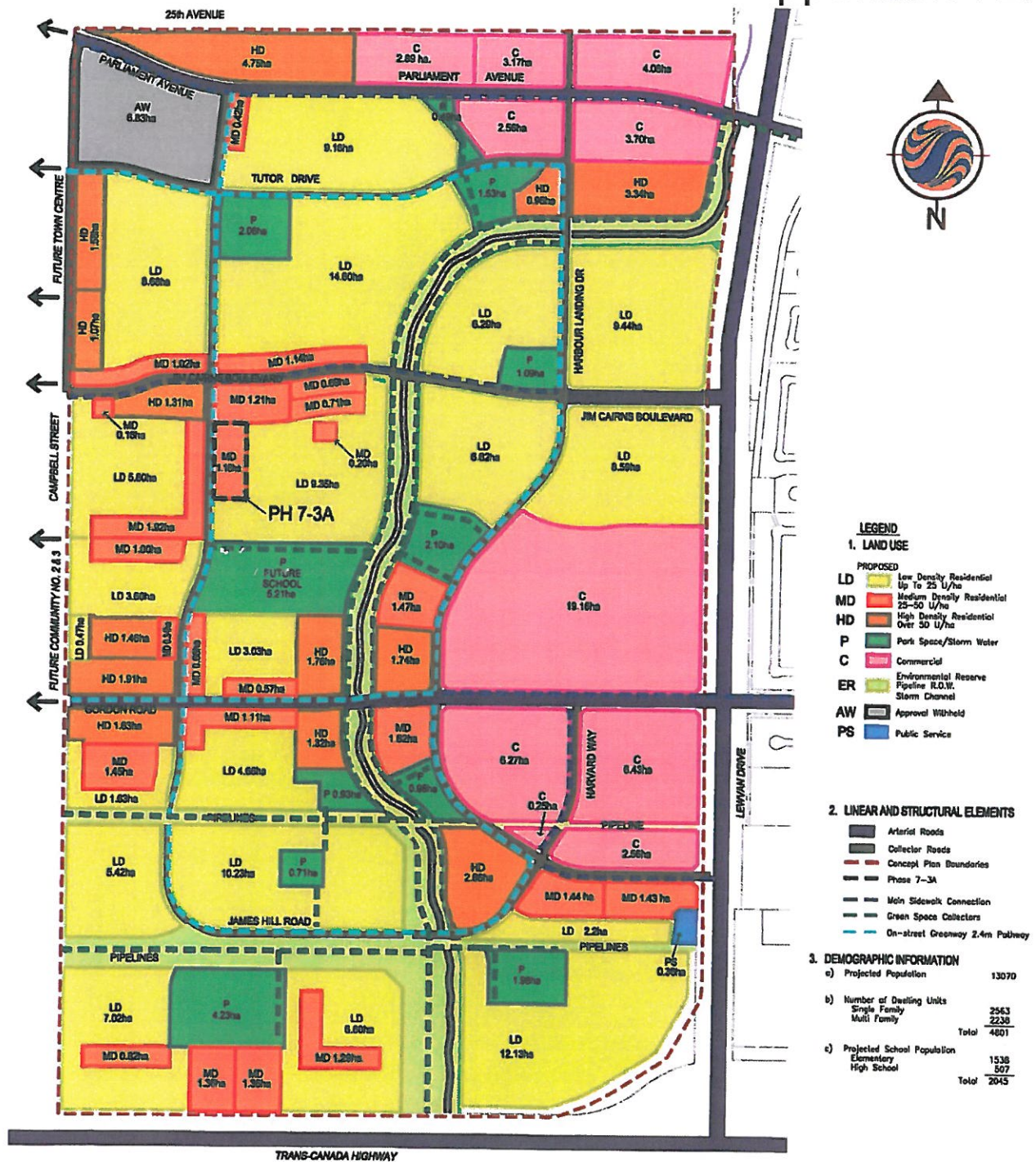
Stantec

Stantec Consulting Ltd.
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S4P 3P1
Tel. 306.781.6350
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www.stantec.com



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.2
Title
CONCEPT PLAN
TRANSIT ROUTING



V:\1131\active\113100100\planning\concept-plan-amendment\august12\ph7-3_modified_concept.dwg
2012-08-22 02:07PM By: jhoydebo

1:12500 0 125 375 625

AUGUST, 2012
113100100



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Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.1

Title
**CONCEPT PLAN - ON-STREET
GREENWAYS & PEDESTRIAN
LINKAGES**

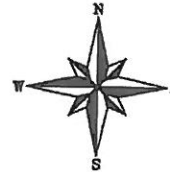
HARBOUR LANDING**PHASE 7-3A**

PLAN SHOWING
PROPOSED SUBDIVISION
OF

BLOCK 46, UNAPPROVED PLAN NO. _____
NW1/4, SEC 2, TWP 17, RGE 20, W2 Mer
REGINA, SASKATCHEWAN
SCALE 1 : 1000

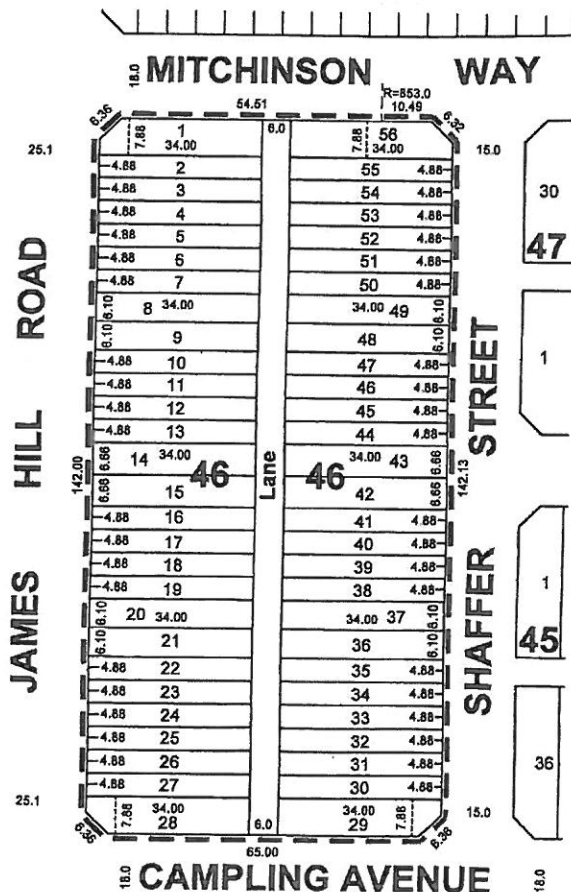
NOTE:

- Measurements are in metres and decimals thereof.
- Some measurements are approximate and may differ from the final Plan of Survey by as much as 1.0 %.
- Area to be approved is outlined by a bold dashed line and contains 1.11 ha (2.75 ac).
- Corner cutoffs are 4.5 metres.
- Lot widths of irregular shaped lots are shown as 7.88 and are at 6 or 18 metre setbacks.

JULY 13th/2012

Date

Saskatchewan Land Surveyor

**CITY OF REGINA APPROVAL**

The subdivision proposed herein outlined in bold is approved under the provisions of Bylaw No. 7748-LA-B84 of The City of Regina.

Dated this _____ day of _____ A.D. 20 ____

CITY CLERK

OWNER - DEVELOPER:

DUNDEE REALTY CORPORATION

[Signature]
Vice-President Regina Land



PLAN	NO.
1	2
3	4
5	6
7	8
9	10
11	



R-0227-12-PPS

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Applications for Zoning Bylaw Amendment, Concept Plan Amendment, and
Discretionary Use (File Nos. 12-Z-22/ 12-CP-10/ 12-DU-26)- 1625 Neville Drive

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- JANUARY 30, 2013**

1. That the attached Kanosīs Concept Plan, marked as “Proposed” be APPROVED;
2. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Parcel L in the Kanosīs subdivision, from MAC- Major Arterial Commercial to R6- Residential Multiple Housing to accommodate high density housing be APPROVED;
3. That the City Solicitor be directed to prepare the associated bylaw; and
4. That the discretionary use application for a proposed planned group of dwellings located at 1625 Neville Drive, being Parcel L, be APPROVED, subject to the following conditions:
 - a. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - b. The development shall be consistent with the plans attached to this report labelled A-3.1-A-3.4.

REGINA PLANNING COMMISSION – JANUARY 30, 2013

Alton Tangedal, representing Alton Tangedal Architect Ltd. and Deiana Construction, addressed the Commission.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #5 does not require City Council approval.

Councillors: Jerry Flegel, Shawn Fraser and Mike O’Donnell; Commissioners: David Edwards, Phil Evans, Dallard LeGault, Ron Okumura, Phil Selenski, Laureen Snook and Sherry Wolf were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on January 30, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the attached Kanosīs Concept Plan, marked as “Proposed” be APPROVED;
2. That the application to amend *Regina Zoning Bylaw No. 9250*, with respect to Parcel L in the Kanosīs subdivision, from MAC- Major Arterial Commercial to R6- Residential

- Multiple Housing to accommodate high density housing be APPROVED;
3. That the City Solicitor be directed to prepare the associated bylaw; and
 4. That the discretionary use application for a proposed planned group of dwellings located at 1625 Neville Drive, being Parcel L, be APPROVED, subject to the following conditions:
 - a. The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - b. The development shall be consistent with the plans attached to this report labelled A-3.1-A-3.4.
 5. That this report be forwarded to the February 25, 2013 meeting of City Council to allow sufficient time for the required public notice of the proposed bylaw.

CONCLUSION

The applicant proposes to rezone one parcel in the Kanosī subdivision from MAC- Major Arterial Commercial to R6-Residential Multiple Housing to accommodate a planned group of dwellings. The current concept plan identifies the site for commercial use. An amendment of the approved Kanosī concept plan is necessary to accommodate high density residential.

The Official Community Plan supports either commercial or medium to high density residential development of the subject property and supports a mix of dwelling unit types throughout the City to accommodate a range of lifestyles and housing demands.

BACKGROUND

Applications have been received for concept plan amendment, rezoning and discretionary use to accommodate development of the proposed Planned Group of Dwellings (Apartments). The Kanosī concept plan was originally approved by City Council on July 21, 2008 and most recently amended on July 4, 2011.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

DISCUSSION

The Applicant's Proposal

The applicant proposes to rezone Parcel L from MAC- Major Arterial Commercial to R6- Residential Multiple Housing. The current concept plan for the Kanosī subdivision identifies the subject property for commercial development and therefore an amendment to the plan is necessary.

Low-rise apartments are a discretionary use in the MAC zone, and as such, could be accommodated under the existing zoning. However, the development must also conform to the approved Kanosī concept plan, which identifies the site for commercial development. The concept plan must be amended in order to accommodate apartments either as a discretionary use under existing zoning or as a permitted use under the proposed R6 zoning. The Administration recommended to the applicant to pursue rezoning of the site to R6 concurrently with the concept

plan amendment for the purposes of maintaining consistency between the zoning and concept plan.

All units are intended for condominium ownership and for sale on the open market. Proposed development of the subject properties is summarized as follows:

Parcel L

- One (1) 60-unit and one (1) 54-unit low rise apartment building
- The 60- unit building will contain 54, two bedroom units and 6 three bedroom units
- The 54-unit building will contain 48 two bedroom units and 6 three bedroom units
- 173 parking stalls (115 interior, 58 exterior)
- 4 storeys or 12.2 m in height
- 9 bicycle parking stalls

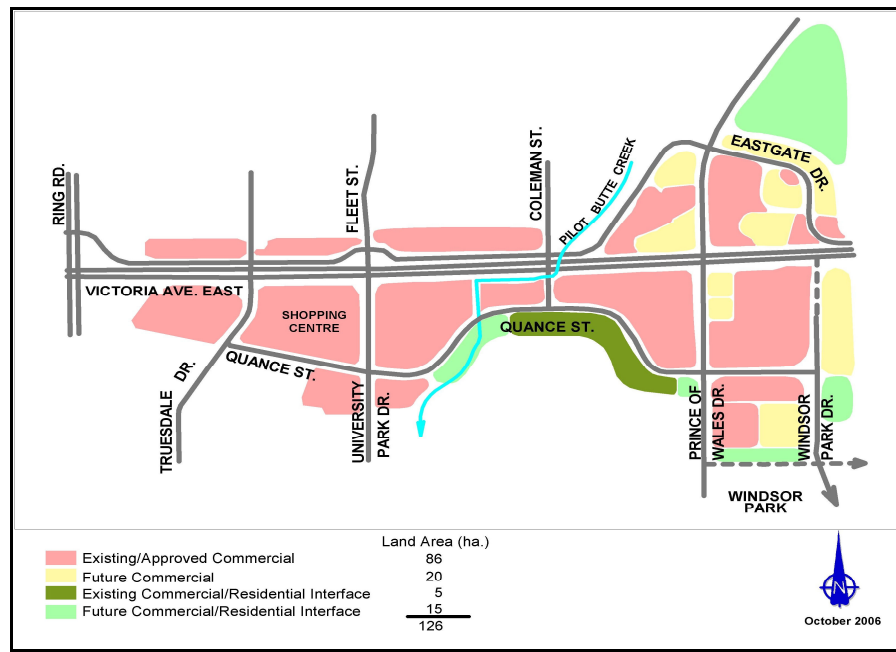
The surrounding land uses include high density residential housing to the north and west, commercial to the south, and undeveloped land beyond City limits to the east.

Official Community Plan

The Planning and Development Act, 2007 states that no development shall be carried out that is contrary to the *Official Community Plan (OCP)*. The following policies apply to the subject proposal:

Part D - Southeast Sector Plan

- a) *The East Victoria Avenue commercial corridor shall accommodate commercial development and redevelopment for the sector in accordance with Map 5.1*
- b) *Commercial development/redevelopment proposals located within the commercial/residential interface area as shown on Map 5.1 shall provide for the sensitive integration of commercial land uses adjacent to existing and proposed residential and/ or commercial-residential interface areas and include consideration of the following:*
 - ***Medium and higher density residential uses*** (emphasis added)



The subject properties are located in the Commercial/Residential interface area as shown above, in which the OCP contemplates medium and higher density residential as an appropriate use. The proposed residential land uses are consistent with this section of the OCP.

The proposal is also consistent with the following policies contained in Part A of the OCP:

- To achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods;
- To favour continued development of new areas with higher densities, lowering the per unit cost of developing and maintaining infrastructure and community services;
- That higher density residential development in new areas should be located on or near major arterial roads and transit routes; and
- To accommodate a demand for a variety of housing types throughout the city.

The accommodation of higher density residential in general and in this specific location is supported by the OCP.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject property is located within a new subdivision. The area has been serviced through the extension of municipal services funded through a standard servicing agreement. The cost of water and sewer service would be recovered through utility charges.

As noted in the OCP, higher density residential land use lowers the per-unit cost of maintaining infrastructure and reduces the need for urban expansion.

Environmental Implications

Multi-family housing, by nature is generally more energy efficient than single detached, by promoting a compact urban form and fewer outer walls of each unit are exposed to the outdoor elements.

The subject property is located within walking distance of a proposed transit route. However, transit would need to be extended into the area for it to be within walking distance.

The Administration notes that a transit route has not yet been established within walking distance of the subject property, however, transit service is tentatively planned to be implemented along Neville Drive in July of 2013. The tentative route will allow residents to access the commercial areas in the east end and then direct to downtown via Victoria Avenue.

Strategic Implications

The proposal is consistent with City policy frameworks pertaining to growth management and community development strategies and therefore supports the City's Vision to become Canada's most attractive, sustainable and inclusive city by 2020.

Other Implications

None to this report.

Accessibility Implications

None to this report.

COMMUNICATIONS

Public Input

The Administration notified the public through the following measures:

- Direct notification to owners and occupants of property within the vicinity of the area as well as those who identified themselves as interested parties during the review of the concept plan.
- Public notice signage erected on the site; and
- Circulation letter sent to the Dewdney East Community Association and the East Zone Board for review and comment.

The Administration received two responses from the public before the finalization of this report. Both respondents indicated they would support the proposal and were in favour of condominium development in the east end. The only minor concern cited included: increased traffic and the need for traffic lights at Dewdney Avenue and Prince of Wales Drive and at Eastgate and Prince of Wales Drive, as well as paving Prince of Wales Drive north of the CPR tracks.

The aforementioned concerns are addressed from the Administration below:

1. Increased traffic and the need for additional traffic control measures

Concern: There is substantial commercial development surrounding Victoria Avenue and along Eastgate, with the provision for future development. The major concern is that the

development of additional condominiums will increase traffic in the area. There are no traffic lights currently installed at Dewdney Avenue and Prince of Wales Drive, and at Eastgate and Prince of Wales Drive. The need for lights at these intersections is already overdue.

Response: Generally, commercial development generates more traffic than residential land use of this intensity and form. Rezoning the property would likely reduce the overall traffic impact should the area otherwise be developed as commercial. Furthermore, while the development would add traffic to the area (from current levels), the increase would be limited to Dewdney Avenue and Prince of Wales Drive, which are both classified as arterial streets. In addition, the Administration has confirmed that traffic signals will be installed at the intersection of Dewdney Avenue and Prince of Wales Drive later in the year. Finally, at this present time a traffic signal at the intersection of Prince of Wales and Eastgate is not warranted. Traffic flows will continue to be monitored at this location and a traffic signal will be installed when warranted.

2. Through traffic north of Prince of Wales Drive to Highway 46

Concern: In its current state, Prince of Wales Drive north of Jenkins Drive is an unpaved gravel road. Consideration should be given to paving this road to improve traffic flow between Victoria Avenue and Highway 46 along Prince of Wales Drive as it is currently not a through street.

Response: The City of Regina is currently preparing a Transportation Master Plan (TMP), which will address a number of transportation related issues, including the paving of Prince of Wales Drive north of the CPR tracks. The City will be in a better position to address the future transportation network following the completion of the TMP. The anticipated completion date of the TMP is December 31, 2013. In the interim, the Administration does not have any concerns regarding the current state of the unpaved portion with respect to this proposal.

Both the Dewdney East Community Association and the East Zone Board did not comment before the finalization of this report.

Government Agencies

The application was circulated to both the Public and Separate School Boards for review and comment. The Public School Board and Separate School Board both indicated they had no concerns with the proposal.

DELEGATED AUTHORITY

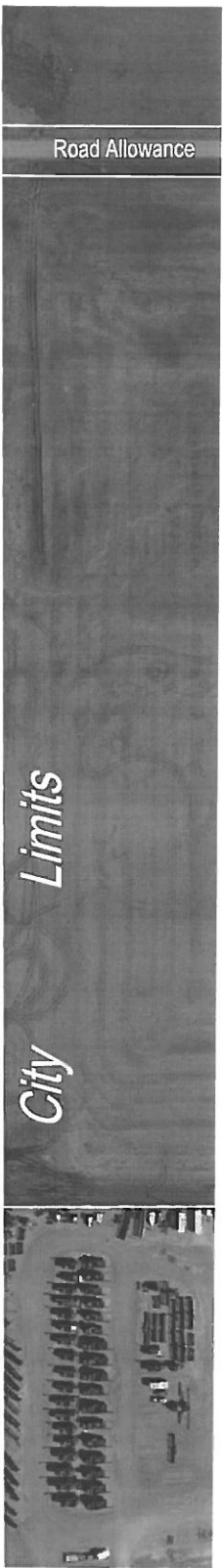
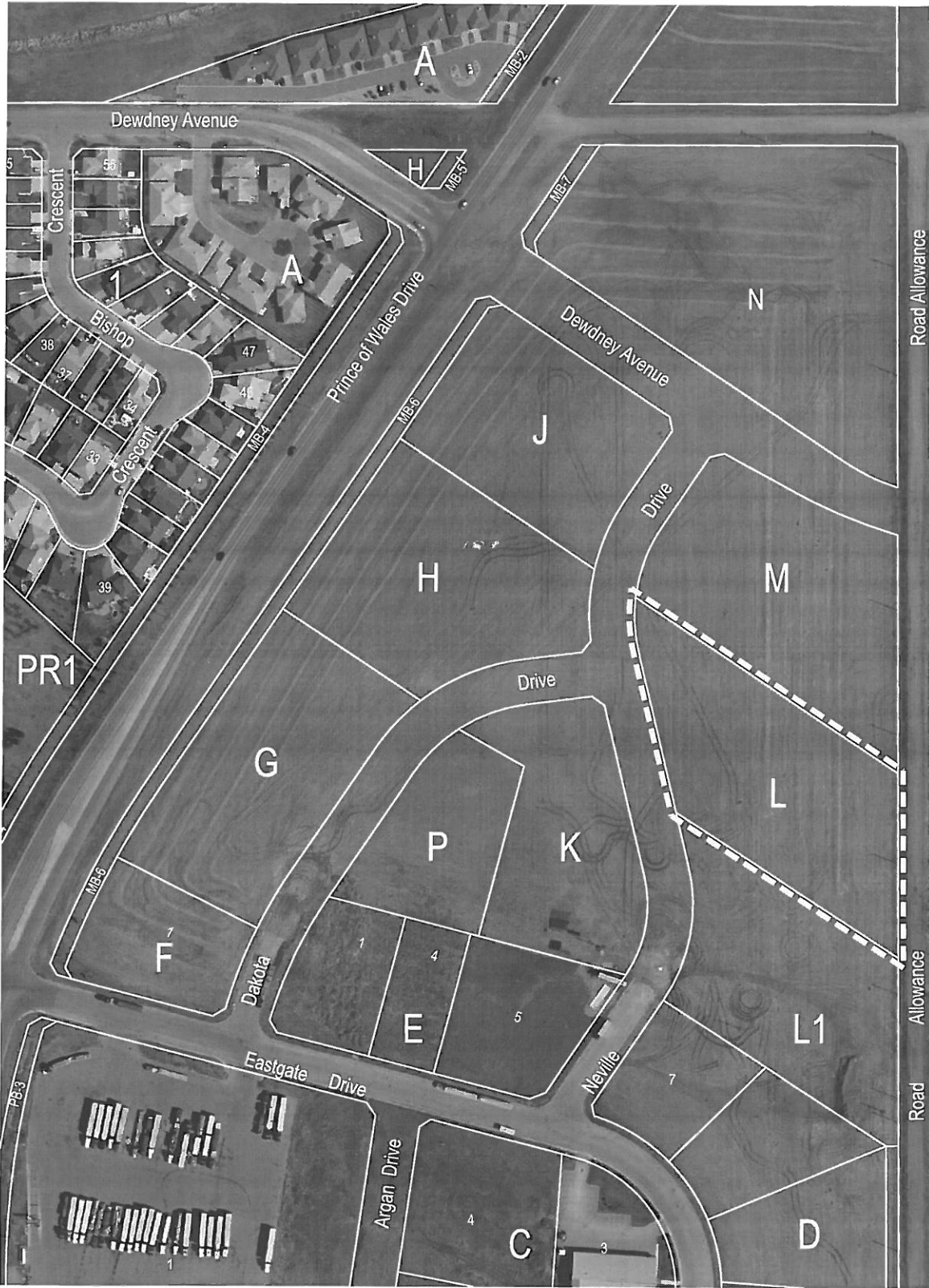
City Council's Approval is required pursuant to Section V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary



Subject Property

Date of Photography : 2009



City of Regina

Planning Department

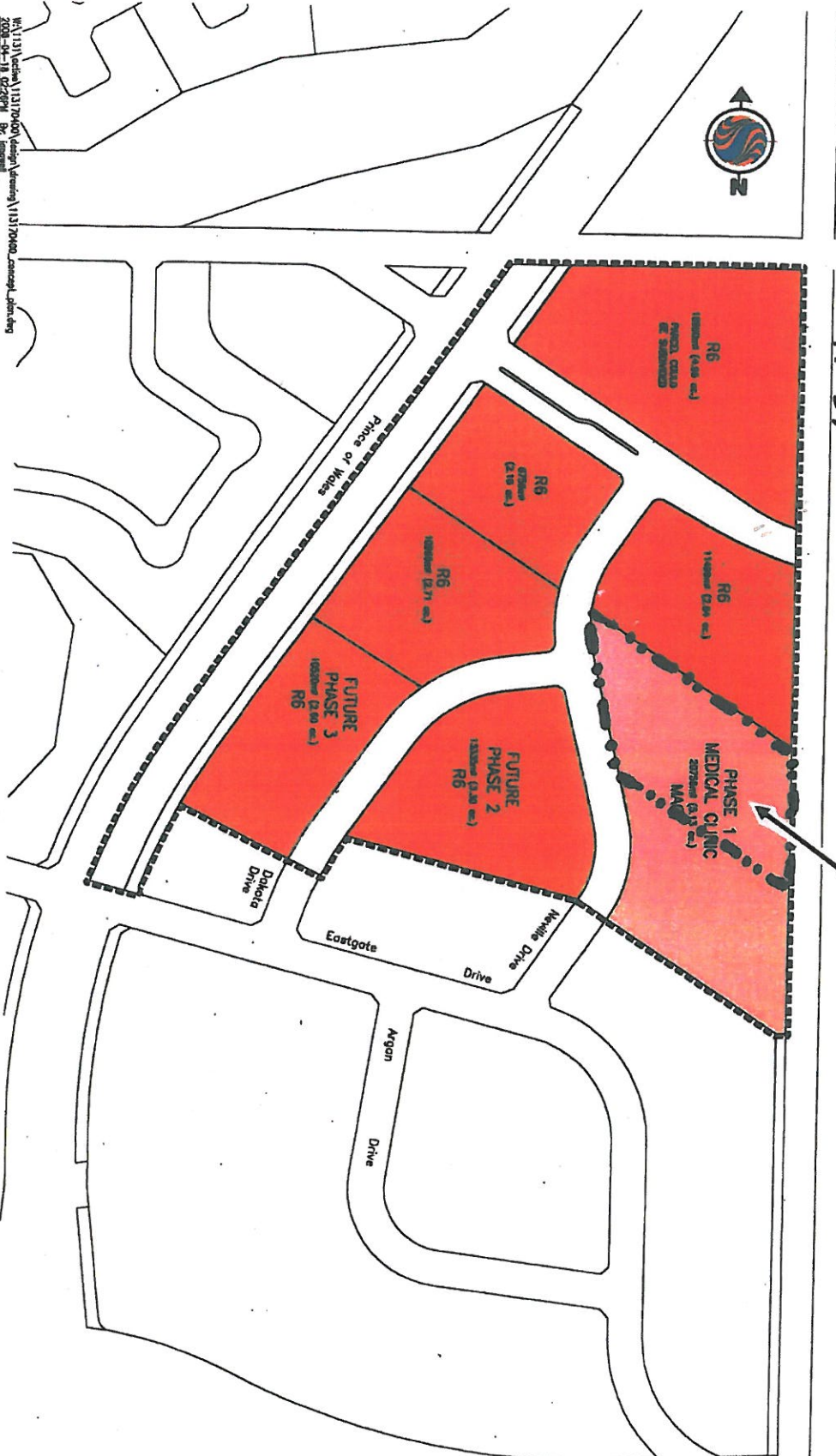


Project 12-DU-26
12-CP-10
12-Z-22

Civic Address/Subdivision 1625 Neville Drive; Lot L

Approved Concept Plan

Subject Property



HWY #1

**Startrek**

Stanlec Consulting Ltd.
302 - 1919 Rose Street
Regina SK Canada
S4P 3P1
Tel. 306.781.6350
Fax. 306.359.0235
www.stanlec.com

Legend

- RS
- MAC
- BOUNDARY OF PROPERTY

Notes



DECEMBER, 2007
113170400

Case/Project
KANOKS DEVELOPMENT CORPORATION
PRINCE OF WALES
PROPOSED LAND DEVELOPMENT
Figure No. 19
Title _____

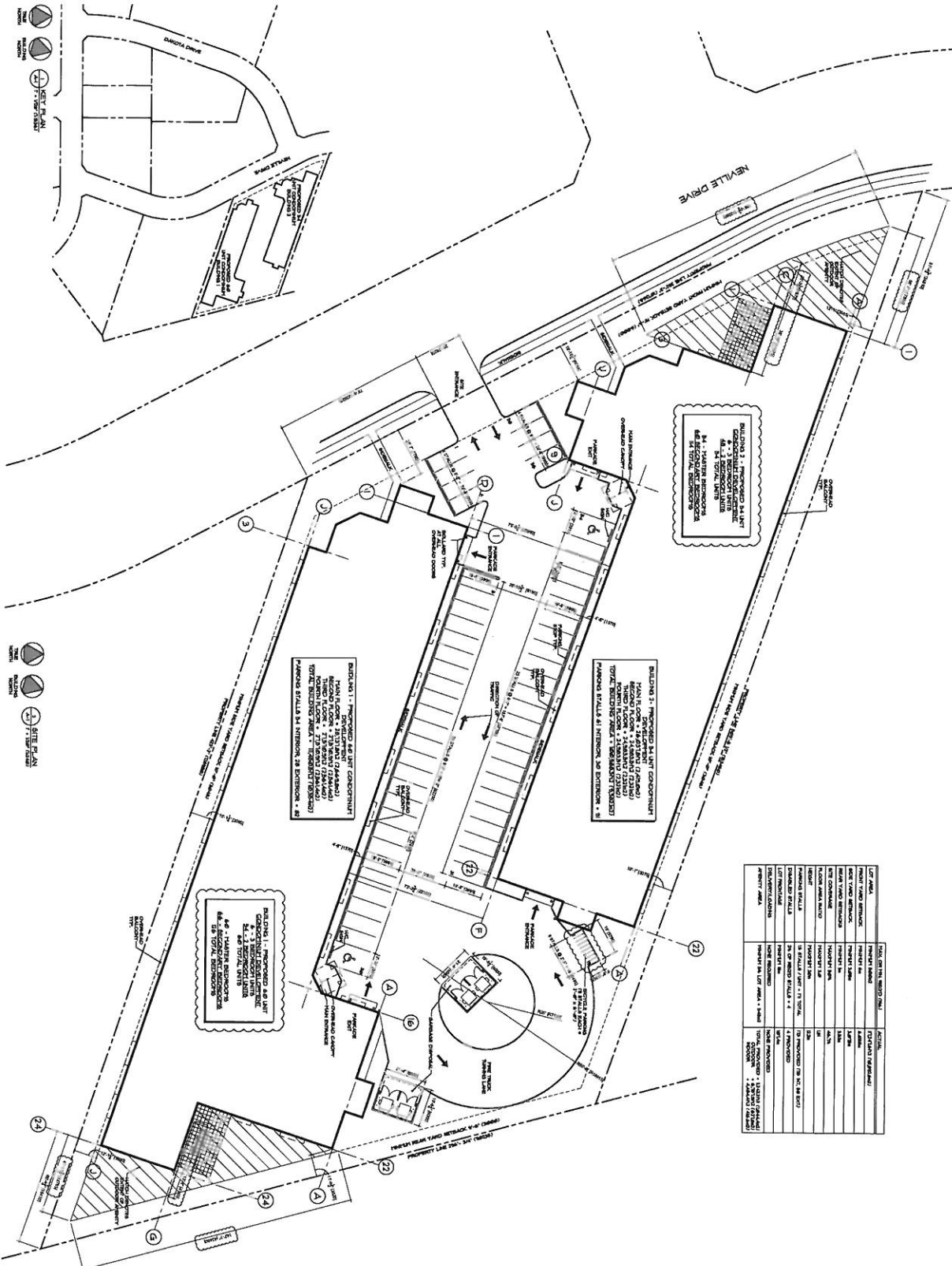
CONCEPT PLAN

As amended by Focus Corporation June 23, 2010.

Proposed Concept Plan

Subject Property





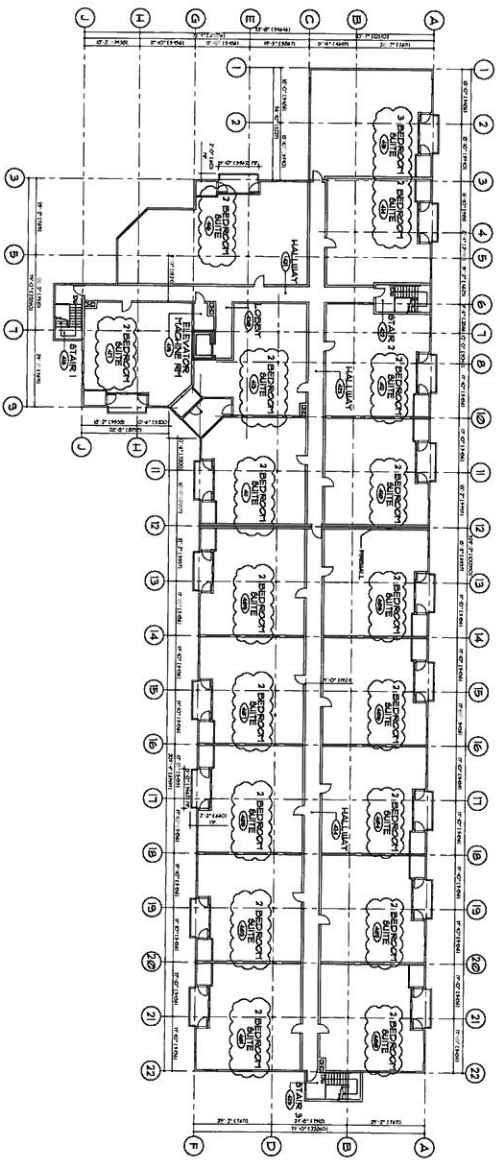
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2.0000	2.0000	4.0000
3.0000	3.0000	6.0000
4.0000	4.0000	8.0000
5.0000	5.0000	10.0000
6.0000	6.0000	12.0000
7.0000	7.0000	14.0000
8.0000	8.0000	16.0000
9.0000	9.0000	18.0000
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42.0000	42.0000	84.0000
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44.0000	44.0000	88.0000
45.0000	45.0000	90.0000
46.0000	46.0000	92.0000
47.0000	47.0000	94.0000
48.0000	48.0000	96.0000
49.0000	49.0000	98.0000
50.0000	50.0000	100.0000

PRELIMINARY
NOT FOR CONSTRUCTION

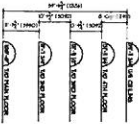
Alton Tengstad Architects Ltd.
1000 West 1st Avenue, Suite 100
Vancouver, BC V6C 1A5
Tel: 604-681-1111
Fax: 604-681-1112
Email: info@alton-tengstad.com

PROJECT: CONDOMINIUM DEVELOPMENT
NEVILLE DRIVE
RESIDUAL

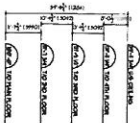
DATE: 11/11/2011
DRAWN: L. K. K.
CHECKED: A. K. K.
PROJECT: A-1



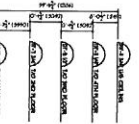
BUILDING 3 - FLOOR PLAN



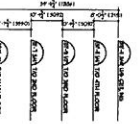
BUILDING 3 - NORTH ELEVATION



BUILDING 3 - SOUTH ELEVATION



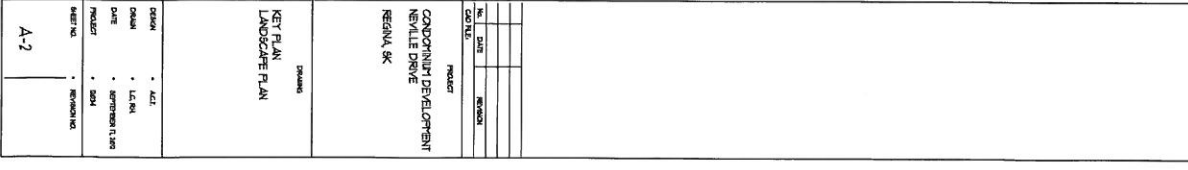
BUILDING 3 - EAST ELEVATION

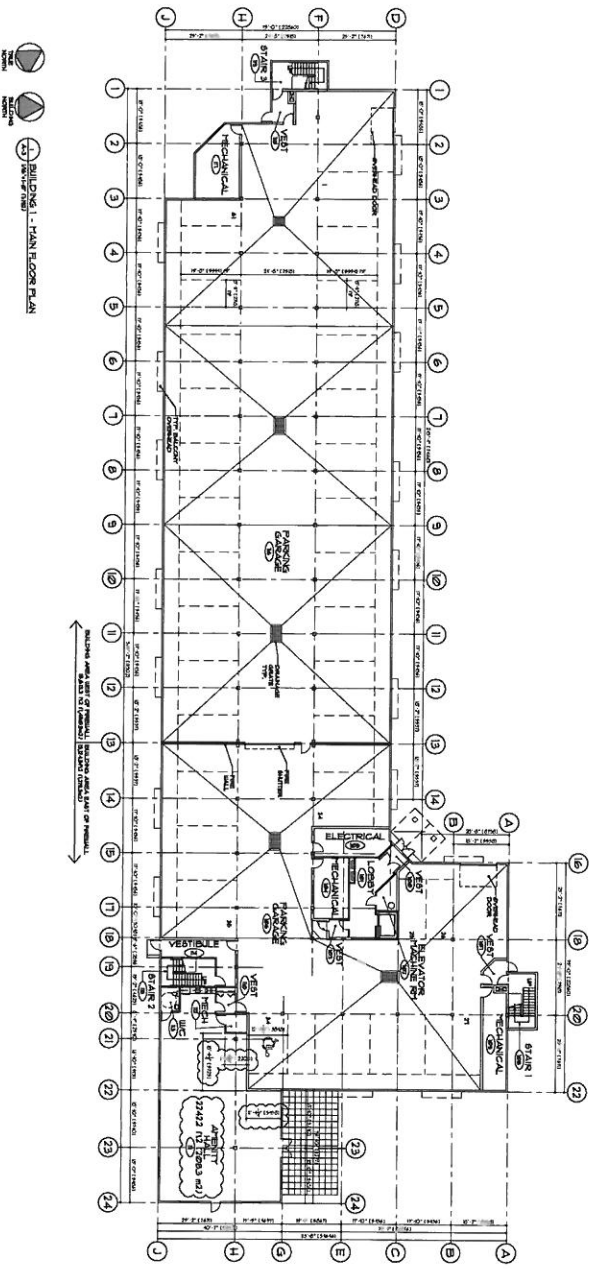


BUILDING 3 - WEST ELEVATION

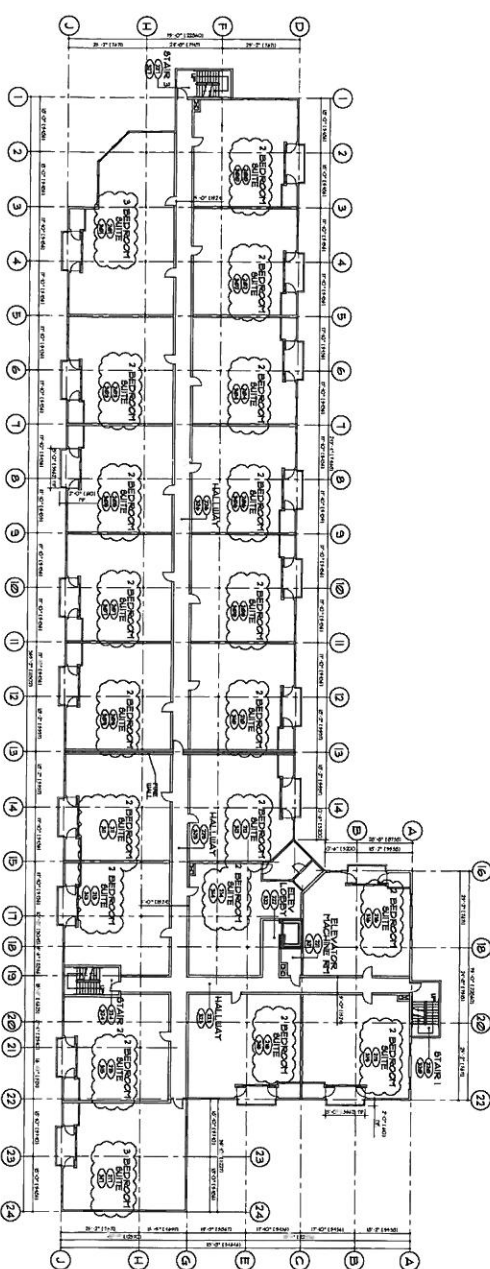
- LEGEND
- 1. ADULT SUITE
 - 2. CHILD SUITE
 - 3. COMMON AREA
 - 4. HALLWAY
 - 5. KITCHEN
 - 6. LIVING ROOM
 - 7. MASTER SUITE
 - 8. OFFICE
 - 9. GARAGE
 - 10. PORCH
 - 11. STAIRS
 - 12. TERRACE
 - 13. BALCONY
 - 14. PATIO
 - 15. DRIVEWAY
 - 16. FENCE
 - 17. GROUND COVER
 - 18. LANDSCAPE
 - 19. UTILITY
 - 20. STORAGE
 - 21. MECHANICAL
 - 22. ELECTRICAL
 - 23. PLUMBING
 - 24. ROOFING
 - 25. FOUNDATION
 - 26. EXTERIOR FINISH
 - 27. INTERIOR FINISH
 - 28. FLOORING
 - 29. WALLS
 - 30. CEILING
 - 31. DOORS
 - 32. WINDOWS
 - 33. LIGHTING
 - 34. FIXTURES
 - 35. EQUIPMENT
 - 36. FURNITURE
 - 37. DECOR
 - 38. LANDSCAPE
 - 39. UTILITY
 - 40. STORAGE
 - 41. MECHANICAL
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 - 976. FURNITURE
 - 977. DECOR
 - 978. LANDSCAPE
 - 979. UTILITY
 - 980. STORAGE
 - 981. MECHANICAL
 - 982. ELECTRICAL
 - 983. PLUMBING
 - 984. ROOFING
 - 985. FOUNDATION
 - 986. EXTERIOR FINISH
 - 987. INTERIOR FINISH
 - 988. FLOORING
 - 989. WALLS
 - 990. CEILING
 - 991. DOORS
 - 992. WINDOWS
 - 993. LIGHTING
 - 994. FIXTURES
 - 995. EQUIPMENT
 - 996. FURNITURE
 - 997. DECOR
 - 998. LANDSCAPE
 - 999. UTILITY
 - 1000. STORAGE

PRELIMINARY NOT FOR CONSTRUCTION	
A-6	
1	
PROJECT CONCERNIUM DEVELOPMENT NEVILLE DRIVE REMA, AK	
SHEET NO. 1	



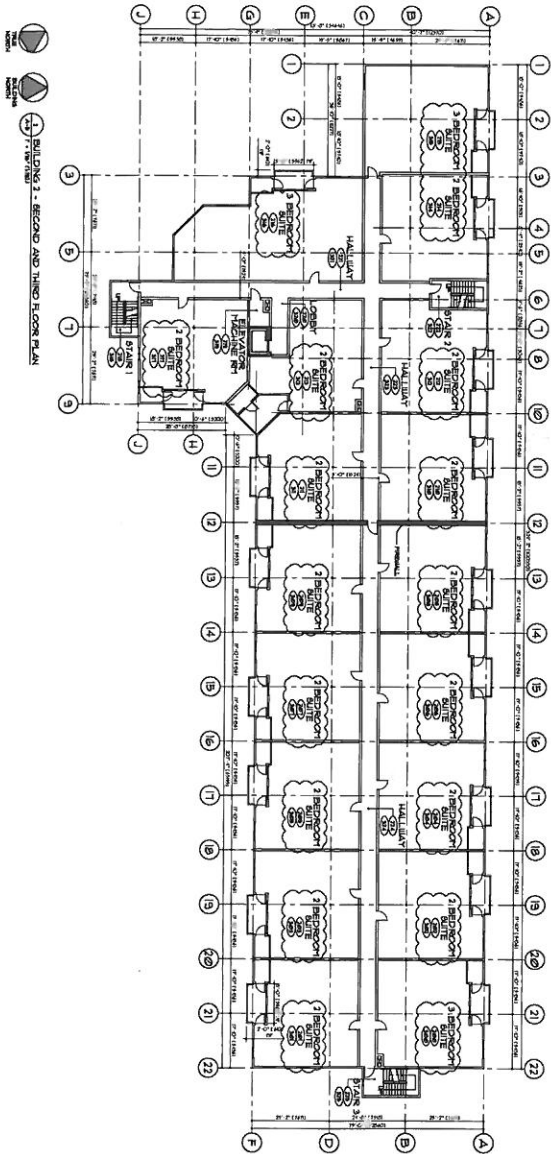


BUILDING 1 - FIRST FLOOR PLAN



BUILDING 1 - SECOND AND THIRD FLOOR PLANS

PRELIMINARY NOT FOR CONSTRUCTION		A-3	
A-3		1	
PROJECT CONDOMINIUM DEVELOPMENT NEVILLE DRIVE REGION 5K		DRAWING BUILDING 1 MAIN FLOOR PLAN SECOND AND THIRD FLOOR PLAN	
DATE REVISION		DRAWN • A-3 DATE • 10/10/2017 PROJECT • 5014 SHEET NO. • REGION 5K	

[illegible]

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Zoning Bylaw Amendment (12-Z-26) PS to R1
Part of Municipal Reserve R10, Plan No. 80R30750 – 281 Rink Avenue

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- JANUARY 30, 2013**

1. The portion of Municipal Reserve R10, Plan No. 80R30750 as shown on the attached subject property map, be authorized by City Council to be sold and that the bylaw be forwarded to the Minister for approval pursuant to *The Planning and Development Act, 2007*;
2. That subject to Recommendation 1, the application to rezone a portion of Firehall Park (281 Rink Avenue, Municipal Reserve R10, Plan No. 80R30750) as shown on the attached subject property map from PS – Public Service to R1 – Residential Detached, be APPROVED;
3. That the City Solicitor be directed to prepare the necessary bylaws for rezoning and selling of Municipal Reserve land.

REGINA PLANNING COMMISSION – JANUARY 30, 2013

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #4 does not require City Council approval.

Councillors: Jerry Flegel, Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Dallard LeGault, Ron Okumura, Phil Selenski, Laureen Snook and Sherry Wolf were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on January 30, 2013, considered the following report from the Administration:

RECOMMENDATION

1. The portion of Municipal Reserve R10, Plan No. 80R30750 as shown on the attached subject property map, be authorized by City Council to be sold and that the bylaw be forwarded to the Minister for approval pursuant to *The Planning and Development Act, 2007*;
2. That subject to Recommendation 1, the application to rezone a portion of Firehall Park (281 Rink Avenue, Municipal Reserve R10, Plan No. 80R30750) as shown on the attached subject property map from PS – Public Service to R1 – Residential Detached, be APPROVED;

3. That the City Solicitor be directed to prepare the necessary bylaws for rezoning and selling of Municipal Reserve land; and
4. That this report be forwarded to the February 25, 2013 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaws.

CONCLUSION

The applicant proposes to rezone a portion of 281 Rink Avenue (Firehall Park) to accommodate the consolidation with adjacent lots. The related proposed subdivision meets the minimum lot area and lot frontage requirements of *Regina Zoning Bylaw No. 9250*. There are no policy concerns or negative impact to the surrounding neighbourhood.

BACKGROUND

An application for Zoning Bylaw Amendment has been received. The subject property is located in the Walsh Acres subdivision and within the Walsh Acres/ Lakeridge Community Association boundary. This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877* (Regina's Official Community Plan) and *The Planning and Development Act, 2007*.

DISCUSSION

The Applicant's Proposal

The applicant, being the City's Real Estate Branch, proposes to rezone the southeasterly 37.48 m² portion of Firehall Park as shown on the attached subject property map from PS – Public Service, to R1 – Residential Detached.

The end result is that portion of the park that is being rezoned, the walkway (W2), and Lots 11, 12 and 13 will be resubdivided to create Lots 11A, 12A and 13A. The dedicated walkway (W2) is currently being encroached upon and does not currently provide access/egress to Fire Hall Park. As the subject property is Municipal Reserve (i.e. dedicated open space), City Council's approval is required to sell the land.

The proposal is to accommodate the purchasers with additional lot area and to legalize the encroachment of the neighbouring lots into the walkway.

Surrounding land uses include low density residential detached homes to the south, Fire Hall Park and Fire Station No. 6 to the west, Fuhrmann Park to the east and Henry Janzen Park/School to the north.

The related subdivision application is being considered concurrently in accordance with *Subdivision Bylaw No. 7748*, by which subdivision approval authority has been delegated to the Administration.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the City owned land is \$39, 375.00. The subject properties already receive a full range of municipal services. The purchasers will be responsible for all upgrades to the property including service connections, paving and landscaping.

Subject to section 10 of *The Dedicated Lands Regulations, 2009*, all moneys received for the sale of the municipal reserve pursuant to section 187 of *The Planning and Development Act, 2007*, being a portion of Firehall Park, shall be paid into the municipal dedicated lands account for public use or upgrades/development of new or existing park facilities.

Environmental Implications

There were no concerns identified regarding landscaping, parks maintenance or overall functioning of the open space network in this community. Any future development must not block or alter the existing surface runoff flow route either from the park or adjacent lots.

Strategic Implications

The proposal does not conflict with the Official Community Plan and is consistent with City policy frameworks pertaining to growth management and community development strategies.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public Input

The Administration notified the public through the following measures:

- Direct notification to owners and occupants of property within the vicinity of the area; and
- Circulation letter sent to the Walsh Acres/Lakeridge Community Association and the West Zone Board for review and comment

Responses were not received from either organization prior to the finalization of this report. The Administration received seven responses from the public of which six were in full support of the proposal, while one resident was completely opposed to the rezoning application. Concerns that were expressed are addressed by the Administration below:

1. Access to Firehall Park

Concern: The proposal to consolidate the walkway and rezone a portion of Firehall Park will restrict and/or limit access to the park from local residents and sets a precedence of limiting access and giving property owners more control.

Response: The closure of the walkway from Fuhmann Crescent minimally impacts access to the park. Park frontage is well within City standards and there is an additional walkway on the south side of Firehall Park that provides access from Dalgliesh Drive. Finally, the City

values a well-connected parks and open space system. Given that the adjacent property owners have been encroaching upon the walkways for over twenty years, the City negotiated a reasonable solution as the walkway did not provide access/egress to the park.

2. Financial Implications

Concern: The City, specifically tax dollars, should not be used for the costs associated with the removal and/or maintenance of the fence, trees and other structures present on the subject property.

Response: The land is being sold on an “as is” basis. All chattels remaining on the site become the property of the registered land owners. Therefore, all costs to maintain the trees, structures or fence (or the removal thereof) will be passed on to the property owners.

Government Agencies

The application was circulated to both the Public and Separate School Boards for review and comment. The Public School Board and Separate School Board both indicated they had no concerns with the proposal.

Public Notice of Proposed Zoning Bylaw Amendments

Subject to concurrence with the recommendations contained in this report, public notice of the proposed Zoning Bylaw amendments and sale of municipal reserve will be published in the Leader-Post on February 9 and 16, 2012 in accordance with Section 207 of the *Planning and Development Act, 2007*.

The applicant and other identified interested parties will receive written notification of City Council's decision.

DELEGATED AUTHORITY

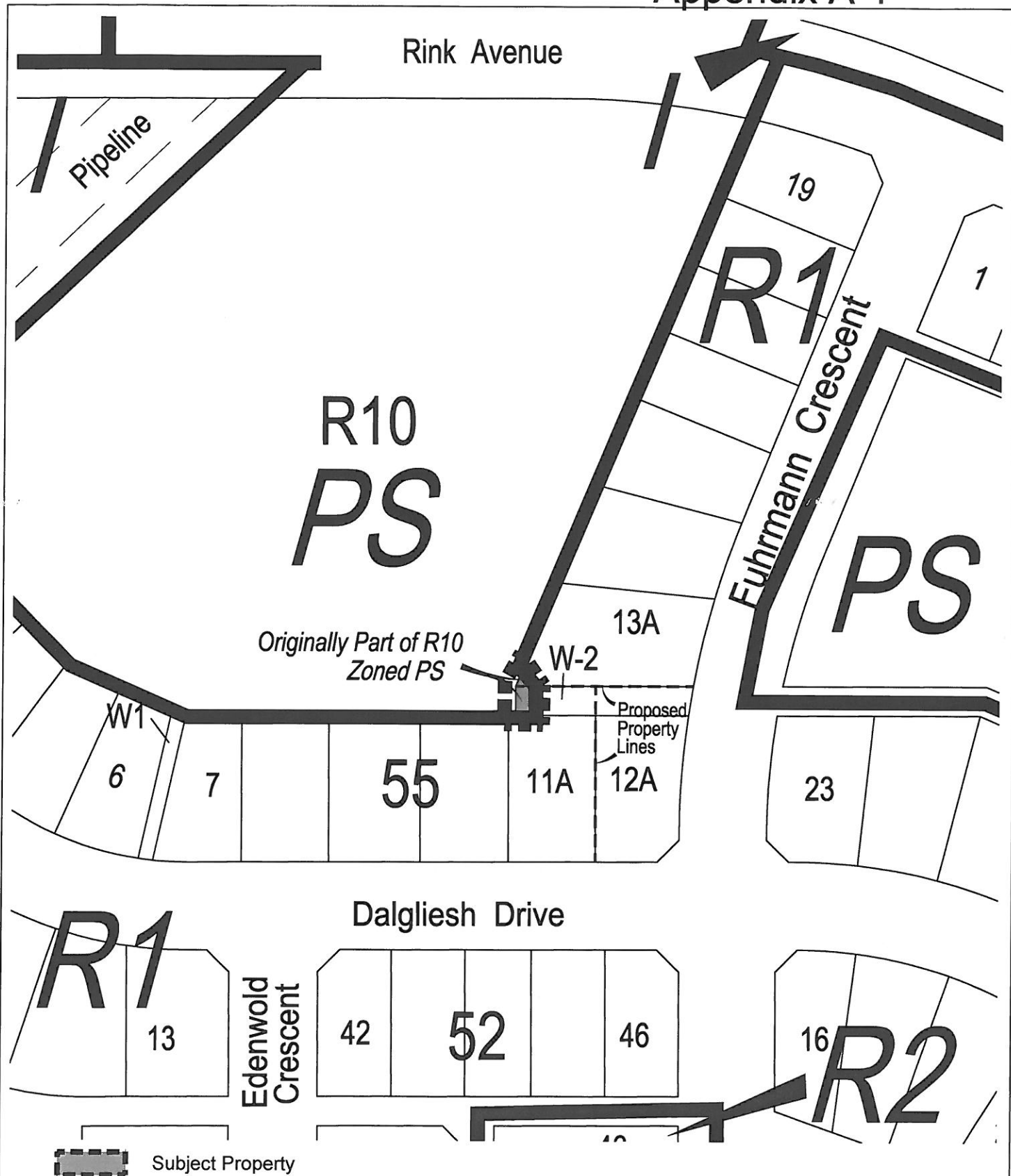
City Council's approval of Zoning Bylaw amendments is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



City of Regina

Planning Department



Project 12-Z-26

Civic Address/Subdivision

Proposed Subdivision of Walkway W2 and Part of R10 and Consolidation with Lots 11 & 12, Block 55 and Lots 13, Block 55, Reg'd 77R37924



Subject Property

Date of Photography : 2009



Planning Department



Project 12-Z-26

Civic Address/Subdivision

Proposed Subdivision of Walkway W2 and Part of R10 and Consolidation with Lots 11 & 12, Block 55 and Lots 13, Block 55, Reg'd 77R37924

OWNERS:

Wayne Robert McConnell (Lot 11)

Karla Jayne McConnell (Lot 11)

Ernest Ralph Antonio (Lot 12)

Maurice Marthe Antonio (Lot 12)

Caroline Hogue (Lot 13)

Shawn Hogue (Lot 13)

City of Regina

Reg'd Plan No. 14 55 77R37924

Municipal Reserve R10 80R30750

Plan 77R32633

APPROVAL: The City of Regina
Approval under the provisions of Bylaw No. 7748 of the
City of Regina this _____ day of _____, 20__

Seal

City Clerk _____

Dated at Regina in the Province of Saskatchewan This 25th day of August, 2012.

Barry Clark, S.L.S.
Saskatchewan Land Surveyor

Notes

Measurements are in metres and decimals thereof.
Area to be approved is outlined with a heavy dashed line and contains approximately 0.20 hectares.
Dimensions are approximate and are subject to changes up to ±2m at the time of legal survey.

Plan Showing PROPOSED SUBDIVISION of Walkway W2 and Part of Municipal Reserve R10 Reg'd Plan No. 80R30750 and Consolidation with Lots 11 and 12, Block 55 Reg'd Plan No. 77R32633 and Lot 13, Block 55 Reg'd Plan No. 77R37924 Regina, Saskatchewan 2012 Scale 1:500

FOCUS REGISTERED LAND SURVEYORS
FOCUS CORPORATION
DWG. NO. 010039721-SPD101-R00

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Proposed Zoning Bylaw Amendments (12-Z-24) - Text Amendments to Accommodate
Art Galleries and Museums in Certain Commercial, Industrial and Special Zones

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- JANUARY 30, 2013**

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - (a) That in Table 5.2 (Table of Land Uses - Commercial Zones), the land use type identified as “art gallery” be changed to “art gallery or museum” and placed under the sub-heading of “CULTURE AND RECREATION”, while retaining the same SIC (Standard Industrial Classification) Code of 841, and that this land use type be accommodated as a permitted use in the following zones:
 - i) LC1 - Local Commercial Zone, with a maximum gross floor area (GFA) of 300 m²;
 - ii) LC2 - Local Commercial Zone, with a maximum GFA of 300 m²;
 - iii) LC3 - Local Commercial Zone with a maximum GFA of 150 m²;
 - iv) MS - Mainstreet Zone;
 - v) MX - Mixed Residential Commercial Zone;
 - vi) MAC3 - Major Arterial Commercial Zone;
 - vii) MAC - Major Arterial Commercial Zone;
 - viii) DSC - Designated Shopping Centre Zone; and
 - ix) D - Downtown Zone.
 - (b) That in Table 5.3 (Table of Land Uses - Industrial Zones), “art gallery or museum” be added as a land use type under the sub-heading of “CULTURE AND RECREATION” with the SIC Code of 841, and that this land use type be accommodated as a permitted use in the WH - Dewdney Avenue Warehouse Zone.
 - (c) That in Table 5.4 (Table of Land Uses - Special Zones):
 - i) “art gallery or museum” be added as a land use type under the sub-heading of “CULTURE AND RECREATION” with the SIC Code of 841, and that this land use type be accommodated as a permitted use in the I - Institutional Zone and as a discretionary use in the PS - Public Service Zone, which in the latter case shall include the notation “5”, i.e., that they be accommodated only in conjunction with a municipally owned or operated recreational facility;
 - ii) both “art gallery” and “museum” be deleted as separate land use types under the sub-heading of “SERVICES”.
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the above-referenced Zoning Bylaw amendments.

REGINA PLANNING COMMISSION – JANUARY 30, 2013

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillors: Jerry Flegel, Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Dallard LeGault, Ron Okumura, Phil Selenski, Laureen Snook and Sherry Wolf were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on January 30, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:
 - (a) That in Table 5.2 (Table of Land Uses - Commercial Zones), the land use type identified as “art gallery” be changed to “art gallery or museum” and placed under the sub-heading of “CULTURE AND RECREATION”, while retaining the same SIC (Standard Industrial Classification) Code of 841, and that this land use type be accommodated as a permitted use in the following zones:
 - i) LC1 - Local Commercial Zone, with a maximum gross floor area (GFA) of 300 m²;
 - ii) LC2 - Local Commercial Zone, with a maximum GFA of 300 m²;
 - iii) LC3 - Local Commercial Zone with a maximum GFA of 150 m²;
 - iv) MS - Mainstreet Zone;
 - v) MX - Mixed Residential Commercial Zone;
 - vi) MAC3 - Major Arterial Commercial Zone;
 - vii) MAC - Major Arterial Commercial Zone;
 - viii) DSC - Designated Shopping Centre Zone; and
 - ix) D - Downtown Zone.
 - (b) That in Table 5.3 (Table of Land Uses - Industrial Zones), “art gallery or museum” be added as a land use type under the sub-heading of “CULTURE AND RECREATION” with the SIC Code of 841, and that this land use type be accommodated as a permitted use in the WH - Dewdney Avenue Warehouse Zone.
 - (c) That in Table 5.4 (Table of Land Uses - Special Zones):
 - i) “art gallery or museum” be added as a land use type under the sub-heading of “CULTURE AND RECREATION” with the SIC Code of 841, and that this land use type be accommodated as a permitted use in the I - Institutional Zone and as a discretionary use in the PS - Public Service Zone, which in the latter case shall include the notation “5”, i.e., that they be accommodated only in conjunction with a municipally owned or operated recreational facility;
 - ii) both “art gallery” and “museum” be deleted as separate land use types under the sub-heading of “SERVICES”.
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the above-referenced Zoning Bylaw amendments.

3. That this report be forwarded to the February 25, 2013 City Council meeting to allow sufficient time for advertising of the required public notice for the Zoning Bylaw amendments.

CONCLUSION

The proposed Zoning Bylaw amendments will enhance the opportunity to establish new locations for museums and public (non-commercial) art galleries in Regina, through their accommodation in most commercial zones, as well as in the WH - Dewdney Avenue Warehouse Zone, the I - Institutional Zone and the PS - Public Service Zone.

Providing more opportunities for the accommodation of such facilities throughout the city will serve broader socio-economic and cultural objectives and support efforts to enhance quality of life, community identity and civic pride.

BACKGROUND

The Administration has received an application for a Zoning Bylaw amendment that would accommodate the relocation of an existing civic museum, to a property for which the current zoning does not contemplate such a use (i.e., it is a prohibited use). The requested Zoning Bylaw amendment has prompted the Administration to reconsider how both art galleries and museums might be accommodated in various land use zones throughout the City of Regina.

The subject application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877* (Regina's Official Community Plan, or OCP) and *The Planning and Development Act, 2007*.

DISCUSSION

The Administration has received a request to accommodate a proposed relocation of the Regina Plains Museum (RPM), from its existing premises at 1835 Scarth Street to a commercial retail unit within the existing building at 1375 Broad Street. The RPM has identified the need for a new location that provides enhanced visibility, accessibility (including available off-street parking) and more display space, in order to better serve the local community and tourism sector as Regina's civic museum.

The property that the RPM has identified for the proposed facility is currently zoned MAC - Major Arterial Commercial. Museums are deemed to be a prohibited use (i.e., neither permitted nor discretionary) in the MAC Zone. Accordingly, a Zoning Bylaw amendment would be required to accommodate the proposed museum occupancy, either by rezoning the property or by accommodating museums in the MAC Zone as a permitted or discretionary use.

It is noted that the only land use zone in which museums are explicitly accommodated is the I - Institutional Zone. Given the other established commercial occupancies in the subject building, rezoning to that zone designation would not be appropriate. Further, the application of a separate zone designation to a portion of a larger property is not an accepted practice under the Zoning Bylaw, as it would constitute "split zoning." Therefore, the Administration has considered the option of accommodating museums in the MAC Zone. At the same time, consideration has been given to identifying other zones in which that land use might be reasonably accommodated.

In accordance with Section 5B.3.1 of the Zoning Bylaw, the classification of permitted and discretionary uses in land use zones has been tied either to corresponding definitions provided in Chapter 2 of the Bylaw, or to the classifications of economic activities used in the *United States Standard Industrial Classification (SIC) Manual, 1987*.

On the latter basis, museums are identified as a land use under Industry Group No. 841, which also includes public (institutional or non-profit) art galleries. It is noted that art galleries are currently listed as permitted uses in the D - Downtown, MS - Mainstreet and MX - Mixed Residential Business commercial zones, as well as in the I - Institutional Zone. [Private commercial art galleries have been accommodated under the “retail use” classification.]

Given that they fall under the same SIC code classification and offer a comparable type of community service, it is reasonable to accommodate both museums and art galleries in the same zones. In fact, the location of the RPM at 1835 Scarth Street would appear to have been accommodated on that basis. However, there is no clear rationale for limiting their accommodation to the aforementioned commercial zones. It is noted that although public libraries do not share the same industry classification as museums and art galleries, they may be regarded as constituting a use of comparable impact, while arguably serving more patrons and generating higher traffic volumes and parking demand.

Currently, libraries are classified as a permitted use in most commercial zones (except for the NC - Neighbourhood Convenience and HC - Highway Commercial Zones, where they constitute a prohibited use), as well as in the I - Institutional Zone. Libraries are also classified as a discretionary use in the PS - Public Service Zone, but only in conjunction with a municipally owned or operated recreational facility.

In order to determine current “best practices” in accommodating such uses, the Administration has conducted a review of comparable provisions in the zoning or land-use bylaws for the cities of Saskatoon, Calgary, Edmonton and Winnipeg. Corresponding parking standards were also identified. The findings of this review are contained in the table attached as Appendix A to this report and are summarized below.

Accommodation of Land Uses

In comparison to the other municipal bylaws surveyed, *Regina Zoning Bylaw No. 9250* is the least accommodating for both art galleries and museums. In the Saskatoon, Calgary and Edmonton bylaws, these uses are grouped in the same general land use category as public libraries. In all of the surveyed cities, such facilities are accommodated as permitted uses in most commercial zones, as well as in higher order institutional, parks and recreation zones. In Winnipeg, they are also permitted in some industrial zones. Three of the cities further provide for these facilities as discretionary uses, generally in neighbourhood or community-level parks and recreation, “urban nature” or agricultural/holding zones.

Only the Winnipeg bylaw appears to restrict the size of museums and art galleries, in certain neighbourhood-based or mixed use zones, where a maximum floor area of 10,000 ft² (929 m²) has been established.

Based on these findings, the Administration recommends that museums and art galleries be identified under a single land use classification, and that they be accommodated as permitted

uses in all commercial zones, except for the NC - Neighbourhood Convenience and the HC - Highway Commercial zones. These accommodations will correspond to those which are currently provided for libraries under the Zoning Bylaw. It is further recommended that museums and art galleries be classified as a permitted use in the WH - Dewdney Avenue Warehouse Zone, which is consistent with the intent of that zone, that being to support the development of a unique identity for that historic precinct and to encourage the adaptive re-use of heritage properties.

Notwithstanding the above, the Administration recognizes the potential impact of such facilities in relation to surrounding residential areas, where they may be accommodated in more locally oriented commercial zones (i.e., the LC1, LC2 and LC3 Local Commercial Zones). It is also noted that the stated intent of these zones establish a maximum floor area for any permitted use. Accordingly, it is recommended that these same size limitations be applied to art galleries and museums. As libraries constitute public uses, they currently are not subject to a maximum floor area requirement, and no change is proposed in this regard.

With respect to accommodating museums and art galleries in special zones, the Administration recommends that they be treated the same as libraries, i.e., as a permitted use in the I - Institutional Zone and as a discretionary use in the PS - Public Service Zone.

Minimum Parking Standard

Under Regina's Zoning Bylaw, the minimum parking standard is the same for museums, art galleries and libraries. That standard is *one space per 50 m² of GFA, but not less than one space per 20 m² of the assembly room floor area of the largest assembly room within the building.* "Assembly room" is interpreted to mean space assigned for group presentations (e.g., a theatre or auditorium), as opposed to display space for exhibits. On that basis, the parking standard applied to these uses is closer to the average requirement that has been established for the other cities. As such, the Administration recommends that the existing parking standard continue to apply.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Strategic Implications

The proposed Zoning Bylaw amendments respond to the City's vision and priorities by extending the opportunity to accommodate cultural institutions such as museums and non-commercial art galleries within the larger community, thereby enhancing quality of life, community identity and civic pride.

Other Implications

None with respect to this report.

Accessibility Implications

Extending the accommodation of art galleries and museums to additional commercial and other zones may provide enhanced opportunities for public access to these cultural amenities and thereby contribute to the development of more walkable communities.

COMMUNICATIONS

Subject to concurrence with the recommendations contained in this report, public notice of the proposed Zoning Bylaw amendments will be published in the *Leader-Post* on February 9 and February 16, 2013, in accordance with Section 207 of *The Planning and Development Act, 2007*.

DELEGATED AUTHORITY

City Council's approval of Zoning Bylaw amendments is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary

APPENDIX A

Accommodation of Art Galleries/Museums under Municipal Zoning Bylaws Selected Canadian Cities (Current to 2012)

Municipality	Bylaw No.	Land Use Classification	Permitted Land Use	Discretionary Land Use	Parking Standards
Saskatoon	7800	Art Gallery/ Museum	All Institutional Districts (M); Art Gallery only in B1B (Neighbourhood Commercial Mixed Use); Galleries & Museums in B5 (Inner-City Corridor), B5B (Broadway), B5C (Riversdale) & B6 (Downtown)		Inst: 1 space per 30 m ² , except 1/50 m ² in M4; B1B: 1/30 m ² ; no requirement for other commercial zones
Calgary	1P2007	Museum	“In existing approved building” : all community & corridor commercial districts; in higher order regional commercial districts; in some centre city districts	In some Special Purpose Districts , i.e., Urban Nature, Community Service, Recreation, Community Institution; in Centre City Multi-Residential High Rise	1.5 stalls per 100 m ² GFA in non-assembly areas; 1.0 stalls per 4 person capacity in the largest assembly area of the building
Edmonton	12800	Cultural Exhibits	All commercial zones except CNC (Neighbourhood Convenience); Several Institutional, Parks & Recreation zones; Most zones within Downtown Special Area	CNC; Other Institutional, Parks & Recreation Zones	1 stall per 10 m ² of floor area used by patrons
Winnipeg	200/06	Gallery/ Museum	RMU (Residential Mixed Use - *Max 10,000 ft ²); MMU, M1 & M2 (Industrial: Mixed Use*, Light* & General) All commercial zones but C1* (Neighbourhood); PR2 & PR3 (Parks & Recreation, Community & Regional)	A (Agricultural); PR1 (Neighbourhood)	1 space per 1,000 ft ² GFA, but not less than 2 spaces; Loading space not required with GFA of less than 1,000 ft ²

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Zoning Bylaw Amendment (12-Z-31) Portion of Parcel Y2 (490 Angus Street North)

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- JANUARY 30, 2013**

1. That the application to rezone all that portion of Parcel Y2 (490 Angus Street North) Plan No. 66R00182 that is shaded on the attached Plan of Proposed Subdivision prepared by Scott Colvin dated December 19, 2012 from PS – Public Service to R1 – Residential Detached, be APPROVED; and
2. That the City Solicitor be directed to prepare the necessary bylaw.

REGINA PLANNING COMMISSION – JANUARY 30, 2013

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillors: Jerry Flegel, Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Dallard LeGault, Ron Okumura, Phil Selenski, Laureen Snook and Sherry Wolf were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on January 30, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the application to rezone all that portion of Parcel Y2 (490 Angus Street North) Plan No. 66R00182 that is shaded on the attached Plan of Proposed Subdivision prepared by Scott Colvin dated December 19, 2012 from PS – Public Service to R1 – Residential Detached, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the February 25, 2013 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaw.

CONCLUSION

The applicant, the City's Real Estate Branch, proposes to rezone a portion of Parcel Y2 (490 Angus Street North) to accommodate sale and the consolidation of the land with the adjacent property at 154 Angus Road (Lots 30 and 31, Block 35). The owner of 154 Angus Road

has been using the subject property as a driveway without authorization and the rezoning and consolidation will formalize the current use of this land. The proposed new lot meets the minimum area and frontage requirements of *Regina Zoning Bylaw No. 9250*.

BACKGROUND

The Planning Department received an application for amendment to the Zoning Bylaw on December 7, 2012. The subject property is within the Coronation Park North subdivision and within the Coronation Park Community Association boundary. This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877* (Regina's Official Community Plan) and *The Planning and Development Act 2007*.

DISCUSSION

The Applicant, the City's Real Estate Branch, proposes to subdivide and rezone a portion of Parcel Y2 (490 Angus Street North), currently zoned PS – Public Service as shown on the attached Plan of Proposed Subdivision and the subject property map, to R1- Residential Detached. The rezoning will allow the applicant to sell the subject property to the owner of the adjacent Lots 30 and 31, Block 35 (154 Angus Road), which is zoned R1, and to consolidate the properties to increase the lot area for the property owner. The owner of 154 Angus Road has been using the subject portion of Parcel Y2 (490 Angus Street North) as a driveway without authorization. The subdivision and sale will legalize the current situation. Surrounding land uses include detached dwellings to the south and west and park/open space to the north and east.

The related subdivision application is being considered concurrently in accordance with *Bylaw No. 2003-3*, by which subdivision approval authority has been delegated to the Administration. Given that a 900 mm water supply line exists within Parcel Y2, an easement registration would be required as a condition of subdivision approval. The applicant will be advised that no permanent structures may be constructed within the easement. The proposed subdivision meets the minimum lot area and lot frontage requirements of *Regina Zoning Bylaw No. 9250*.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the City owned land is \$1,500.00.

The subject property already receives a full range of municipal services. The applicant will be responsible for all upgrades to the property.

Environmental Implications

This situation has existed for many years. No concerns were identified by the City of Regina's Community Development, Recreation and Parks Department in regard to parks maintenance or overall functioning of the open space network in this community.

Strategic Implications

The proposal does not conflict with Regina's Official Community Plan. The proposal recognizes and legalizes the current development on the property.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Community Input

The subject lands were sign-posted on December 20, 2012 and the applicant's proposal was circulated to the Coronation Park Community Association and the North Zone Board for review and comment. Responses were not received from either organization prior to the finalization of this report. Three residents telephoned to obtain more information on the proposal. No concerns were identified.

Subject to concurrence with the recommendations contained in this report, public notice of the proposed Zoning Bylaw amendment will be published in the Leader-Post on February 9 and 16, 2013, in accordance with Section 207 of the *Planning and Development Act, 2007*.

The applicant and other identified interested parties will receive written notification of City Council's decision.

Other Agencies

The applicant's proposal was circulated to the Public and Separate School Boards for review and comment. The Separate School Board indicated that they did not have any concerns with the proposal. The Public School Board had not commented prior to the finalization of this report.

DELEGATED AUTHORITY

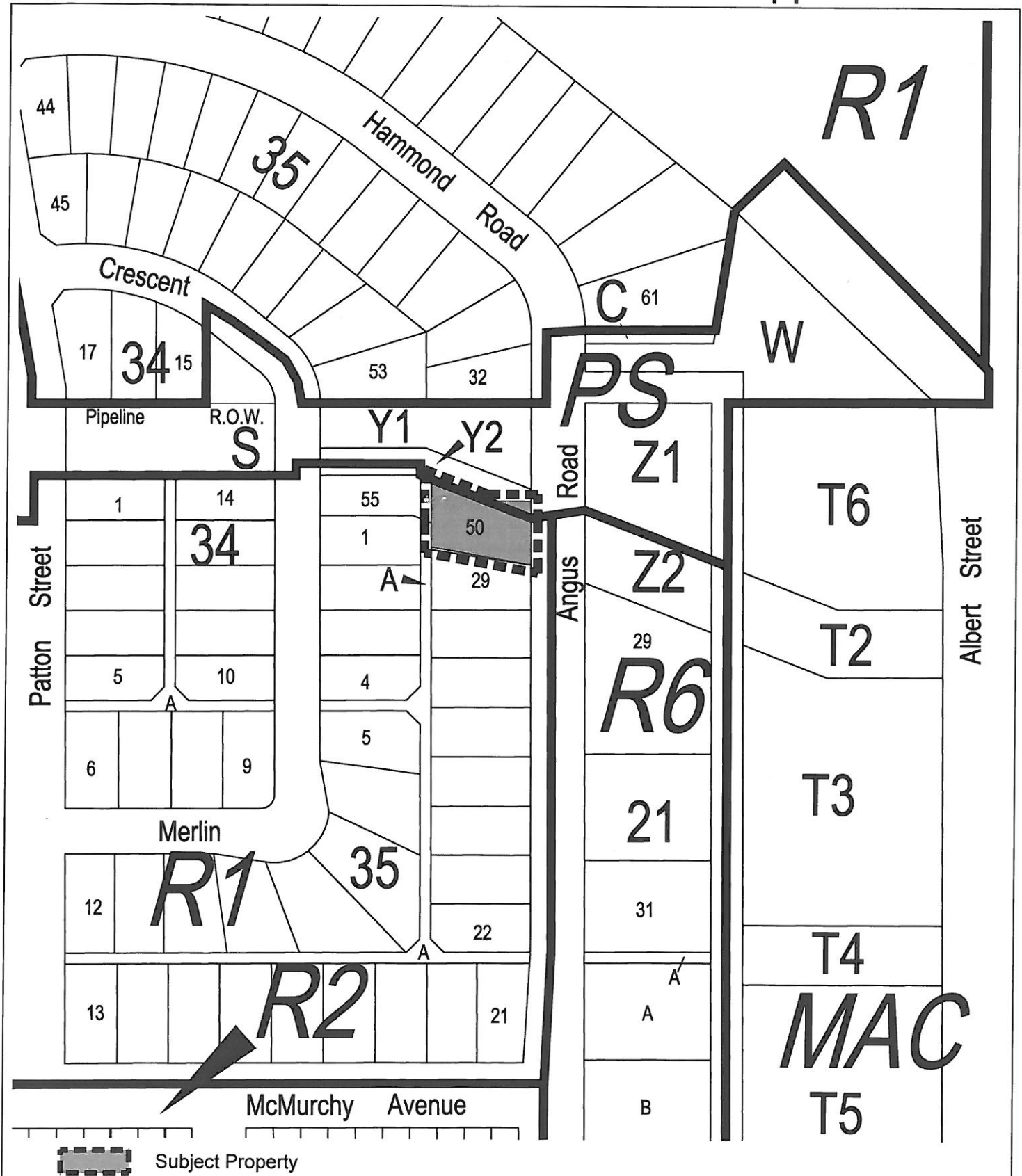
City Council's approval of Zoning Bylaw amendments is required pursuant to Part V of *The Planning and Development Act, 2007*.

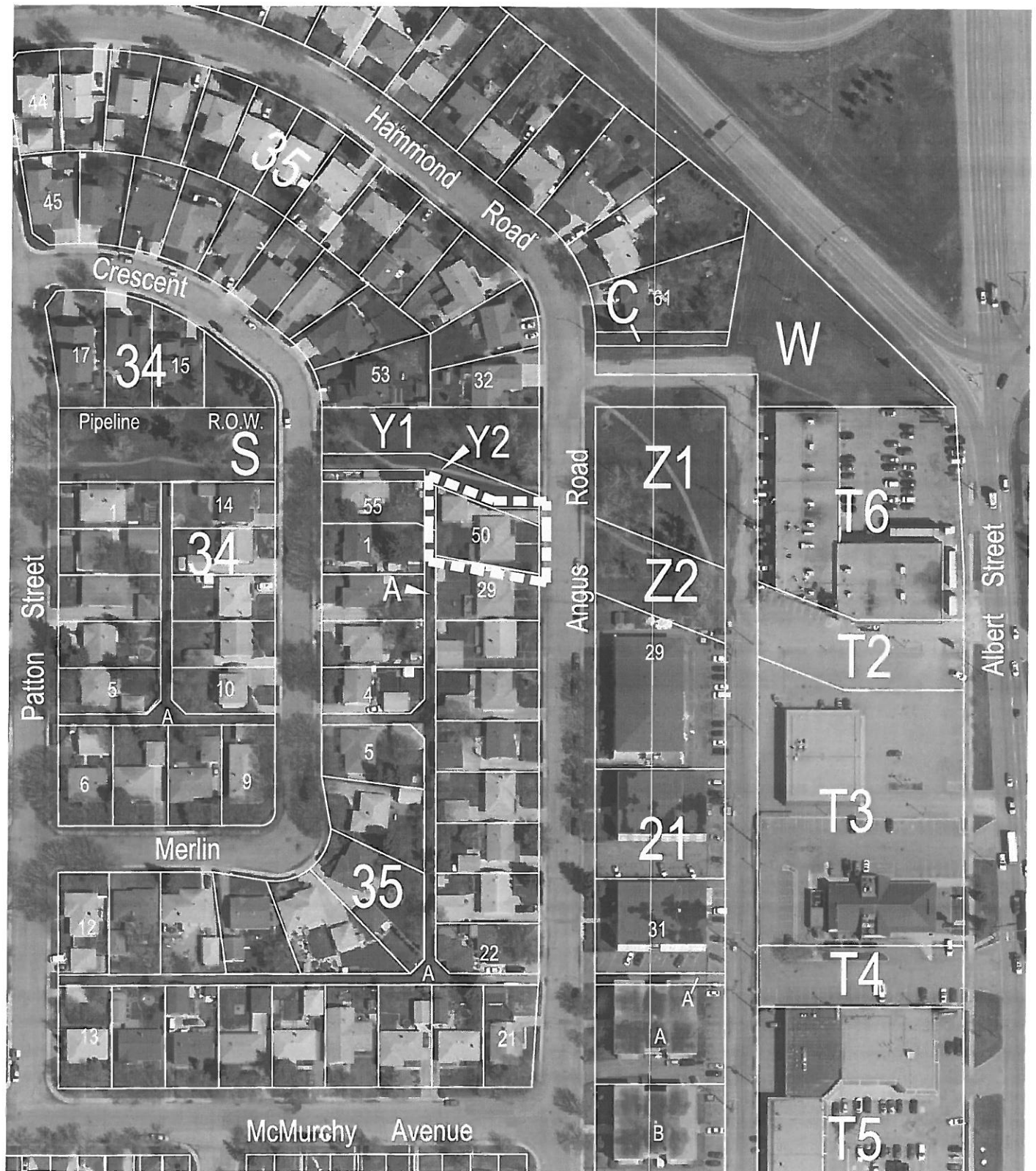
Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary





Subject Property

Date of Photography : 2009



City of Regina

Planning Department



Project 12-Z-31
12-SN-63

Civic Address/Subdivision 154 Angus Road
490 Angus Street N

R-0355-12-PPS
12/19/2012 1:56 PM

BYLAW NO. 2013-8

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No 4.)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 5, Part 5B, Table 5.2 is amended by striking out the following row under the section “SERVICES”:

Art Gallery	841					P	P					P
-------------	-----	--	--	--	--	---	---	--	--	--	--	---

And adding under the Section “CULTURE AND RECREATION”:

Art Gallery or Museum	841		P	P	P	P	P		P	P	P	P
-----------------------	-----	--	---	---	---	---	---	--	---	---	---	---

- 3 Chapter 5, Part B, Table 5.3 is amended by adding under the section ‘CULTURE AND RECREATION’:

Art Gallery or Museum	841								P
-----------------------	-----	--	--	--	--	--	--	--	---

4. Chapter 5, Part 5B, Table 5.4 is amended by striking out the following rows under the section “SERVICES”:

Art Gallery	841			P					
Museum	841			P					

And adding under the Section “”CULTURE AND RECREATION”:

Art Gallery or Museum	841			P	D ⁵				
-----------------------	-----	--	--	---	----------------	--	--	--	--

Approved as to form this _____ day of _____, 2013.

City Solicitor

5. This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 25^h DAY OF FEBRUARY 2013

READ A SECOND TIME THIS 25th DAY OF FEBRUARY 2013

READ A THIRD TIME AND PASSED THIS 25th DAY OF FEBRUARY 2013

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2013-8

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No.4)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed zoning bylaw amendment will allow new locations for museums and public (non-commercial) art galleries in Regina, through their accommodation in most commercial zones, as well as in the WH-Dewdney Avenue Warehouse Zone, the I- Institutional zone and the PS- Public Service Zone..
STATUTORY AUTHORITY:	Section 69 of <i>The Planning and Development Act, 2007</i>
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required pursuant to section 207 of <i>The Planning and Development Act, 2007</i>
PUBLIC NOTICE:	Required pursuant to section 207 of <i>The Planning and Development Act, 2007</i>
REFERENCE:	Regina Planning Commission Meeting January 30 2013 RPC13-8
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
ORIGINATING DEPARTMENT:	Planning Department Community Planning and Development

BYLAW NO. 2013-9

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 5)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 - Zoning Maps (Map No. 2692) is amended as it pertains to the property shown on attached Appendix "A" and legally described and being rezoned as followed:

Land Description: **Portion of Surface Parcel #166218958**
 Parcel Y2, Plan No. 66R00182, Extension 1

Civic Address: **490 Angus Street North**

Current Zoning: **PS – Public Services**

Proposed Zoning: **R1 – Residential Detached**

- 3 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 25th DAY OF FEBRUARY 2013

READ A SECOND TIME THIS 25th DAY OF FEBRUARY 2013

READ A THIRD TIME AND PASSED THIS 25th DAY OF FEBRUARY 2013

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

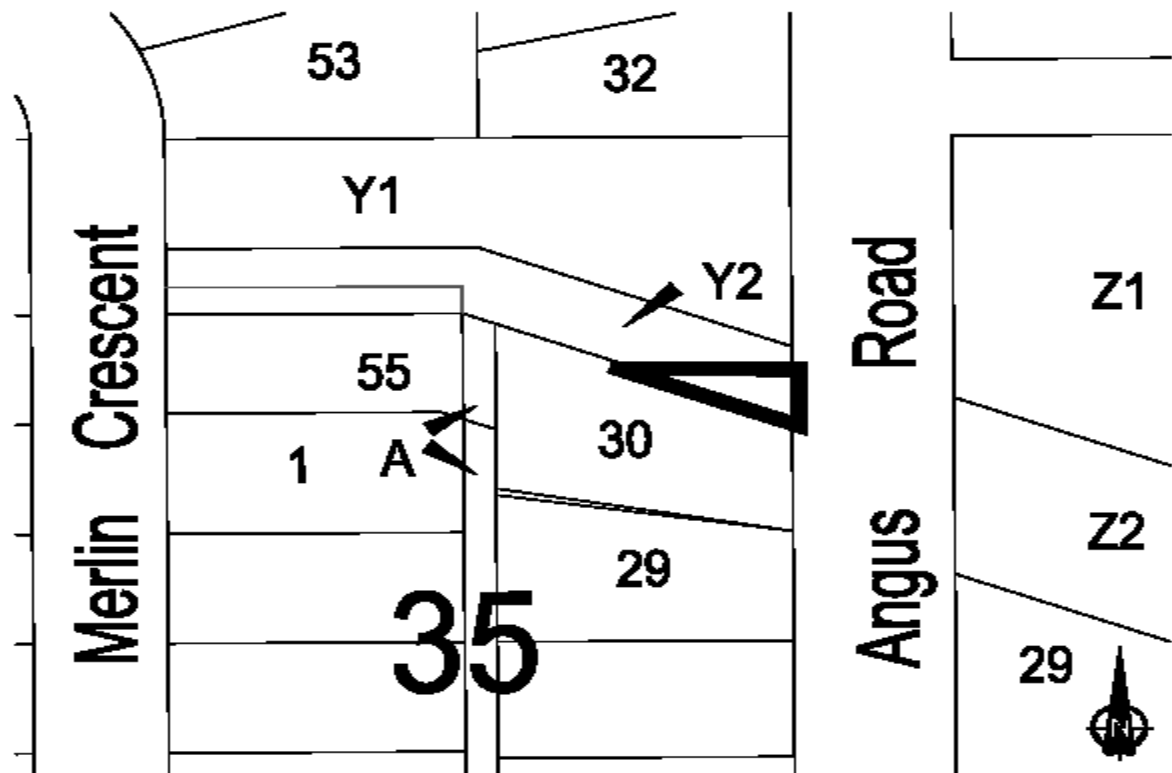
City Clerk

Approved as to form this _____ day of _____
2013.

City Solicitor

Appendix "A"

Project: 12-Z-31



ABSTRACT

BYLAW NO. 2013-9

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No.5)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed zoning bylaw amendment will create a new residential lot. A portion of Parcel Y2 shown on the map will be subdivided and consolidated with the adjacent property (Lot 30 and part of Lot 31, Block 35) to accommodate the driveway which was partially constructed on Parcel Y2. That portion of Parcel Y2 requires rezoning to R1- Residential Detached to correspond to the zoning of the adjacent property
STATUTORY AUTHORITY:	Section 69 of <i>The Planning and Development Act, 2007</i>
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required pursuant to section 207 of <i>The Planning and Development Act, 2007</i>
PUBLIC NOTICE:	Required pursuant to section 207 of <i>The Planning and Development Act, 2007</i>
REFERENCE:	Regina Planning Commission Meeting January 30, 2013 RPC13-9
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
ORIGINATING DEPARTMENT:	Planning Department Community Planning and Development

BYLAW NO. 2013-10

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No 6.)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 - Zoning Maps (Map No. 2483 and 2484) is amended as it pertains to the property shown on attached Appendix "A" and legally described and being rezoned as followed:

Land Description: Surface Parcel #202734154
Proposed Lots 1 to 56, Block 46, within Harbour
Landing Phase 7-3A

Civic Address: N/A

Current Zoning: R6 – Residential Multiple Housing

Proposed Zoning: R5 – Medium Density Residential

- 3 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 25^h DAY OF FEBRUARY 2013

READ A SECOND TIME THIS 25th DAY OF FEBRUARY 2013

READ A THIRD TIME AND PASSED THIS 25th DAY OF FEBRUARY 2013

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

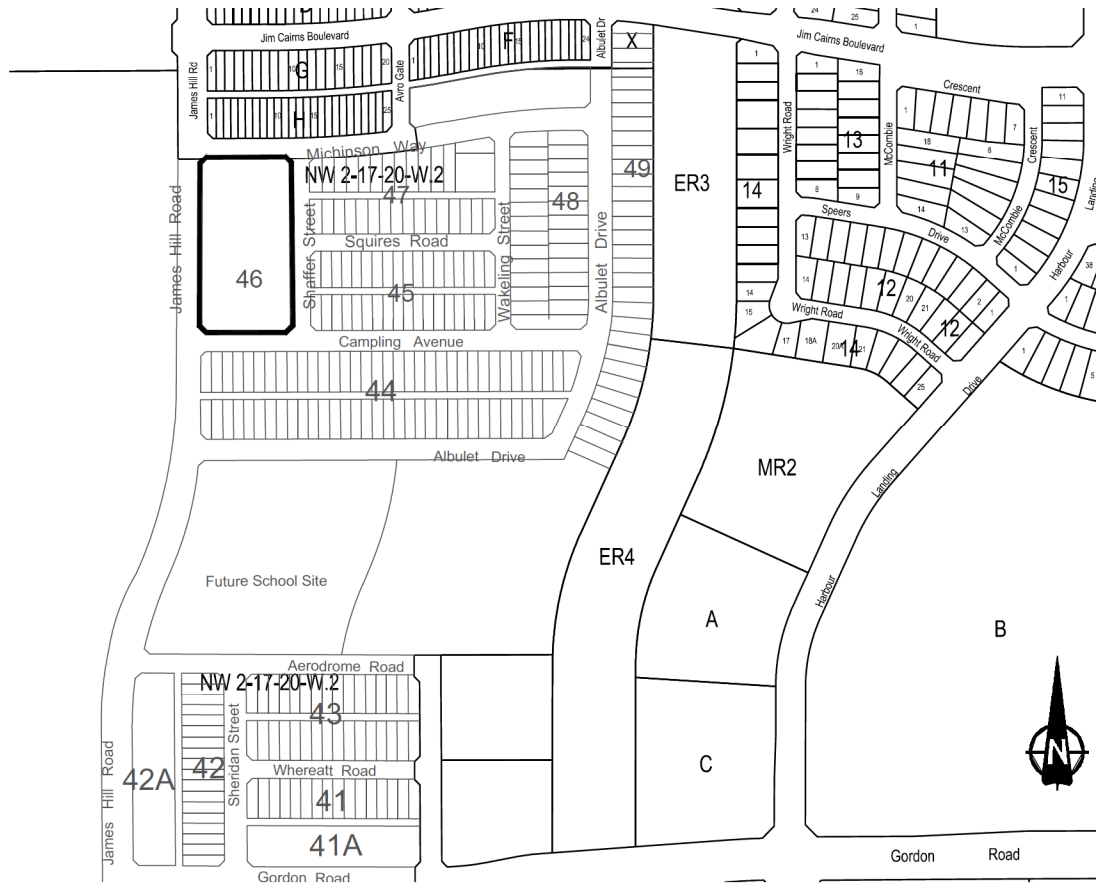
City Clerk

Approved as to form this _____ day of _____
2013.

City Solicitor

Appendix "A"

Project: 12-Z-21 12-CP-8



ABSTRACT

BYLAW NO. 2013-10

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No.6)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed zoning bylaw amendment is necessary to accommodate the rezoning, which will be accomplished by reclassifying the subject lands from high—density residential to medium-density residential.
STATUTORY AUTHORITY:	Section 69 of <i>The Planning and Development Act, 2007</i>
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	Required pursuant to section 207 of <i>The Planning and Development Act, 2007</i>
PUBLIC NOTICE:	Required pursuant to section 207 of <i>The Planning and Development Act, 2007</i>
REFERENCE:	Regina Planning Commission Meeting January 16, 2013 RPC13-3
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
ORIGINATING DEPARTMENT:	Planning Department Community Planning and Development

BYLAW NO. 2013-12

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No 7.)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 - Zoning Maps (Map No. 2492) is amended as it pertains to the property shown on attached Appendix "A" and legally described and being rezoned as followed:

Land Description: **Part of Municipal Reserve R10, Plan No. 80R30750, Walsh Acres**

Civic Address: **281 Rink Avenue**

Current Zoning: **PS – Public Service**

Proposed Zoning: **R1 – Residential Detached**

- 3 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 25^h DAY OF FEBRUARY 2013

READ A SECOND TIME THIS 25th DAY OF FEBRUARY 2013

READ A THIRD TIME AND PASSED THIS 25th DAY OF FEBRUARY 2013

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

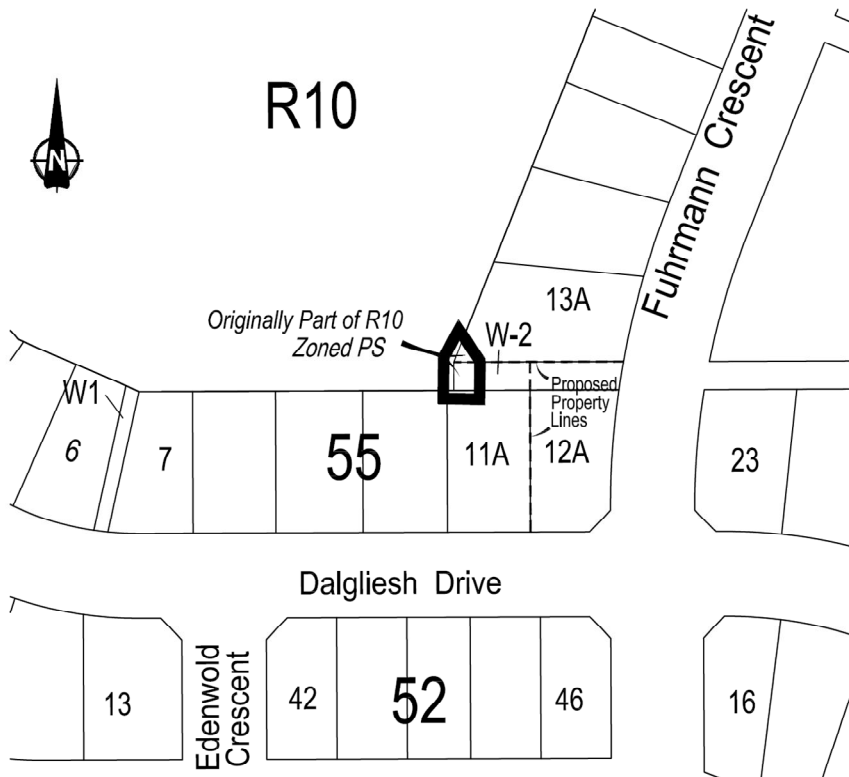
City Clerk

Approved as to form this _____ day of _____
2013.

City Solicitor

Appendix "A"

Project: 12-Z-26



ABSTRACT

BYLAW NO. 2013-12

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No.7)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed zoning bylaw amendment is to rezone a portion of 281 Rink Avenue (Firehall Park) to accommodate the consolidation with adjacent lots.
STATUTORY AUTHORITY:	Section 69 of <i>The Planning and Development Act, 2007</i>
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required pursuant to section 207 of <i>The Planning and Development Act, 2007</i>
PUBLIC NOTICE:	Required pursuant to section 207 of <i>The Planning and Development Act, 2007</i>
REFERENCE:	Regina Planning Commission Meeting January 30, 2013 RPC13-7
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
ORIGINATING DEPARTMENT:	Planning Department Community Planning and Development

BYLAW NO. 2013-13

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No 8.)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 - Zoning Maps (Map No. 3288) is amended as it pertains to the property shown on attached Appendix "A" and legally described and being rezoned as followed:

Land Description: Surface Parcel 165205712, Block L, Plan No. 102029633, Extension 1, Eastgate Subdivision

Civic Address: 1625 Neville Drive

Current Zoning: MAC – Major Arterial Commercial

Proposed Zoning: R6 – Residential Multiple Housing

- 3 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 25th DAY OF FEBRUARY 2013

READ A SECOND TIME THIS 25th DAY OF FEBRUARY 2013

READ A THIRD TIME AND PASSED THIS 25th DAY OF FEBRUARY 2013

Mayor

City Clerk

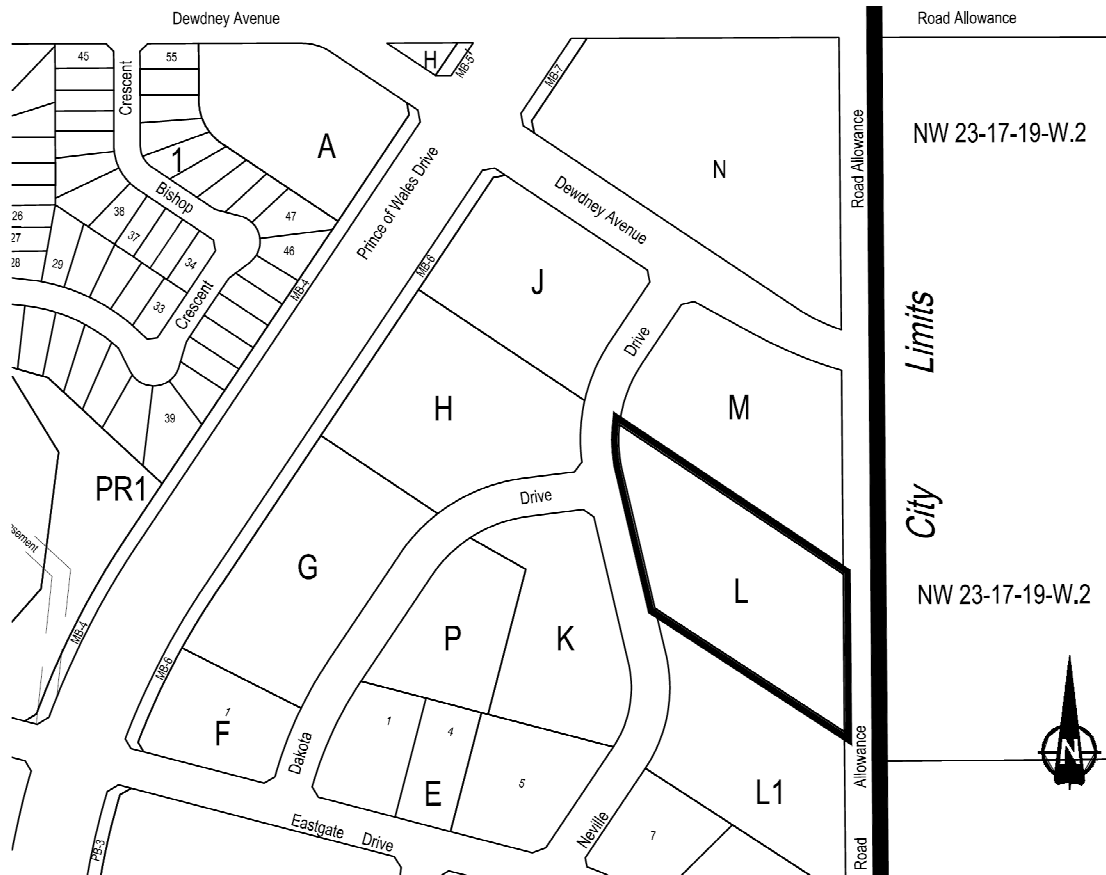
(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this _____ day of _____
2013.

City Solicitor



ABSTRACT

BYLAW NO. 2013-13

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No.8)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	This Bylaw rezones one parcel in the Kanosis subdivision (Block L, Plan 102029633, Extension 1) from Major Arterial Commercial to Residential Multiple Housing to accommodate a planned group of dwellings.
STATUTORY AUTHORITY:	Section 69 of <i>The Planning and Development Act, 2007</i>
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required pursuant to section 207 of <i>The Planning and Development Act, 2007</i>
PUBLIC NOTICE:	Required pursuant to section 207 of <i>The Planning and Development Act, 2007</i>
REFERENCE:	Regina Planning Commission Meeting January 30, 2013 RPC13-6
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
ORIGINATING DEPARTMENT:	Planning Department Community Planning and Development

BYLAW NO. 2013-14

SALE OF MUNICIPAL RESERVE AT 281 RINK AVENUE
(FIREHALL PARK) BYLAW

PURSUANT TO SECTION 199(2) OF THE PLANNING AND DEVELOPMENT ACT,
2007, THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The portion of the municipal reserve located at 281 Rink Avenue (Firehall Park) described as the southeastern 37.48 square metres as shown on the property map attached as Schedule "A" which forms part of this bylaw.
- 2 Administration is authorized to do all such other things as may be necessary to effect the intent of this Bylaw.
- 3 This Bylaw comes into force upon Ministerial approval.

READ A FIRST TIME THIS 25^h DAY OF FEBRUARY 2013

READ A SECOND TIME THIS 25th DAY OF FEBRUARY 2013

READ A THIRD TIME AND PASSED THIS 25th DAY OF FEBRUARY 2013

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

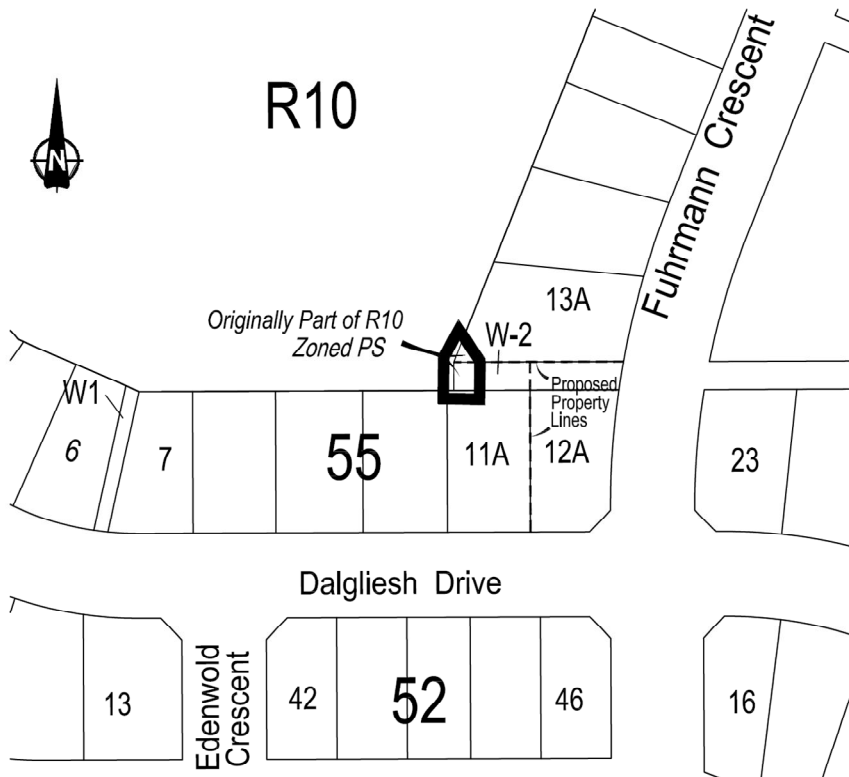
City Clerk

Approved as to form this _____ day of _____, 2013.

City Solicitor

Appendix "A"

Project: 12-Z-26



ABSTRACT

BYLAW NO. 2013-14

SALE OF MUNICIPAL RESERVE AT 281 RINK AVENUE
(FIREHALL PARK) BYLAW

PURPOSE:	The purpose of this Bylaw is to allow for the sale of a portion of municipal reserve located at 281 Rink Avenue (Firehall Park).
ABSTRACT:	This Bylaw allows for the sale of a portion of Municipal Reserve located at 281 Rink Avenue (Firehall Park)
STATUTORY AUTHORITY:	Section 199(2) of <i>The Planning and Development Act, 2007</i>
MINISTER'S APPROVAL:	Ministerial approval is required pursuant to s. 199(2) of the Planning and Development Act, 2007
PUBLIC HEARING:	Required pursuant to section 207 of <i>The Planning and Development Act, 2007</i>
PUBLIC NOTICE:	Required pursuant to section 207 of <i>The Planning and Development Act, 2007</i>
REFERENCE:	Regina Planning Commission Meeting January 30, 2013 RPC13-7
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Administrative
ORIGINATING DEPARTMENT:	Planning Department Community Planning and Development

BYLAW NO. 2013-18

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 3)
AMENDMENT BYLAW

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 Bylaw No. 2013-5, being *The Regina Zoning Amendment Bylaw, 2013 (No. 3)* is amended in the manner set forth in this Bylaw.
- 2 Section 3 is repealed and the following substituted:

“3 This Bylaw comes into force on the day of passage.”
- 3 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 25th DAY OF February 2013.

READ A SECOND TIME THIS 25th DAY OF February 2013.

READ A THIRD TIME AND PASSED THIS 25th DAY OF February 2013.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this _____ day of
_____, 20____.

City Solicitor

ABSTRACT

BYLAW NO. 2013-18

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 3) AMENDMENT BYLAW

PURPOSE:	To correct an error in Bylaw 2013-5.
ABSTRACT:	Section 3 of bylaw 2013-5, being <i>The Regina Zoning Amendment Bylaw, 2013 (No. 3)</i> reads that the bylaw comes into force on the date an interest based on the Contract Zone Agreement is registered in the Land Registry at Information Services Corporation. The bylaw was simply amending a map to the <i>Zoning Bylaw</i> so section 3 should have read that the bylaw comes into force on the day of passage.
STATUTORY AUTHORITY:	N/A
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Regina Planning Commission, January 16, 2013, RPC13-2
AMENDS/REPEALS:	Amends Bylaw No. 2013-5
CLASSIFICATION:	Administrative
INITIATING DIVISION:	Office of the City Manager
INITIATING DEPARTMENT:	Office of the City Solicitor



February 21, 2013

City of Regina
Office of the City Clerk
Queen Elizabeth II Court
2476 Victoria Avenue
Regina, Saskatchewan S4P 3C8

Dear Ms. Swidnicki:

RE: Sale of City Property Portion of S.E. ¼ Section, 12, Township 18,
Range 20, W2M
Finance and Administration Committee Report FA13-3

Attached is my presentation for the February 25, 2013 council meeting.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Reese". The signature is fluid and cursive, with the first name "Kevin" and last name "Reese" clearly distinguishable.

Kevin Reese, CMA, CA
General Manager
Hawkstone Developments Ltd.

Enclosure



February 21, 2013

City of Regina
Queen Elizabeth II Court
2476 Victoria Avenue
Regina, Saskatchewan S4P 3C8

To His Worship the Mayor and Members of City Council:

RE: Sale of City Property Portion of S.E. ¼ Section, 12, Township 18,
Range 20, W2M
Finance and Administration Committee Report FA13-3

Good evening your Worship and Members of Regina City Council. My name is Kevin Reese and I am the General Manager for Hawkstone Developments.

This evening, we respectfully request Council's approval for the sale of approximately 1.5 acres of land to Hawkstone Developments Ltd. We require this small parcel of land to accommodate a proposed development of 172 rental apartments. This 1.5 acre parcel will be consolidated with our Hawkstone land and subdivided to form Parcels T and X, which is in compliance with our approved Concept Plan. Without this land, we are unable to subdivide Parcels T and X to the size required for the apartment buildings and the project will not proceed. The appraised value of the 1.5 acre parcel is \$112,500. We are offering to purchase this land from the City of Regina for \$165,000.00. A zoning application has been submitted to have this land zoned R6, which is consistent with our Concept plan. The land owned by Hawkstone Developments Ltd. has already received approval for an R6 zone. Should Council approve the sale, the zoning approval for the 1.5 acres will be before Council on April 8, 2013.

I would like to thank the City Administration for their efforts in bringing the report forward to you for approval with special recognition to Jason Carlston, Don Barr and Chuck Maher. I would be pleased to answer any questions that you're Worship or Councillors may have.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Reese".

Kevin Reese, CMA, CA
General Manager

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Sale of City Property Portion of S.E.1/4 Section 12, Township 18, Range 20, W2M

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- FEBRUARY 12, 2013**

1. That the sale of the City Property Portion of S.E.1/4 Section 12, Township 18, Range 20, W2M to Hawkstone Developments Ltd. be approved under the terms and conditions shown in the body of this report;
2. That the Administration be authorized to finalize the terms and conditions of the legal sale documents;
3. That the City Clerk be authorized to execute the legal sale documents, as prepared by the City Solicitor.

FINANCE AND ADMINISTRATION COMMITTEE – FEBRUARY 12, 2013

Kevin Reese, representing Hawkstone Developments Ltd., addressed the Commission.

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #4 does not require City Council approval.

Councillors: Bryon Burnett, Shawn Fraser, Bob Hawkins, Terry Hincks and Wade Murray were present during consideration of this report by the Finance and Administration Committee.

The Finance and Administration Committee, at its meeting held on February 12, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the sale of the City Property Portion of S.E.1/4 Section 12, Township 18, Range 20, W2M to Hawkstone Developments Ltd. be approved under the terms and conditions shown in the body of this report;
2. That the Administration be authorized to finalize the terms and conditions of the legal sale documents;
3. That the City Clerk be authorized to execute the legal sale documents, as prepared by the City Solicitor; and

4. That this report be forwarded to the February 25, 2013 City Council meeting to allow time for public notice to be given.

CONCLUSION

When considering the sale of any City-owned land, the Administration typically ensures that the land for sale is made available publicly. In this case, the subject land is to be sold to Hawkstone Developments Ltd. without any public process. Hawkstone Developments Ltd. has approached the City, advising that some additional land is required to accommodate their proposed apartment building development. Parcel T1 requires an additional 0.665 acres, and Parcel X1 requires 0.581 acres (see attached Appendix C). In addition, the purchaser will be required to purchase the land area between these two parcels then dedicate a 0.264 acre area to continue the Elgaard Drive road right-of-way.

BACKGROUND

The subject land is proposed to be divided into two parcels plus a portion of land that must be dedicated as a roadway and the total area being considered for sale is 1.5 acres. The subject land is part of a parcel of land that is approximately 215 acres in size owned by the City of Regina. The Real Estate Branch is currently preparing to submit an application to amend the Concept Plan, and determined that the land being requested by Hawkstone Developments Ltd. will not adversely affect the City's long term planning of these lands. Subsection 101 (1) of *The Cities Act* stipulates that "No council shall delegate: (k) the sale or lease of land for less than fair market value and without a public offering". Accordingly, since the subject property has never been made publicly available for sale, City Council's approval of this sale is required and is the subject of this report.

DISCUSSION

Hawkstone Developments Ltd. requires additional land adjacent to their parcels to accommodate two new rental apartment developments with a total of 172 units. Without the additional land the project for the 172 rental apartment projects would not proceed. Hawkstone Developments Ltd. is prepared to purchase the subject property with the following terms and conditions:

Purchaser:	Hawkstone Developments Ltd.
Land Area:	1.5 acres
Purchase Price:	\$165,000.00 net as per appraised value August 14, 2012
Payment Terms:	Cash on closing
Possession Date:	Closing Date
Closing Date:	Within 30 days following all necessary approvals
Other Terms:	Conditional upon the approval of City Council, Zoning Amendment and Subdivision approval

RECOMMENDATION IMPLICATIONS

Financial Implications

If recommendations in this report are approved the net revenue would be \$165,000.

Environmental Implications

None with respect to this report.

Strategic Implications

If the recommendations in this report are approved the sale will enable Hawkstone Developments Ltd. to proceed with the 172 rental apartment unit development.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Hawkstone Developments Ltd. will be provided a copy of this report and will be informed on the progress of the sale, and subdivision process. Public notice as required by *The Cities Act* will be provided before this report is considered by City Council.

DELEGATED AUTHORITY

The sale of City-owned property without a public offering requires the approval of City Council.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



Todd Blyth, Secretary

APPENDIX C



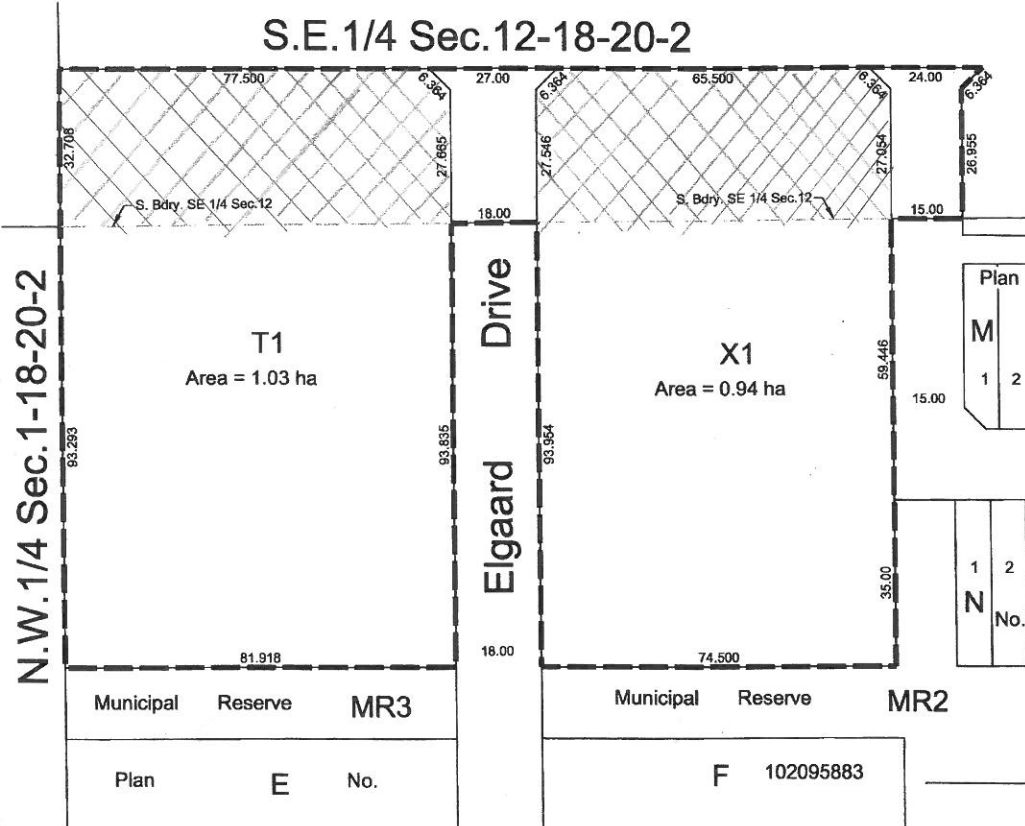
Plan Showing
PROPOSED SUBDIVISION
 of Parcels T & X,
 Plan No. _____
 N.E.1/4 Sec.1
 and Part of S.E.1/4 Sec.12
 Twp. 18 Rge. 20 W-2 Mer.
 Regina, Saskatchewan
 September, 2012
 Scale 1:1000

Notes

Measurements are in metres and decimals thereof.
 Area to be approved is outlined with a heavy dashed line and contains approximately 2.08 hectares.
 Dimensions are approximate and are subject to changes up to $\pm 5.0\text{m}$ at the time of legal survey.
 Lot dimensions will not go below the minimum allowed by zoning. Street boundaries will be parallel and the perpendicular width will remain as shown.

Dated at Regina in the
 Province of Saskatchewan
 This 12th day of September, 2012.

Guy Craig, S.L.S.
 Saskatchewan Land Surveyor



Owners:

Hawkstone Developments Ltd.

Seal

City of Regina

Seal

APPROVAL : The City of Regina
 Approval under the provisions of Bylaw No. 7748 of the
 City of Regina this ____ day of _____, 20__

City Clerk

Seal

FOCUS REGISTERED
 FOCUS CORPORATION LAND
 SURVEYORS
 DWG. NO. 010038138-SDTN02-R00

SASKATCHEWAN REGIONAL OFFICE

3731 E. Eastgate Drive, Regina, SK S4Z 1A5, (306) 525-5874, Fax: (306) 781-8177 cupe.ca scfp.ca

Via Email

February 21, 2013

Joni Swidnicki, City Clerk
Office of the City Clerk
City of Regina
P.O. Box 1790
Regina, SK S4P 3C8

Dear Ms. Swidnicki:

Local 21 would like to submit the attached brief for inclusion at the February 25, 2013 meeting of City Council. Tim Anderson, President of CUPE Local 21 and Cheryl Stadnichuk, Research Representative, are requesting to be a delegate at this meeting.

Should you require any further information, please contact Tim Anderson at 527-5181.

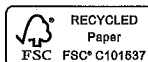
Yours truly,



Theresa Schneider, Temporary Secretary
Canadian Union of Public Employees

/ts:cope491
Attachment

C: Tim Anderson, President, Local 21
Guy Marsden, National Representative





Public Risk

Private Profit

Presentation to City of Regina Council
By CUPE Local 21
February 25, 2013

Introduction

CUPE Local 21 represents about 1,300 permanent and casual employees of the City of Regina. Our members provide important front line services to the citizens of Regina in the areas of public works, parks and recreation and community services.

Our members maintain and repair sewer and water lines, collect garbage and upkeep the landfill site. We clear snow, maintain and repair city streets, alleys, sidewalks and boulevards. We keep Regina's parks and green spaces beautiful. Local 21 members also operate the sewage treatment plant.

We are here before council to follow up on our presentation to executive committee last week on the new wastewater treatment plant.

Federal Funding for Infrastructure

We are well aware that the federal government has imposed new regulations for wastewater treatment on municipalities but without infrastructure funding to assist with upgrades.

We know that the only funding currently available to municipalities is through the PPP Canada Fund –money which is available only if municipalities use the private financing model of a P3.

A number of city councillors told us last week that it “would be irresponsible not to apply for this money.” The PPP Canada Fund money, however, binds you to one infrastructure financing model: the most expensive, risky one. Its goal is to push the privatization and private operation of infrastructure in Canada even though it is more costly.

The federal government shouldn't force municipalities to do P3s and privatize public services and operations as a condition of receiving funding. They should provide the necessary funding and then allow municipalities to decide how they can build infrastructure.

Other municipalities, especially in BC, have opposed this model and passed resolutions calling on the federal government to develop alternative funding for municipal infrastructure. The Union of BC Municipalities has called for infrastructure funding that is neutral on project delivery (no forced P3 model) so that cities can make good choices based on local needs.¹ We urge the City of Regina to also pressure the federal government to provide infrastructure funding without determining the delivery model.

¹ Union of BC Municipalities, *Long Term Infrastructure Funding: Submission to Infrastructure Canada from UBCM*, September 2012.

Traditional procurement is less expensive

The wastewater treatment plant business case admits that the Construction Manager at Risk – Design Build (CMAR-DB) would be less expensive than the P3 model. But once the consultant considered the possibility of \$50 million in funding from PPP Canada, then his recommendation was slanted to the P3 model.

The possibility of accessing \$50-\$57 million from PPP Canada is not insignificant, but it represents a drop in the bucket (5 to 6%) of the total 30-year life cycle costs of the project including operations, maintenance, capital renewal and borrowing.

In addition, it only provides a small cost advantage over the CMAR-DB model. If there are cost overruns or higher operation or maintenance costs during the life of the P3 wastewater treatment plant, then there will no cost advantage to the P3 model.

Numerous auditor generals have found that P3s cost far more than traditional procurement because of the higher cost of private financing – but this is covered up through creative accounting.

Risk transfer

City councillors and administration have said that the private company will bear all the risk because it will invest \$118 million in the project.

When we talk about risk, it is important to point out that the only risk the private company bears is the actual equity – its own cash – that it puts on the line. It is unlikely that the private company which wins the bid on the wastewater treatment plant will have \$118 million in cash to invest. The company likely will put very little equity into the project – perhaps 10-20% of its investment. Instead, it will borrow the majority of the \$118 million -- and at much higher interest rates than at what the city can borrow.

Value for money (VfM) calculations are hypothetical calculations that appear to have no concrete evidence or substance behind them. A recent article in *The Journal of American Planning Association* reviewed 28 P3 projects in Ontario and found that “a retained risk premium averaging 49% of the base cost of delivering the project was added to the traditional procurement option and in each case this additional risk premium swung the VfM calculation in favor of the PPP.”²

² Matti Siemiatycki and Naeem Farooqui (2012), Value for Money and Risk in Public-Private Partnerships, *Journal of American Planning Association*, 78:3, p.289.

The authors also point out that the base cost of projects is on average 16% lower when delivered through traditional procurement rather than a P3.

The article reports on a study of the risk workshop process in Britain. The study found that the process for allocating risk was very subjective and leads to the overestimation of risks retained by the public sector in traditional procurement and underestimation of risks that could be controlled in a well-managed traditional model.³

There are many examples of provincial auditor criticizing P3s for being more expensive and not really transferring risk. When the Ontario provincial auditor reviewed one of Ontario's first P3 hospitals, he concluded that "the risk transfer costs were excessive."⁴

There's no justification for assuming that the private sector bears more risk than what they put forward as equity, which is usually a small share of the financing.

In fact, this Design-Build-Finance-Operate-Maintain (DBFOM) project could increase financial risk rather than reduce risk to the city. If the company should have financial problems or for some reason walk away from the project, the city would be responsible for the company's outstanding debt obligations. Numerous P3s have failed or required further bailouts and subsidies from the government. The risk always remains with the public sector.

Consider the case of the gas-fired power plant in Ontario: the private company put very little equity into the plants, borrowed \$61 million at 14% interest rates from hedge funds to build the plant. When the project was cancelled the hedge funds sued the Ontario government for \$300 million. According to *The Globe and Mail*, almost all of the \$190-million the Ontario government paid in compensation to scrap the controversial power plant went to eight hedge funds based in the United States and Cayman Islands.⁵ The hedge funds pocketed \$149 million, more than twice what they invested.

Ownership versus control

At executive committee, many councillors emphasized that the City of Regina will continue to "own and control the facility." We believe that you are over confident that you will maintain control over a facility that is financed, operated and maintained by a private, for-profit company.

³ Ibid., p. 291.

⁴ Ibid., p. 292. See also: Auditor General of Ontario report, 2008, p. 112.

⁵ Karen Howlett and Paul Waldie, "Hedge funds reaped \$149 million from cancelled Ontario power plant," *The Globe and Mail*, November 7, 2012.

Even the most lengthy, detailed legal contracts for P3s cannot protect the city from all unforeseen circumstances.

In the United Kingdom, where P3s were born as Private Finance Initiatives (PFIs), more than 60 hospitals are now under financial difficulties because of their P3 financial obligations. P3s have put the health system “at the brink of financial collapse,” according to the Conservative health minister. Total P3 obligations in the UK now amount to over £300 billion (or close to Cdn \$500 billion). It is the creative accounting behind Value for Money that has created a “debt bomb” in the UK.

Because of such massive failures with their P3 system, the conservative government in the UK just revamped their private finance initiative to increase transparency and to require that service and operations, such as cleaning and catering, not be included in these long-term contracts.

While the UK has decided to stop including service and operations in its P3s because of unsupportable debt, Regina’s city council is deciding to include operation and maintenance in its P3. This is a dangerous and foolish error. We believe it is critical that the city – and city workers – continue to provide the operation and maintenance of the new facility. This is work that should be under public control and supervision of the city and not a private for-profit company because responsibility for water and wastewater treatment services to the public rests solely with the city.

Innovation and technology

Another argument made by councillors was that the DBFOM model is the only way to access new technology and innovation.

We do not understand why the city couldn’t call for the latest technology and innovation in a Request for Proposal (RFP) for a Design-Build? Surely this could be a requirement in your RFP. There is no evidence that innovation can only be guaranteed with a DBFOM.

In fact, with a DBFOM the city would be locking into a 27-year operation and maintenance contract based on today’s technologies. What about new innovations down the road? What if demand conditions change or the city’s population does not grow as expected? How will the city be able to benefit from future technology and innovation in a 27-year contract without renegotiating the operation and maintenance contract at great cost?

Technology changes rapidly and the city needs the flexibility to adjust to these new technologies. Locking into a 27-year operation and maintenance contract limits flexibility. Imagine if the city of Regina had locked itself into a 27-year contract for computers 10 years ago?

P3s undermine accountability, encourage collusion

In October of last year, former construction boss Lino Zambito told the Charbonneau Commission that public-private partnerships “are fertile ground for corruption and collusion.”

The Montreal Gazette reported Zambito saying that P3s create situations “where it is mutually beneficial for companies to let things slide when they are monitoring another company’s work site” because they know the roles could be reversed.⁶

Zambito also pointed out that small-and medium-size companies can’t compete with the big consortiums which always win P3 contracts. This means the number of competitors for infrastructure projects shrinks, encouraging monopolies in the construction business.

In response to the corruption scandal in P3s and high cost overruns, the Quebec Minister of Health announced last week that his government will “categorically close the door” on all future P3 projects.⁷

There are many examples of cost overruns, loss of public control and commercial secrecy in P3 projects. There is rarely much democratic oversight in such projects.

Public consultation

It is extremely important that the city of Regina engage in public consultation on this issue. You will be locking the city into a 30-year construction, finance operation and maintenance contract at a cost of close to \$1 billion. Future city council’s hands will be tied.

This 30-year contract will cost, at minimum, \$12,000 per household (\$1 billion for just over 83,000 households) and residents have not had a say on this. As we pointed out in our earlier presentation, a viewpoints research poll shows that over 64% of Saskatchewan residents think it is better for cities to build and operate infrastructure themselves.

Last year, the government of Manitoba passed legislation requiring all public sector entities – including municipalities -- to hold public consultations before the bidding process begins and before agreeing to any public private partnerships. The legislation also obligates the public sector to appoint an independent fairness monitor to oversee and review the bidding process, for public entities to publicly report the terms of the P3 contract and provide regular status reports.

⁶ The Montreal Gazette, October 16, 2012.

⁷ Michel Corbeil, “Le Ministre Hébert ferme la porte aux hopitaux en PPP, » Le Soleil, February 13, 2013.

Public pays for private profits

It is important to point out that P3s are not just about building public infrastructure -- they provide safe investment vehicles for equity funds and the wealthy. The sale of PPP equity provides new ways to make profits at a time when other financial investments have become risky. What could be safer than a long-term infrastructure investment guaranteed by the public sector?

According to Dr. Dexter Whitfield, Director of the European Services Strategy Unit of the UK, offshore infrastructure funds now account for over 75% of PPP equity transactions. They have grown rapidly, building portfolios of public assets with equity in 315 UK PPP projects. There has also been a significant loss in tax revenues to government because of tax avoidance by infrastructure funds.

In London, the private company Thames Water will be building a massive new sewage system but British taxpayers “will essentially guarantee the £4bn of Thames Water borrowing, so that whatever happens investors will get their money back” *The Guardian* reports. Thames Water is owned by various equity funds and it acts as “a vehicle whose over-riding priority is incredible shareholder enrichment. By maxing out on debt, all the astonishingly high interest payments can be offset against tax, so that in 2012 it paid no tax whatsoever even while paying £279.5m of dividends.”⁸

Legal Obligations under Collective Agreement

Finally, we would like to comment on the city’s legal obligations to respect and uphold the collective agreement with CUPE.

CUPE Local 21 maintains that the City of Regina has violated the collective agreement by failing to “offer to meet to discuss any concerns that might be brought forward” before considering contracting out this work. The requirement is for discussion that will include “an objective review of efficiencies expected as well as cost.”

That hasn’t happened and we would argue that the City of Regina is violating the collective agreement by voting to proceed without engaging in this discussion.

⁸ Will Hutton, “Thames Water – a private equity plaything that takes us for fools,” *The Guardian*, November 11, 2012.

Conclusion

We are disappointed that the City of Regina is embracing public private partnerships. Over the past year, our union has made many presentations to Council outlining the dangers of going down the privatization road.

The evidence is strong:

- P3s cost more than traditional procurement
- P3s do not deliver projects on budget and on time
- P3s do not transfer risk to the private sector
- P3s do not encourage competition or innovation
- And they undermine democratic control and accountability for our public services.

As we said earlier, many municipalities and provincial governments are saying no to P3s. In the case of our water and wastewater services, the public overwhelmingly supports public ownership and delivery of these services.

CS/ts:cope491



Dear Mr. Mayor and Council,

I am Jim Elliott, Chairperson of the Regina Chapter of the Council of Canadians.

We are here tonight to oppose the Public Private Partnership option to Build, Design, Finance, Operate and Maintain the Wastewater Treatment Plant as proposed.

We, like others across Canada and around the world, see P3s as not the right path to go.

We are opposed to this proposal going ahead for the following reasons:

1) Extra Costs

- This renewal project will cost more money upfront, many millions of dollars. Private investors cannot get as good an interest rate on loans that municipal governments can get.
- This renewal project will cost more money to finance in the long term. This will be seen as a cash cow to corporations and the City and its taxpayers will be paying for 10-20% profit over and above labour and material costs. And we are essentially adding them to the public trough for 30 years.
- This project is already costing the city additional upfront management and consultant fees even prior to putting the bid out to tender. This tendering process will require us to send this out to the entire world and not just Canada. Negotiation of the contract will be additional costs above what would be done in other models of procurement.
- This project opens the City of Regina up to legal challenges and potential law suits if a potential bidder feels that they have been not given the bid. These are unaccountable tribunals that are secret and not appealable. They can sue for lost profits. This could add millions to the cost and push us past the deadline demanded of us by the provincial and federal government.

- If one needs to be frugal with our money and make the best financial choice for Regina, P3s are not the best choice.

2) Lack of Risk Transfer

- This project does not transfer any risk of failure. Under the construction of the project, delays and other problems will be borne by the one holding the contract, the citizens of Regina.
- Once that contract is signed, the certainty of completion of the operation and maintenance could be in jeopardy and force the City of Regina to have to re-publicize the services at a high cost, not to mention potential pollution or other consequences with the failure of this project.

3) Privatization of a Public Service

- The provision of a public service implies a substantial increase in pride and commitment to the provision of that service. If this contract is given over to a foreign corporation or perhaps sold to other corporations over the 30 year period, what value will the final owner have in providing a service in another country where the consequences don't directly impact their operations? Their principal bottom line is the shareholders profits and not the public value given through a public service.
- This council or future councils will not be able to guarantee any part of the collective agreement once the corporation has take over the operations of the plant.

4) Loss of Accountability

- With this being a third party contract, there will be no obligation on the part of the corporation to disclose the contents of the contract with the City of Regina and the City of Regina will be bound by confidentiality to not be accountable to their taxpayers for taxes that they are being asked to provide. These corporations will not wish to disclose any details in this contract and they will take the City of Regina to court to protect the details in this contract.
- If this has any feature that could be considered as innovation, this will further push this away from being a transparent and accountable transaction.

5) Loss of Transparency

- Any discussion of this treatment plant and its operations into the future will have to be negotiated and that implies less information will be known about the operations of the plant beyond the final costs and what the province may force the corporation to disclose.

6) The First Hole in the Dyke

- If this Council proceeds down this path, this opens up this City to profiteering by the private sector.
- It reduces this city's capacity to favour local opportunities and local employment.
- It will reduce this city's capacity to utilize local products and services.
- It will mean everything is up for sale to the lowest bidder and the more profitable services will be cherry-picked away and will reduce this city's capacity to diversify its funding options.

7) Bullying by the Federal Government

- The use of a carrot of money to entice municipal and provincial governments to utilize the P3 option is tantamount to either blackmail or bullying on the side of the federal government when the government knows that municipalities are strapped for cash.

8) The company promoting the P3 option is being paid to promote the P3 option

- Deloitte is a member of the Canadian Council of Public-Private Partnerships. Their entire mandate is to be proponents of and extol the virtues of P3s. Can a company truly be trusted to provide all of the information especially the problems with P3s? Are they providing biased advice? An independent, unattached inquiry needs to be done to determine the true answer.

The actions of this Council may force, again, the public to take to the streets and force this Council to follow the wishes of the public through a binding plebiscite.

We reject this P3 option of providing services to the citizens of Regina and ask you to reject it as well. There is a better way. We can do better.

Jim Elliott, Chairperson
Council of Canadians

The Council of Canadians

The foundation of our work is the education and empowerment of people to fight for the values and policies we believe in. Our members, supporters and network of over 70 activist chapters create a powerful voice for social and environmental justice. We work to hold governments accountable and challenge the unbalanced power of corporations, promoting positive social change in Canada and the world.

We believe this path must be founded on a deep understanding of our place within life and nature. We are the only species capable of profoundly altering the biosphere. That must inspire us to humility, not arrogance; to stewardship, not exploitation; and to social solidarity, not competition.

Promoting Economic and Social Justice

The Council of Canadians fights for economic and social justice. Decades of market-based, corporate friendly policies have stripped working people of their rights, undermined universal social security, and placed the demands of big business over the rights of people. We promote fair trade over free trade, just and sustainable jobs, public health care and water, energy and food security and alternatives to corporate power, here in Canada and around the world.

Protecting and Expanding The Commons

The Council of Canadians fights to protect the Commons. In the drive for unlimited growth, corporations and governments seek to commodify the Commons - those ecological, social and cultural resources and heritages that are shared by all - through takeover, privatization and exploitation, often using free trade agreements as the principle vehicle. We promote the preservation and reclamation of these Commons for the public good, here in Canada and around the world.

Creating a Living Democracy

The Council of Canadians fights for democracy. For several decades, the growing influence of big business over domestic governments and international institutions has led to a democratic deficit for people. Very often, government policy no longer reflects the will of the majority. We work to strengthen the power of civil society, including non-violent civil disobedience, to promote policies that serve people, communities and our shared environment, not corporate interests, here in Canada and around the world.

The Council of Canadians does not accept money from corporations or governments and is sustained by the volunteer energy and financial assistance of our members. We invite you to join our movement and become part of this collective effort. A better Canada – a better world – is possible!

FEBRUARY 25, 2013

RE WASTE WATER TREATMENT PLANT – PROCUREMENT

GOOD EVENING YOUR WORSHIP, MEMBERS
OF REGINA CITY COUNCIL. MY NAME IS
JOHN HOPKINS AND I AM THE CHIEF
EXECUTIVE OFFICER OF THE REGINA &
DISTRICT CHAMBER OF COMMERCE. I AM
HERE TONIGHT REGARDING THE ***WASTE
WATER TREATMENT PLANT –
PROCUREMENT RECOMMENDATIONS***
REPORT.

I WANT TO BEGIN MY COMMENTS BY
TALKING ABOUT THE IMPORTANT ROLE
THE PRIVATE SECTOR PLAYS IN THE
SAFETY AND SECURITY OF OUR SOCIETY.

FIRST OF ALL I WOULD LIKE YOU TO THINK
ABOUT DOCTORS, LAWYERS, DENTISTS,
AND PHARMACISTS, OR HOW ABOUT
ARCHITECTS, ENGINEERS AND BUILDERS ...
PLUMBERS, ELECTRICIANS AND
MECHANICS ...

WHAT ABOUT PILOTS, TRUCK DRIVERS AND
LOCOMOTIVE ENGINEERS, BANKERS,
ACCOUNTANTS AND INVESTMENT
ADVISORS. . .

YOUR WORSHIP THE LIST GOES ON AND ON.
THESE VOCATIONS ARE BUT A SMALL
SAMPLE OF THE SERVICES THAT WE TRUST
THE PRIVATE SECTOR TO PROVIDE ...
EVERY SINGLE DAY.

NOT ONLY DO WE COUNT ON THE PRIVATE
SECTOR TO PROVIDE THESE SERVICES TO A
VERY HIGH AND ETHICAL STANDARD, I
WOULD SAY THAT WITHOUT THESE
STANDARDS OF EXCELLENCE OUR SOCIETY
WOULD FACE AN UNCERTAIN FUTURE.

THE POINT I AM TRYING TO MAKE HERE IS
THAT FAR TOO OFTEN WE HEAR OF DOOM
AND GLOOM SCENARIOS WHERE THE ONLY
POSSIBLE 'SAFE' PROVIDER OF A SERVICE
IS THE PUBLIC SECTOR WHICH IS FRAUGHT
WITH ALL KINDS OF FALLACIES.

IF THE ARGUMENT WERE ACTUALLY TRUE
WE SHOULD BE ALL DRIVING LADA'S AND
TRABANTS INSTEAD OF THE WIDE ARRAY
OF OPTIONS THAT THE MOTOR INDUSTRY
PROVIDES.

A PRODUCT THAT MOST OF US RELY ON, ON
A DAILY BASIS AND A PRODUCT THAT
MANY OF US USE FOR THE SAFE
TRANSPORTATION OF THE MOST PRECIOUS
CARGO OF ALL ... OUR CHILDREN.

YOUR WORSHIP, I AM NOT HERE TO INFER
THAT THE PUBLIC SECTOR DOES NOT
PROVIDE QUALITY SERVICES. ON THE
CONTRARY, WE GENERALLY HAVE NO
QUALMS ABOUT THE SERVICES PROVIDED.

HOWEVER, ANY NOTION THAT THE
PRIVATE SECTOR IS INCAPABLE OF
PROVIDING A SERVICE THAT IS CURRENTLY
PROVIDED BY THE PUBLIC SECTOR BASED
ON ETHICS OR STANDARDS OF PRACTICE IS
FALSE AND GROSSLY MISLEADING.

YOUR WORSHIP WE SUPPORT STRATEGIC
INFRASTRUCTURE INVESTMENTS THAT
WILL HELP OUR COMMUNITY GROW.

THE WASTE WATER TREATMENT PLANT
WHILE ANYTHING BUT A SEXY
COMMUNITY ASSET IS CRITICAL TO THE
FUTURE OF OUR CITY.

THE REPORT INDICATES THAT A NUMBER
OF PROCUREMENT MODELS WERE
REVIEWED AND ARE AVAILABLE FOR THE
WASTE WATER TREATMENT PLANT
INCLUDING:

THE TYPICAL DESIGN BID, BUILD
OPTION ALL THE WAY THROUGH TO THE
MOST CONTEMPORARY

DESIGN, BUILD, FINANCE, OPERATE,
AND MAINTAIN MODEL.

THE TYPE OF MODEL TO USE ULTIMATELY
DEPENDS ON THE PROJECT. FOR SOME
PROJECTS THE TRADITIONAL DESIGN, BID,
BUILD WORKS WELL AND FOR OTHERS THE
USE OF A P3 MODEL WORKS WELL.

ESSENTIALLY THE DECISION COMES DOWN
TO FINDING A MODEL WHICH BEST FITS
THE PROJECT BASED ON A NUMBER OF
CRITERIA INCLUDING BUT NOT
RESTRICTED TO COST, INNOVATION, RISK
AND FUNDING.

YOUR WORSHIP, FOR THIS PROJECT WE
SUPPORT THE FINDINGS AND
RECOMMENDATIONS OF YOUR PROJECT
TEAM WHICH INCLUDES A GLOBAL EXPERT
ON PROCUREMENT MODELS, DELOITTE

AS WELL AECOM AN EXPERT IN
WASTEWATER TREATMENT PLANTS AND
ALTERNATIVE PROCUREMENT AND
FINANCIAL MODELS.

OUR SUPPORT IS BASED ON THE
FOLLOWING:

FIRST OF ALL, WE BELIEVE THE PRIVATE
SECTOR'S EXPERTISE IS IMPORTANT FOR A
PROJECT OF THIS SIZE AND COMPLEXITY.

IT WOULD SEEM PRUDENT TO HAVE A
BUSINESS THAT HAS DONE THIS BEFORE
TAKE THE RIENS TO PROVIDE US WITH A
QUALITY PROJECT.

IN OTHER WORDS LET'S NOT REINVENT THE
WHEEL. THERE IS NOTHING UNIQUE ABOUT
OUR WASTEWATER.

ANOTHER IMPORTANT ASPECT OF THIS
MODEL IS THE REQUIREMENT FOR FULL
LIFECYCLE COSTING WHICH IS
MANDATORY IN ORDER TO QUALIFY FOR
THE P3 CANADA FUND.

NOT ONLY IS IT A PREREQUISITE TO
QUALIFY FOR FEDERAL FUNDING IT ALSO
NEGATES ANY NOTION OF DEFERRED
MAINTENANCE.

THE TRANSFER OF RISK IS A VERY
IMPORTANT ASPECT OF THIS MODEL BE IT
FINANCIAL, TECHNOLOGICAL, AND OR
HUMAN RESOURCED BASED.

FROM A FINANCIAL PERSPECTIVE THE RISK
IS TRANSFERRED PARTIALLY TO THE
PRIVATE SECTOR BECAUSE THE PRIVATE
SECTOR WILL ASSUME FINANCIAL RISK IN
THE PROJECT. MOREOVER THERE IS FAR
MORE COST CERTAINTY IN THIS APPROACH
THAN A TRADITIONAL DESIGN BID BUILD.

IN TODAY'S MARKETPLACE THERE IS A LOT
TO BE SAID ABOUT COST CERTAINTY
WHICH WILL NOT ONLY HELP TO ENSURE
THE PROJECT COMES IN ON TIME AND ON
BUDGET AND TO A HIGH STANDARD, BUT
WILL ALSO ENSURE THAT THE FINAL
PRODUCT MEETS THE WASTE WATER
REQUIREMENTS OF SENIOR GOVERNMENTS.

STILL ANOTHER IMPORTANT FINANCIAL
CONSIDERATION UNDER THE DESIGN,
BUILD, FINANCE, OPERATE, AND MAINTAIN
MODEL IS THAT THE CITY WILL PAY FOR
THE BULK OF THE FULL COST OF THE
PROJECT THROUGHOUT THE 30 YEAR LIFE
CYCLE WHICH SIGNIFICANTLY LESSENS
THE REQUIREMENT FOR ADDITIONAL DEBT.

\$58.7 MILLION ... \$58.7 MILLION OR
ROUGHLY 25% OF THE CAPITAL COST OF
THE FACILITY COULD BE MADE AVAILABLE
BY THE FEDERAL GOVERNMENT FOR THIS
PROJECT IF IT IS A THE DESIGN, BUILD,
FINANCE, OPERATE, AND MAINTAIN
MODEL.

IF IT IS ANY OTHER MODEL THERE IS NO GOVERNMENT FUNDING AVAILABLE. THIS IS OF COURSE ONE OF THE MAIN REASONS, NOT THE ONLY, BUT ONE OF THE MAIN REASONS TO SUPPORT THIS MODEL.

YOUR WORSHIP, IF THERE IS AN OPPORTUNITY FOR US TO GET FEDERAL DOLLARS FOR A MAJOR INFRASTRUCTURE INVESTMENT; WE BELIEVE THAT IT WOULD BE FOOLHARDY NOT TO DO SO GIVEN THE SCARCITY OF MUNICIPAL DOLLARS.

YOUR WORSHIP, P3S HAVE BEEN IN USE IN
CANADA FOR A NUMBER OF YEARS NOW
AND HAVE BEEN A POSITIVE MODEL FOR
GOVERNMENTS TO USE IN THE
DEVELOPMENT OF LARGER COMMUNITY
INFRASTRUCTURE PROJECTS.

WHILE NOT ALL P3 PROJECTS HAVE BEEN
SUCCESSFUL I THINK IT IS FAIR TO SAY AS
COUNCILLOR YOUNG STATED AT
EXECUTIVE COMMITTEE THAT MANY HAVE
BEEN VERY SUCCESSFUL. THE KEY
DETERMINANT OF SUCCESS IS THE CITY'S
DUE DILIGENCE.

THERE ARE MANY MYTHS AND
MISCONCEPTIONS ABOUT P3S. WE WOULD
LIKE TO COMMENT ON A FEW.

**1. THE PRIVATE SECTOR IS THE ONLY
WINNER – THIS IS A COMMON CLAIM
HEARD ABOUT P3S.**

ON THIS POINT WHAT WE WOULD
LIKE YOU TO DO IS RELY ON WHAT
THE EXPERTS ARE SAYING BASED
ON VALUE FOR MONEY WHICH IN
THIS CASE IS 16.5%.

MOREOVER, THE REPORT INDICATES THAT TAXPAYERS FACE FAR LESS RISK UNDER THIS MODEL GIVEN THE PRIVATE SECTOR HAS SKIN IN THE GAME.

LOSS OF CONTROL – WHILE UNDER THE MODEL BEING RECOMMENDED THE CITY DOES NOT OPERATE THE FACILITY: AND I QUOTE, “THE CITY WILL RETAIN OWNERSHIP OF ALL ASSETS.”

IN ADDITION, AND THIS MAY BE
VERY IMPORTANT POINT, IN THE
FUTURE, THE CITY WILL RETAIN THE
RIGHT TO SELL THE EFFLUENT
WHICH WE HOPE WOULD BE USED TO
AT LEAST PARTIALLY OFFSET THE
COST OF THE FACILITY IF IN FACT A
POTASH MINE ULTIMATELY USES
THE EFFLUENT.

LOSS OF JOBS – THIS IS ANOTHER CLAIM THAT IS HEARD ABOUT P3S. IN THIS CASE THE REPORT INDICATES THAT THERE WILL NOT BE JOB LOSSES BUT RATHER A TRANSFER WITH ALL RIGHTS AND OBLIGATIONS RETAINED.

IN ADDITION, EMPLOYEES WILL ALSO HAVE THE ABILITY TO TRANSFER BACK TO THE CITY IF DESIRED.

MOREOVER, IT WOULD SEEM THAT
THERE COULD BE A SIGNIFICANT
OPPORTUNITY TO LEARN SOME
STATE OF THE ART TRAINING IN A
NEW FACILITY WHICH COULD BE
IMPORTANT TO SOME EMPLOYEES'
CAREERS.

YOUR WORSHIP, IN CONCLUSION WE
SUPPORT THE RECOMMENDATIONS AND
BELIEVE THAT A DESIGN, BUILD, FINANCE,
OPERATE, AND MAINTAIN MODEL IS THE
APPROPRIATE MODEL FOR THIS
STRATEGICALLY IMPORTANT
INFRASTRUCTURE INVESTMENT.

THANK YOU, IF I CAN ANSWER ANY
QUESTIONS, I WOULD BE HAPPY TO
ANSWER THEM NOW.

JOHN HOPKINS,

CHIEF EXECUTIVE OFFICER

REGINA & DISTRICT CHAMBER OF

COMMERCE

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: WWTP Upgrade – Procurement Recommendation

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- FEBRUARY 13, 2013**

1. That City Council approve proceeding with the Design/Build/Finance/Operate/Maintain (DBFOM) procurement approach for the upgrade of the wastewater treatment plant (WWTP).
2. That City Council authorize the Deputy City Manager of City Operations to proceed with the preparation of procurement documents (Request for Qualifications (“RFQ”) and Request for Proposals (“RFP”) in support of the DBFOM model for the upgrade of the WWTP (the “Project”) based upon the following scope:
 - a. the design and construction of a WWTP that meets the City’s WWTP permit effluent quality requirements that come into effect on December 31, 2016;
 - b. the boundary for the Project that begins upstream of the WWTP valve chamber, includes the WWTP site and the effluent discharge to Wascana Creek. For further certainty McCarthy Boulevard Pumping Station and the forcemain are not included within the scope of the Project;
 - c. a capacity of the upgraded WWTP that will be able to meet the needs of a population of 258,000.
 - d. a construction period that results in substantial completion of the Project in early 2017; and
 - e. a maximum 30 year term in the Project Agreement, which will include construction, operation and maintenance by the successful proponent. This includes the period for private operation of the current WWTP during construction and monthly payments, which will provide a performance based payment for operation, maintenance and financing of the Project. The City will continue to retain ownership of the WWTP.
3. That City Council authorize the Deputy City Manager of City Operations to prepare and issue a RFQ to identify short-listed proponents who could deliver the Project.
4. That City Council authorize the Deputy City Manager of City Operations to award an opportunity to participate in the RFP process to the three highest scoring proponents identified by the RFQ process.
5. The City Council authorize the Deputy City Manager of City Operations to prepare and issue a RFP to identify the successful proponent who will deliver the Project.

6. Subject to the preferred proponent meeting all RFP requirements, that City Council authorize the Deputy City Manager of City Operations to enter into a P3 Project Agreement (“Project Agreement”) to deliver the Project with the preferred proponent identified by the RFP.
7. That City Council approve that Administration submit a business case for the Project as a DBFOM delivery model to PPP Canada Inc. (“PPP Canada”) for funding consideration.
8. That City Council authorize the Deputy City Manager of City Operations to pursue discussions with PPP Canada, negotiate and finalize any funding agreements required by PPP Canada.
9. That City Council authorize the Deputy City Manager of City Operations to proceed with an RFQ while awaiting a PPP Canada funding decision, but the Deputy City Manager of City Operations shall not issue an RFP without first confirming that the City will receive PPP Canada funding for the Project.
10. That City Council require the City Administration seek further direction from City Council in the event the PPP Canada does not approve the Project for funding from the P3 Canada Fund or in the event that the scope of the Project or capital requirement for the Project change, pursuant to the requirements of *The Regina Administration Bylaw*.
11. That the following funding model for the WWTP Upgrade be approved:
 - a. Capital commitment of up to \$224.3 million for the design, construction, servicing, planning, procurement and project management costs, for the DBFOM procurement be funded from the following funding sources:
 - i. Up to \$118.3 million in debt through the private partner;
 - ii. Up to \$58.7 million, representing 25 % of eligible costs funded through the P3 Canada Fund, offsetting additional City debt;
 - iii. \$19.8 million from the General Utility Reserve; and
 - iv. \$27.5 million in previously approved capital funding.
 - b. In principle, the ability to pursue up to 30 year debt up to \$118.3 million. All debt issues require City Council approval through a debt borrowing bylaw, and will be brought forward to Council at a future date. In addition, the financial model includes payments to cover debt principal and interest payments that must be paid and recovered from revenue streams over 30 years.
 - c. In principle, a commitment to providing a performance-based payment for operations, maintenance and availability of the facility, compensating for a range of DBFOM service over the 30 year term, with an estimated cost of:
 - i. \$378.0 million (assuming 3.5 % inflation) in the operation and maintenance portion of the payment to P3 Contractor (“Project Co.”) for the WWTP. These costs are currently an ongoing part of the utility program;
 - ii. \$117.2 million in the major maintenance portion of the payment to Project Co., to ensure that the WWTP’s assets are maintained and upgraded appropriately through the WWTP’s lifecycle; and
 - iii. \$265.0 million towards the capital payment portion of the payment to Project Co.

- d. That the operation maintenance and the debt servicing costs be considered and funded through future budget proposals over 30 years and funded through revenue sources, including but not limited to the collection of:
 - i. \$44.6 million in funding from the Utility Servicing Agreement Fee (SAF) Reserve, to be applied to capital financing costs;
 - ii. Up to \$707.6 million in utility revenues; and
 - iii. \$8.0 million in funding through contractor funding, including deposit interest.
 - e. That the debt considered in the above assumptions for \$118.3 million be forwarded to the 2014 budget process for consideration.
12. That the City Clerk be authorized to execute the Project Agreement and any funding agreements required by PPP Canada.

EXECUTIVE COMMITTEE – FEBRUARY 13, 2013

The following addressed the Committee:

The following addressed the Committee:

Maurice Butler, representing himself;
Tim Anderson and Guy Marsden, representing CUPE Local 21;
Jim Elliott, representing the Regina Chapter of the Council of Canadians; and
John Hopkins, representing the Regina and District Chamber of Commerce

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Terry Hincks, Wade Murray, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on February 13, 2013, considered the following report from the Administration:

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- JANUARY 11, 2013**

1. That City Council approve proceeding with the Design/Build/Finance/Operate/Maintain (DBFOM) procurement approach for the upgrade of the wastewater treatment plant (WWTP).
2. That City Council authorize the Deputy City Manager of City Operations to proceed with the preparation of procurement documents (Request for Qualifications ("RFQ") and Request for Proposals ("RFP") in support of the DBFOM model for the upgrade of the WWTP (the "Project") based upon the following scope:
 - a. the design and construction of a WWTP that meets the City's WWTP permit effluent quality requirements that come into effect on December 31, 2016;

- b. the boundary for the Project that begins upstream of the WWTP valve chamber, includes the WWTP site and the effluent discharge to Wascana Creek. For further certainty McCarthy Boulevard Pumping Station and the forcemain are not included within the scope of the Project;
 - c. a capacity of the upgraded WWTP that will be able to meet the needs of a population of 258,000.
 - d. a construction period that results in substantial completion of the Project in early 2017; and
 - e. a maximum 30 year term in the Project Agreement, which will include construction, operation and maintenance by the successful proponent. This includes the period for private operation of the current WWTP during construction and monthly payments, which will provide a performance based payment for operation, maintenance and financing of the Project. The City will continue to retain ownership of the WWTP.
3. That City Council authorize the Deputy City Manager of City Operations to prepare and issue a RFQ to identify short-listed proponents who could deliver the Project.
4. That City Council authorize the Deputy City Manager of City Operations to award an opportunity to participate in the RFP process to the three highest scoring proponents identified by the RFQ process.
5. The City Council authorize the Deputy City Manager of City Operations to prepare and issue a RFP to identify the successful proponent who will deliver the Project.
6. Subject to the preferred proponent meeting all RFP requirements, that City Council authorize the Deputy City Manager of City Operations to enter into a P3 Project Agreement ("Project Agreement") to deliver the Project with the preferred proponent identified by the RFP.
7. That City Council approve that Administration submit a business case for the Project as a DBFOM delivery model to PPP Canada Inc. ("PPP Canada") for funding consideration.
8. That City Council authorize the Deputy City Manager of City Operations to pursue discussions with PPP Canada, negotiate and finalize any funding agreements required by PPP Canada.
9. That City Council authorize the Deputy City Manager of City Operations to proceed with an RFQ while awaiting a PPP Canada funding decision, but the Deputy City Manager of City Operations shall not issue an RFP without first confirming that the City will receive PPP Canada funding for the Project.
10. That City Council require the City Administration seek further direction from City Council in the event the PPP Canada does not approve the Project for funding from the P3 Canada Fund or in the event that the scope of the Project or capital requirement for the Project change, pursuant to the requirements of *The Regina Administration Bylaw*.

11. That the following funding model for the WWTP Upgrade be approved:

- f. Capital commitment of up to \$224.3 million for the design, construction, servicing, planning, procurement and project management costs, for the DBFOM procurement be funded from the following funding sources:
 - i. Up to \$118.3 million in debt through the private partner;
 - ii. Up to \$58.7 million, representing 25 % of eligible costs funded through the P3 Canada Fund, offsetting additional City debt;
 - iii. \$19.8 million from the General Utility Reserve; and
 - iv. \$27.5 million in previously approved capital funding.
- g. In principle, the ability to pursue up to 30 year debt up to \$118.3 million. All debt issues require City Council approval through a debt borrowing bylaw, and will be brought forward to Council at a future date. In addition, the financial model includes payments to cover debt principal and interest payments that must be paid and recovered from revenue streams over 30 years.
- h. In principle, a commitment to providing a performance-based payment for operations, maintenance and availability of the facility, compensating for a range of DBFOM service over the 30 year term, with an estimated cost of:
 - i. \$378.0 million (assuming 3.5 % inflation) in the operation and maintenance portion of the payment to P3 Contractor ("Project Co.") for the WWTP. These costs are currently an ongoing part of the utility program;
 - ii. \$117.2 million in the major maintenance portion of the payment to Project Co., to ensure that the WWTP's assets are maintained and upgraded appropriately through the WWTP's lifecycle; and
 - iii. \$265.0 million towards the capital payment portion of the payment to Project Co.
- i. That the operation maintenance and the debt servicing costs be considered and funded through future budget proposals over 30 years and funded through revenue sources, including but not limited to the collection of:
 - i. \$44.6 million in funding from the Utility Servicing Agreement Fee (SAF) Reserve, to be applied to capital financing costs;
 - ii. Up to \$707.6 million in utility revenues; and
 - iii. \$8.0 million in funding through contractor funding, including deposit interest.
- j. That the debt considered in the above assumptions for \$118.3 million be forwarded to the 2014 budget process for consideration.

12. That the City Clerk be authorized to execute the Project Agreement and any funding agreements required by PPP Canada.

EXECUTIVE COMMITTEE – JANUARY 11, 2013

The Committee adopted a resolution to concur in the recommendation contained in the report.

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Shawn Fraser, Bob Hawkins, Terry Hincks, Wade Murray, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on January 11, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approve proceeding with the Design/Build/Finance/Operate/Maintain (DBFOM) procurement approach for the upgrade of the wastewater treatment plant (WWTP).;
2. That City Council authorize the Deputy City Manager of City Operations to proceed with the preparation of procurement documents (Request for Qualifications ("RFQ") and Request for Proposals ("RFP") in support of the DBFOM model for the upgrade of the WWTP (the "Project") based upon the following scope:
 - f. the design and construction of a WWTP that meets the City's WWTP permit effluent quality requirements that come into effect on December 31, 2016;
 - g. the boundary for the Project that begins upstream of the WWTP valve chamber, includes the WWTP site and the effluent discharge to Wascana Creek. For further certainty McCarthy Boulevard Pumping Station and the forcemain are not included within the scope of the Project;
 - h. a capacity of the upgraded WWTP that will be able to meet the needs of a population of 258,000;
 - i. a construction period that results in substantial completion of the Project in early 2017; and
 - j. a maximum 30 year term in the Project Agreement, which will include construction, operation and maintenance by the successful proponent. This includes the period for private operation of the current WWTP during construction and monthly payments, which will provide a performance based payment for operation, maintenance and financing of the Project. The City will continue to retain ownership of the WWTP.
3. That City Council authorize the Deputy City Manager of City Operations to prepare and issue a RFQ to identify short-listed proponents who could deliver the Project;
4. That City Council authorize the Deputy City Manager of City Operations to award an opportunity to participate in the RFP process to the three highest scoring proponents identified by the RFQ process;

5. The City Council authorize the Deputy City Manager of City Operations to prepare and issue a RFP to identify the successful proponent who will deliver the Project;
6. Subject to the preferred proponent meeting all RFP requirements, that City Council authorize the Deputy City Manager of City Operations to enter into a P3 Project Agreement ("Project Agreement") to deliver the Project with the preferred proponent identified by the RFP;
7. That City Council approve that Administration submit a business case for the Project as a DBFOM delivery model to PPP Canada Inc. ("PPP Canada") for funding consideration;
8. That City Council authorize the Deputy City Manager of City Operations to pursue discussions with PPP Canada, negotiate and finalize any funding agreements required by PPP Canada;
9. That City Council authorize the Deputy City Manager of City Operations to proceed with an RFQ while awaiting a PPP Canada funding decision, but the Deputy City Manager of City Operations shall not issue an RFP without first confirming that the City will receive PPP Canada funding for the Project;
10. That City Council require the City Administration seek further direction from City Council in the event the PPP Canada does not approve the Project for funding from the P3 Canada Fund or in the event that the scope of the Project or capital requirement for the Project change, pursuant to the requirements of *The Regina Administration Bylaw*;
11. That the following funding model for the WWTP Upgrade be approved:
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 - iv. \$27.5 million in previously approved capital funding.
 - l. In principle, the ability to pursue up to 30 year debt up to \$118.3 million. All debt issues require City Council approval through a debt borrowing bylaw, and will be brought forward to Council at a future date. In addition, the financial model includes payments to cover debt principal and interest payments that must be paid and recovered from revenue streams over 30 years.
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 - ii. Up to \$707.6 million in utility revenues; and
 - iii. \$8.0 million in funding through contractor funding, including deposit interest.
 - o. That the debt considered in the above assumptions for \$118.3 million be forwarded to the 2014 budget process for consideration.
12. That the City Clerk be authorized to execute the Project Agreement and any funding agreements required by PPP Canada.

CONCLUSION

The City's Administration followed the steps of the City of Regina Public-Private Partnership (P3) Policy to consider procurement options for the construction and ongoing operation and maintenance of the WWTP.

Phase 1 (Delivery Model Assessment Process), which includes a Screening Assessment, Strategic Assessment and Value for Money Assessment is complete.

The analysis concluded that a Design/Build/Finance/Operate/Maintain (DBFOM) procurement approach, subject to receipt of PPP Canada funding, provides the City with the greatest value for money and meets the City's longer term operational and strategic objectives.

The other procurement options that were assessed had financial/strategic advantages over a traditional Design Bid Build (DBB) approach. However, a DBFOM had greater financial benefits than the others. The advantages of the DBFOM model were derived from more effective transfer of risk and the the opportunity to secure financial support from PPP Canada, through the P3 Canada Fund.

The risks and strategic considerations that apply to the DBFOM model include:

- Ensuring the long term maintenance needs of the plant are addressed throughout its lifecycle (no deferred maintenance);
- Transfer operating risks (i.e. new technology, more automation, staff recruitment and retention challenges) to the private sector;

- Addressing internal capacity constraints (human resource availability, expertise and processes) to effectively manage the delivery of a project of this size, scope and complexity.
- Cost certainty (the contractor will be required to agree to a fixed cost to deliver the project);
- The amount of debt the City would need to issue in addition to the timing of debt issuance; and
- Opportunity for innovation.

The \$224.3 million capital construction cost for the WWTP represents the high end estimate range using a DBFOM model. The estimate includes savings from efficiencies as a result of the DBFOM procurement process and incorporates a cost contingency of 15%. In some projects, such as the Stadium, there is an ability to adjust design to meet the budget. With the WWTP, the final determinant of cost is based on what is needed to meet regulations and is the reason for including a 15% contingency into the estimate. Projects receiving P3 Canada Fund approval are eligible to receive 25% of their capital costs. Even though this project meets the requirements, funding is subject to a final decision of the Federal Minister of Finance.

The following table summarizes the difference in Value for Money between the procurement models, based on the high end estimate, when PPP Canada funding is included:

	DBB	CMAR+DB	DBFOM
Value for Money	0% (Base Case)	7.6%	16.5%

The 30 year estimated life cycle cost of the WWTP including operations, maintenance, life cycle capital renewal and borrowing costs is \$984.5 million, assuming the high end capital cost of \$224.3 million. The long term operation and maintenance costs of the plant will depend on the final design and the results of the procurement process. Once life cycle costs are agreed to, the Project Co. will bear much of the risk of changes in the actual cost.

The DBFOM procurement recommendation meets the conditions within the P3 Policy when considering a P3 delivery model.

The project is aligned with City priorities and strategies	✓	The WWTP has been a planned part of the Utilities capital program.
The public interest is protected	✓	The WWTP will continue to be owned by the City. The regulatory permit requirements will remain with the City.
Risks are identified and managed	✓	Administration has identified the risks for the project and allocated those risks to the party best able to address them.
Value and affordability are demonstrated	✓	A robust financial and value for money model has been developed for the project.
The private sector is appropriately engaged	✓	The Administration, through its consultants, undertook market sounding to understand the expectations and capacity of the market to deliver the project.
Public Sector employees are treated fairly	✓	The City is guided by provincial laws and has identified the necessary provisions to ensure employees are treated fairly throughout the process.
Appropriate governance and accountabilities are established	✓	The right expertise has been identified to assist in delivering the project and the appropriate authorities have been delegated as per the policy to carry out the project.

BACKGROUND

On March 26, 2012, Council approved the policy that guides the consideration of procurement options for major infrastructure projects (CR12-30). The P3 Policy lays out the criteria and process for considering procurement alternatives, including public private partnerships.

In June 2012, Council approved a recommendation to screen the WWTP for alternative procurement options, including the use of a P3 as per the P3 Policy. Over the last 6 months, the Administration has been working with AECOM (project management and engineering advisor) and its sub-consultant Deloitte LLP (“Deloitte”) to conduct a screening assessment, market sounding, strategic assessment and value for money analysis.

In December 2012, a report summarizing the costs of the upgrade based on the preliminary design analysis using DBB was presented to City Council. The report clarified that upgrades are required to:

- replace equipment that has reached the end of its lifecycle;
- ensure the plant has sufficient capacity to respond to increased population and economic growth demands; and
- meet new Provincial effluent standards.

This report provides Council with a summary of the analysis to determine the appropriate procurement approach for the upgrades to the WWTP.

DISCUSSION

In order to determine the appropriate procurement approach for the WWTP upgrade, the Administration followed the P3 procurement process framework approved in March 2012. The framework identifies the following three phases, each requiring City Council approval:

Phase 1 (June to December 2012)	The Delivery Model Assessment Process: <ul style="list-style-type: none">• Screening Assessment;• Strategic Assessment; and• Value for Money Assessment.	Entering Evaluation Process, Approved by Council June 11, 2012
Phase 2 (January 2013 to April 2014)	The Procurement Process: <ul style="list-style-type: none">• Delegate authority to the Deputy City Manager of City Operations to:<ul style="list-style-type: none">○ Proceed with a DBFOM P3 procurement including RFQ, RFP and award; and○ Submit a business case to the P3 Canada Fund.	Recommending approval – January 2013
Phase 3 (beginning April 2014 for 30 year Project Agreement term)	The Contract Management Process: <ul style="list-style-type: none">• Delegate authority to the Deputy City Manager of City Operations to enter into a Project Agreement with a preferred proponent subject to an unqualified opinion on the P3 process from the Fairness Advisor; and• Then proceed into project implementation followed by contract management.	Recommending approval – contract award approximately April 2014

Significant information on the Phase 1 analysis is contained in Appendix A: *City of Regina Wastewater Treatment Plant Expansion & Upgrade Project – Summary of Delivery Model Assessment*, which is attached to this report. This Appendix provides details on the delivery models, the evaluation process and results of the analysis.

The result of the analysis is based on the collective professional experience and project-specific knowledge of the project team coupled with research and discussion. The project team is comprised of City employees from City Operations, Finance, Legal, Communications, Human Resources, and experts from AECOM (in wastewater treatment plants, alternate procurement methods and financial modeling), and Deloitte (on procurement models, P3 projects, and financial issues).

The Phase 1 assessment encompasses not just P3 models, but the full scope of potential delivery models for the Project. The following five procurement approaches were the short listed candidates for detailed reviewed from an original list of 12 procurement options.

Traditional	Design-Bid-Build (DBB) (multiple tenders) Baseline for analysis only
Alternative	Construction Manager at Risk (CMAR)
	CMAR (brownfield) + DB (greenfield)
P3	Design-Build-Operate-Maintain (DBOM)
	Design-Build-Finance-Operate-Maintain (DBFOM)

A description of these five procurement approaches can be found in Appendix B: *Procurement Options Summary and Pro/Cons Analysis*.

Result of Phase One Analysis – Screening, Strategic and Value for Money Analysis

The recommendation to pursue a P3 procurement approach is based on the following factors:

Internal City Resource Capacity

The WWTP is a large and complex project that only occurs once in a generation. Procurement and construction management would be a significant challenge under a traditional procurement approach. There are also significant challenges to coordinate construction and operations as the current WWTP will need to remain in operation during the construction phase. The DBFOM model would allow the Project Co. to begin operating the WWTP at time of construction. This results in better management of the risk of conflicts between construction schedules and operational needs. The CMAR+DB would ease some of the internal resource constraints; however, it would not address the risks from potential conflicts between construction and operation. Resource constraints can be addressed for the CMAR+DB model by contracting with external resources during the construction phase, ramping up in the operating phase.

Financial Affordability

The WWTP must meet the City's needs and be economical. Design work done to date is specific enough to ensure the City has a contemporary facility that meets current and future regulatory requirements. The design does not include more than required, but will accommodate future add-on's if and when they are needed.

At this time the P3 Canada Fund is the only source of grant funding that is available for the Project. The only model that has the potential to receive PPP Canada funding is a DBFOM. If the City is successful with its application for PPP Canada funding, it could receive a grant of up to 25% of the construction cost (between \$50 and \$58.7 million). If the City were to pursue a DBFOM, the cost of financing the project would increase (private sector financing is more costly than public sector financing), which does reduce some of the value of a PPP Canada grant. Even with the additional cost of private sector financing, this analysis shows that the DBFOM is the procurement option that provides the greatest value for money.

Operational Goals and Strategies

A third important consideration is ensuring the facility receives the appropriate investment over its full lifecycle. The WWTP is a critical piece of Regina's infrastructure and requires reinvestment to ensure it meets the longer term needs of the community and protection of public health and the environment. P3 arrangements that include a maintenance component must be life-cycle costed at the time of procurement. The DBFOM will contractually require Project Co. (who as part of its operations) to undertake maintenance at defined times within the Project Agreement. This contractual requirement removes the possibility of deferred maintenance at the WWTP. CMAR+DB does not extend into the operating period and cannot ensure required maintenance is occurring at the facility. The possibility of deferred maintenance in the absence of a contractual commitment to scheduled maintenance is highly probable, although not an absolute certainty. The benefit of the engineering and business analysis is that the City has an understanding of the financial commitment required at the facility over its lifecycle. That information provides for better planning and decision-making should a decision be made not to proceed with a P3 procurement method.

Another important consideration in determining the most appropriate procurement method is the longer term operating needs of the WWTP. The Project will require a new treatment process for the City's waste water. The new treatment process will require a higher degree of automation, monitoring and control than the existing treatment process. There is some expertise at the City with the new treatment process, but there are some knowledge gaps. The DBFOM procurement approach will address the City's operating challenges. The P3 contractors that submit proposals to the RFP will be required to have expertise operating modern WWTPs.

Non-P3 approaches will require the City to operate the facility and assume the risk. Those risks include training, recruiting and retaining qualified staff to operate the facility in a labour force environment that is very competitive across North America.

Regulatory Timelines

The City is required to have most of the upgrades to the WWTP completed by December 31, 2016 to comply with Ministry of Environment regulatory requirements. The strategic analysis concluded that CMAR+DB would likely be the quickest method of procurement to initiate. The DBFOM procurement approach is at significant risk of not meeting timelines if there are delays beyond the critical path outlined in this report. Once in place the DBFOM delivery model has an excellent track records of meeting completion deadlines.

Innovation

Administration would like to see as much innovation as possible in the Project. The P3 approach provides the most potential for innovation to the Project. A P3 procurement approach will bundle the design, construction, maintenance of operation components of the WWTP into one bid to make it as effective and efficient in meeting the City's specifications. The competitive procurement process of the P3 will further enhance the opportunities for innovation. The P3 procurement process is outcome based and not design driven, which means that the proponents can bring forward ideas so long as they address the output specifications of the RFP. The other procurement approaches can deliver innovation; however they are not as robust as P3s.

Financial Analysis

There are a number of differences between the various options that have implications for the full lifecycle costing of the Project. Under the DBB methodology, cash flow to pay for construction would be required much earlier in the Project. As a result, the City would be required to take debt earlier in the Project. With DBFOM, the majority of the cash flow is deferred until substantial completion of the Project. However, Project Co. does include interim financing costs which are passed along in its price to the City and such interim financing costs (incurred by the contractor) are also calculated as part of the cost of the Project.

Deloitte assisted the City in developing the Value for Money analysis as well as developing a model showing the costs and funding for the Project through its life.

The following table shows the expected costs of the Project, based on the DBFOM model.

Higher End of Cost Estimate Range

Expenditure	Expense Amount (millions \$)		Funding Source	Funding Amount (millions \$)
Capital Cost			Capital Funding	
Construction cost (including procurement)*	\$224.3		PPP Canada Grant	\$58.7
			Private Party Financing	118.3
			Previously approved Capital funding	27.5
			General Utility Reserve	19.8
Total Capital Cost	224.3		Total Capital Funding Sources	224.3

Operations, Maintenance & Debt Servicing Payments to Project Co.			Operations, Maintenance & Debt Servicing Costs	
Operations and Maintenance	378.0		General Utility Reserve through Utility Rates	707.6
Financing Costs and Risk Transfer*	265.0		Contractor Funding (incl. deposit interest)	8.0
Major Maintenance Costs	117.2		Utility SAF Reserve (applied to capital financing costs)	44.6
Total Operations, Maintenance & Debt Servicing Costs	760.2		Total Operations, Maintenance & Debt Servicing Costs	760.2

*Construction costs along with portions of procurement costs (included with Construction Cost) and interim financing costs (included in Financing Costs and Risk Transfer) are eligible for 25% funding through PPP Canada but not detailed in this table. The total eligible costs are \$234.6 million, resulting in a grant application of \$58.7 million.

A P3 DBFOM model was used to develop a 30 year cash flow analysis. In the DBFOM model, capital construction costs are paid to Project Co. based on performance based criteria that are to be set out in the Project Agreement. Based on the current assumptions in the City's long-term

Utility Financial Model, and using the higher end of the cost estimate range (\$224.3 million), the funding required for construction will come from the following sources:

- \$58.7 million from a PPP Canada grant, based on 25 % of eligible costs;
- \$27.5 million already allocated to this Project from prior year budgets;
- \$19.8 million from General Utility Reserves, through Utility Rates; and
- \$118.3 million in debt financing through the private partner.

The debt for this Project forms a portion of the monthly availability payment, which compensates the private partner for the full range of DBFOM services, to be paid back over a 30 year term.

The operating component of the costs will be funded largely through Utility rates, as identified above. Approximately 22% of the construction cost of the upgrade is eligible for funding from the Utility SAF Reserve. Because this reserve is in a negative position, these funds are not currently available to fund construction. Future Utility SAF revenues will be applied to the ongoing capital financing costs.

While other benefits accrue from a P3 approach, such as innovation, and risk transfer, they are not easily represented in a standard cash flow analysis.

In 2013, a performance-based rate review will be completed for the Utility. In developing rate recommendations, the overall operating and capital costs of the utility must be considered. During the development of the 2013 Utility budget, the expected costs for this Project have been considered.

Implications of DBFOM Procurement Decision

Public Acceptability

There are a number of stakeholders that will have interest in the Project, and in particular the procurement decision. They include the residents of Regina, the Provincial Ministry of the Environment, Canadian Union of Public Employees (CUPE), WWTP employees, and downstream water users.

All stakeholders are interested in ensuring the City's WWTP is working well to protect health and safety of people and the environment. Those same stakeholders, but in particular, Utility customers, also want the upgrades to be cost effective.

There is a range of opinions on the advantages and disadvantages of P3 procurement. The experience of P3 projects in other jurisdictions serve as examples of how different stakeholders will view P3. CUPE has prepared a guide to municipalities to consider in the evaluation of P3s.

WWTP Staffing

The City will retain ownership of all assets of the WWTP. There are 31 employees at the WWTP, of which 29 are members of CUPE, one is a member of the Civic Middle Management Association, and one is out of scope. If the City chooses to proceed with a DBFOM procurement approach there will be significant implications for these employees. With the DBFOM model, the employees will become employees of the Project Co. This change in employment relationship will occur within months of the City entering into a contract with the Project Co.

The City appreciates this change will be a concern for these employees. The RFP will contain requirements for the Project Co. to protect these employees. In order to be the successful proponent in the RFP process the Project Co. will have to accept the terms and conditions set out in the RFP, including the terms and conditions relating to employees. These terms and conditions will then be incorporated into the Project Agreement with Project Co.

In Saskatchewan, *The Trade Union Act*, requires that where an employer is taking on work formerly done by unionized employees, that the new employer must accept the collective bargaining agreement such employees were working under. Therefore, Project Co. will be required to accept the WWTP employees and the collective agreement in place with such employees. By accepting the collective agreement in place at the time that employees transition from City employees to employees of the new contract it means that:

- a. Employees will be employed by Project Co. (or a Project Co Party) from and after Transfer Date;
- b. Project Co. assumes existing collective agreement obligations;
- c. No layoffs or loss of pay, pension, seniority, sick time or benefits as a result of the transfer;
- d. Project Co. will recognize prior service, seniority and entitlements;
- e. Project Co. will continue existing pension plan and become a participating employer in the City's pension plan;
- f. Project Co. will enter into a new Collective Agreement with the affected employee group at the expiration of the collective agreement in place as of the transfer date;
- g. Project Co. will provide equivalent benefit plans during the collective agreement in place on the Transfer Date, but may offer different benefit plans when a new collective agreement is negotiated in the future between Project Co. and the employees, subject to applicable laws and as may be permitted by the pension plan; and
- h. Employees will have an opportunity for transfer back. Transferred employees can elect to revert to City employee status within a prescribed period of time (likely 6 to 12 months).

There may be additional protections that the employees would want and the City's Administration plans to meet with the union representatives to gain their suggestions for additional employee protections.

If a P3 is not considered for the WWTP upgrade, an extended commissioning period will need to be considered. This commissioning period could take two years, as the operation of a new facility is significantly different than today's WWTP. A new WWTP will use contemporary technology that will be unfamiliar to staff and require skills that are currently not found within the existing workforce. The treatment is also more technologically complex and the treatment of sewage within the plant will accelerate from the current 30 day processing time to roughly one day of treatment time before discharge.

Project Agreement Considerations

Pursuant to *The Cities Act*, the Administration recommends a maximum 30 year Project Agreement period for construction, operation and maintenance, which includes the period for private operation of the current WWTP during construction of the WWTP upgrade. The long term commitment to life cycle maintenance will be specified in the Project Agreement to prevent deferral of major asset maintenance and replacement.

The boundary for the Project would begin upstream of the WWTP valve chamber, includes the WWTP site, and includes the effluent discharge to Wascana Creek. McCarthy Boulevard Pumping Station and the forcemain are not included in the Project's scope.

The Project will not include the transfer of access to recycled effluent and revenue opportunities from the effluent. The City will retain ownership of all assets and Project Co. will operate and maintain the facility under contract. The City will retain the responsibility for the WWTP operating permit, but the Project Agreement will contain significant provisions to heavily penalise the operator for permit violations.

Timing

The Project needs to move forward to ensure that the City is able to meet the December 31, 2016, permit deadline. This report presents a DBFOM as the recommended delivery method for the upgrade. If a DBFOM model is selected by Council the following would occur:

Action	Date
Submission of Business Case to the P3 Canada Fund	February 2013
PPP Canada reviews submission	February to March 2013
PPP Canada Board reviews recommendations	March 2013
Finance Minister authorizes and funding announcement occurs	Spring 2013
City undertakes RFQ process to select proponents	April to June 2013
City selects three proponents to proceed to RFP	June 2013
City undertakes RFP process to select consortium	June 2013 to January 2014
Administration selects consortium to deliver Project and operations	January 2014
Financial close and contract award	February/March 2014
Consortium begins DBFOM and assumes operation for 30 year period	Spring 2014
Construction begins	Spring 2014
Construction reaches substantial completion	Fall 2016 – Spring 2017
25% of capital cost is paid to City at substantial completion	Fall 2016 – Spring 2017
Post construction operations begins	Fall 2016 – Spring 2017

Consideration of Alternatives to the Recommendation

The Administration has recommended that City Council approve a DBFOM procurement approach for the project subject to the receipt of funding from PPP Canada. The recommendation is supported by the Administration's analysis and the advice of external advisors. The analysis also showed that any of the alternative procurement approaches would provide greater value for money than the traditional DBB.

If Council does not support the Administration recommendation of the DBFOM procurement model, the next best alternative based on the Administration's analysis would be a CMAR+DB approach. The Administration would return to council at the earliest opportunity with another report and recommendation.

However, the following needs to be considered if Council decides to pursue an alternative to the recommendation.

Timing to Meet Construction Completion Deadlines

The City has a timeline to meet new effluent standards by the end of 2016 in accordance with provincial operating permit requirements. A DBFOM would transfer the risk of construction delays to the Project Co. In a CMAR+DB, some risk of construction delay can be reduced; however, there will still be more risk to the City than if it was a DBFOM.

Access to PPP Canada Funding

The only option for receiving PPP Canada funding is a DBFOM. The finance component provides a strong and liquid security that ensures Project Co.'s long-term performance of the Project Agreement's specifications in relation to construction, operation and maintenance.

City Operation of the Plant

The Administration has identified risks of retaining responsibility for operations and maintenance. If the operation and maintenance of the plant is not transferred to a private operator, the Administration would recommend that a commissioning period be in place in the first few years of the plant being in operation. That commissioning period would allow the City to work in tandem with a private operator to learn the treatment process so that it can effectively operate the plant.

The following summarizes the pros/cons of the recommendation, alternative and status quo options:

Procurement Model Description	Summary of Key Features and Pros/Cons
<p>Design-Build-Finance-Operate-Maintain (DBFOM)</p> <p><u>Recommended Option</u></p>	<p>Pros</p> <ul style="list-style-type: none"> • Best value for money: 16.5% over DBB • Cost certainty over life cycle of the plant • Lowest level of borrowing • 25% PPP Canada funding eligible • Highest level of risk transfer • Highest level of innovation • Best on-time completion record <p>Cons</p> <ul style="list-style-type: none"> • Potential negative scrutiny • Long-term contract commitment
<p>Construction Manager at Risk (CMAR) – Brownfield/Existing Plant Upgrades</p>	<p>Pros</p> <ul style="list-style-type: none"> • Better value for money: 7.6% over DBB • Some Cost certainty in construction • Lower cost of capital

<p>And</p> <p>Design-Build (DB) – Greenfield/New Plant Components</p> <p><u>Preferred Alternative</u></p>	<ul style="list-style-type: none"> • Some risk transfer in construction • Some innovation: only DB construction • Better on-time completion record for DB <p>Cons</p> <ul style="list-style-type: none"> • Low cost certainty for long term operations and maintenance • Higher level of borrowing • No PPP Canada funding eligibility • Interface risk during construction • No risk transfer for long term operations and maintenance • Lower innovation opportunities (existing plant upgrades)
<p>Design-Bid-Build (DBB) (multiple tenders)</p> <p><u>Status Quo</u></p>	<p>Pros</p> <ul style="list-style-type: none"> • Lower cost of capital <p>Cons</p> <ul style="list-style-type: none"> • No value for money • Lowest cost certainty in construction • Highest level of borrowing • No PPP Canada funding eligibility • Lowest level of construction risk transfer • No risk transfer for long term operations and maintenance • Lowest innovation opportunities • No guarantee of on time completion

RECOMMENDATION IMPLICATIONS

Financial Implications

The overall Utility Long-term Financial Model projects operating and capital costs for all aspects of the Utility. For the 2013 budget process, this model was developed based on the \$207 million Design-Bid-Build delivery model. As a result, the model does not contain any assumptions of external funding through PPP Canada. Under these assumptions, the total debt required for the full Utility Capital Program would be expected to be approximately \$150 million prior to 2017. At the higher cost of \$207 plus 15%, the required debt would be approximately \$180 million.

This Project has substantial and long lasting financial implications for the City, especially within the first five years. The City has anticipated the WWTP upgrades for a number of years and its cost has been considered in the Utility rate model and Utility rates. The model also considers the ongoing operating costs for the plan.

Operating costs for the DBFOM model are consistent with the operating costs in the model used to develop the 2013 budget. The major maintenance costs in the DBFOM model are also consistent with the 2013 budget model. While the overall debt requirement for the Utility in this model is approximately \$150 million, a portion of that debt is planned to fund the Buffalo Pound Water Treatment Plant. The total interest cost for this debt would be expected to be approximately \$105 million. If the DBFOM delivery method is selected, debt would be taken through the Private Partner and the principle and interest payments would be paid through monthly payments to the Private Partner.

Funding received through PPP Canada would reduce the total debt requirement with no additional debt required beyond the \$118.3 million taken through the Private Partner, providing capacity to address other capital needs and/or limit the impact on Utility rates.

The DBFOM WWTP Upgrade Project, if approved through the P3 Canada Fund, would receive 25% of the eligible capital and procurement costs at substantial completion. Assuming the higher end of the cost estimate range of \$224.3 million for the DBFOM delivery methodology, the expected value of the contribution would be approximately \$58.7 million. Based on the Value for Money analysis, and including the PPP Canada grant, the DBFOM delivery method provides a benefit of 16.5%

In some projects, such as the Stadium, there is an ability to adjust design to meet the budget. With the WWTP, the final cost will be based on the need to meet regulations. As a result, the cost estimates include a 15% contingency.

Approximately \$27.5 million has already been allocated to this Project through prior year budgets. This funding is available to fund the cost of procurement, along with design and construction oversight costs, addressing the capital requirements prior to substantial completion in 2017. This model provides significant benefits in minimizing the need for cash flow until substantial completion of the Project.

An additional consideration is the stability and cost certainty provided through the lifecycle management approach that is fundamental to the DBFOM model. Since the operator of the facility is contractually required to undertake maintenance at defined times, the possibility of deferred maintenance is removed.

While debt approval would be required in 2014 in order to enter into a P3 agreement, reducing the available debt capacity, the debt would be issued by the Private Partner and would be repaid through monthly payments starting at substantial completion in 2017. The debt decision could impact other capital infrastructure projects such as the Stadium Project and other capital projects that are currently unfunded, such as the North Central Shared Facility, Municipal Justice Building, major facilities, roadway and bridge projects.

The timing of the actual cash outflows for the capital, debt and operations and maintenance commitments will be dependent on the final contracts with the preferred DBFOM proponent as well as future debt bylaws.

The 30 year capital commitment for construction and procurement costs is \$224.3 million. The debt, operating and maintenance commitment equates to \$760.2 million in the procurement financial model.

As of December 31, 2012, the outstanding City debt was \$82 million, and with no new debt would be approximately \$51 million by 2017. The debt for this Project could be as high as \$118.3 million. Debt for the Stadium Project could be as high as \$200 million. In addition, the City has previously committed \$38 million in debt from the 2010 to 2012 budgets that may be issued in the future. Currently, the City's debt limit approval from Saskatchewan Municipal Board (SMB) is \$350 million. The City is not allowed to exceed its approved debt limit without approval from SMB. Further application to SMB is required to increase the debt limit before any debt beyond the limit is approved.

Environmental Implications

The WWTP upgrade will enhance environmental conditions in the downstream receiving waters of Wascana Creek and the Qu'Appelle River system. This may result in improved aesthetic conditions as a result of reduced algae levels and improved fish habitat.

Strategic Implications

The assessment of alternative procurement methods took into consideration the various factors discussed in this report that are seen as constraints in the Project. Exploring alternative procurement and service delivery options is one of the objectives of Strategic Focus 2012.

Upgrades to the WWTP will ensure that the City meets its wastewater treatment objectives, including the Permit to Operate and aesthetic impacts on the community. In addition, an upgraded WWTP is an important piece of the City's infrastructure portfolio to ensure that future capacity demands can be met, due to economic and population growth.

This Project may constrain the City's ability to borrow for other major capital projects based on current borrowing limits and where existing debt is currently committed. As a result, the City's debt will need to be closely and strategically managed in the coming years.

Other Implications

There are staffing implications as a result of a DBFOM. The City Solicitor's Office, human resources, and legal consultants have been working on staff strategies that will be reflected in the RFP documents. Staff are valuable and will be treated fairly.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

A phased communications strategy has been developed to provide information on the WWTP upgrade.

The WWTP staff and their union representatives have been notified that Administration is investigating alternative delivery options for the WWTP upgrade. Once the procurement report is approved to proceed, Administration will meet with staff and unions. Further information will be shared with the public and employees as progress is made.

DELEGATED AUTHORITY

This report requires City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Joni Swidnicki, Secretary



City of Regina
Wastewater Treatment
Plant Expansion &
Upgrade Project

Summary of Delivery
Model Assessment

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1 Introduction

1.1 Introduction

This report summarizes and consolidates the work undertaken to recommend a delivery model for the City of Regina's WWTP expansion and upgrade project (the "Project").

1.2 Scope of Work and Methodology

Deloitte was retained to undertake the delivery model assessment (in association with AECOM) such that it meets the requirements of both City Bylaw No. 2012-22 (referred to herein as the P3 Policy) and PPP Canada (should the City elect to submit a business case to PPP Canada). The P3 Policy states that a "delivery model assessment" includes one or more of the following types of assessments: i) a screening assessment; ii) a strategic assessment; and iii) a value for money assessment. This report presents the findings of each of these assessments.

Table 1 – P3 Policy - Stages of Delivery Model Assessment

Assessment Level	Description	Possible Outcomes
1 - Screening Assessment	High-level comparison of project characteristics against criteria to assist in determining potential suitability of a project for P3 delivery.	<ol style="list-style-type: none">1. Flag as potential P3 project2. Flag for traditional procurement (or other non-P3 model)
2 - Strategic Assessment	A more detailed examination of the risks, costs, market of service providers, and objectives and constraints to identify, at the strategic level, if a project should be procured as a P3, which P3 delivery model(s) is most suitable, and whether or not further assessment is justified.	<ol style="list-style-type: none">1. Recommendation for traditional procurement (or other non-P3 model)2. Recommendation to procure project as a P3, including recommended P3 delivery model3. Recommendation to undertake Value for money Assessment prior to deciding on delivery model
3 - Value for Money Assessment	An extension of the Strategic Assessment, including quantification of project risks and a preliminary comparison of the relative cost of traditional procurement and P3 procurement through cash flow modelling.	<ol style="list-style-type: none">1. Recommendation for traditional procurement (or other non-P3 model)2. Recommendation to procure project as a P3, including recommended P3 delivery model

In this case, all three assessment levels have been deployed in assessing the preferred delivery model for the Project.

In addition to Deloitte (responsible for guiding the assessments, collecting input, and undertaking financial and other analysis), AECOM (the City's consulting engineer on the Project) developed the cost estimates and provided input to all aspects of the assessment. Importantly, a large City staff team with representation from Environmental Engineering, Finance, Strategy, Human Resources, Procurement, and Legal departments has provided key input through a range of workshops, meetings, and document reviews.

1.3 Limitations

This report was prepared for the exclusive use of the City of Regina, and is not intended for general circulation or publication, nor is it to be reproduced or used without written permission of Deloitte. It relies on certain information provided by third parties, none of which Deloitte has independently reviewed. No third party is entitled to rely, in any manner or for any purpose, on this report. Deloitte's services may include advice or recommendations, but all decisions in connection with the implementation of such advice and recommendations shall be the responsibility of, and be made by, the City of Regina.

2 Project overview and delivery models

2.1 Project Overview

Wastewater treatment in Regina dates back to 1956 when the first lagoons were put into service. Various upgrades to the treatment process have been added over time. With continued and projected growth in the City and more stringent regulatory requirements, which are due to take effect at the end of 2016, the City of Regina is undertaking a comprehensive review of its wastewater treatment processes and is planning a major wastewater treatment plant (WWTP) upgrade. The upgrade will expand the treatment capacity from 70 million litres per day (ML/d) to 92 ML/d. It will also add a nutrient removal treatment process to meet the new regulatory requirements, which will remove both nitrogen and phosphorus prior to discharging treated effluent to Wascana Creek.

As currently envisaged, the upgrades to the WWTP will include improvements to the existing grit removal system, new secondary treatment facilities, including biological reactors and secondary clarifiers, sludge thickening, effluent filtration, UV disinfection upgrades, wet weather attenuation, odour control and improvements to the existing anaerobic digesters and biogas systems. Also, a significant amount of existing equipment at the WWTP will be replaced as it is nearing the end of its service life.

The Project has an estimated construction cost of \$207 million +/- 15%.

2.2 Traditional Delivery Model

A project “delivery model” is the means by which a public purpose infrastructure project is designed, constructed, operated, maintained, and financed. Each of these components of a project can be handled by the City directly, or contracted to the private sector. And, the components that are contracted can be bundled together in various combinations.

The procurement approach for capital projects traditionally used by the City is the Design-Bid-Build (DBB) approach. This model entails the City contracting with a consulting engineer for the development of detailed design drawings and specifications. Then, a small number of separate construction tender packages would be issued and awarded on low-bid basis. The WWTP would be operated and maintained by City staff. Coordination of tenders and construction inspection would be done under contract by the design engineer.

Notable with this model is lack of connection between the designer, the builder and the operator of the WWTP. For this project, a multiple-tender approach has been selected to reduce exposure to construction cost escalation by getting a portion of the work into the construction market as early as possible. This means that several smaller separate tenders for construction packages would be introduced into the market sequentially.

The City has used this model for hundreds of projects and has the capacity and expertise to fulfil its project role in DBB for several small to mid-size projects annually. However, the WWTP project, due to its size, is expected to overwhelm the capacity of the City’s engineering and purchasing resources to the extent that Project delivery could be significantly delayed and/or more routine (but nonetheless important) projects would suffer.

2.3 Alternative Delivery Models

Any delivery model other than the traditional DBB model is considered an “alternative model”. Approximately one dozen alternative delivery models have been considered to some extent for the WWTP project. Several have been screened out as the analysis proceeded. The five models that have been given detailed consideration are as follows.

Table 2 - Delivery Models Given Detailed Consideration

1. Design-Bid-Build (DBB)	Traditional model	
2. Construction Manager at Risk (CMAR)	Alternative models	
8. CMAR (brownfield portion) + DB (greenfield portion) ¹		
6. Design-Build-Operate-Maintain (DBOM)		
7. Design-Build-Finance-Operate-Maintain (DBFOM)	P3 models	

All of the alternative models, among other features, improve the connection between the designer and the builder. The DBOM and DBFOM models are considered public-private partnerships as defined by the P3 Policy because of the greater risk transfer to the contractor (as compared to DBB) and the long term role of the contractor in project operations and maintenance (and financing, in the case of DBFOM). In these models, the contractor will operate and maintain the plant for approximately 27 years after construction is complete. In Models 1, 2, and 8, the contractors’ obligations are largely complete once construction is completed, with the City operating and maintaining the plant once construction is complete.

Table 3 - High Level Allocation of Risk and Responsibility in Delivery Models

Areas of Responsibility/Risk	1 DBB	2 CMAR	8 CMAR + DB		6 DBOM	7 DBFOM
Ownership	City	City	City		City	City
Standard Setting	City	City	City		City	City
Oversight & Rate Setting	City	City	City		City	City
Design	City	City	City	Contractor	Contractor	Contractor
Construction	Shared ²	Shared	Shared	Contractor	Contractor	Contractor
Operation	City	City	City		Contractor	Contractor
Maintenance / Renewal	City	City	City		Shared	Contractor
Long Term Financing ³	City	City	City		City	Shared
Funding (who pays)	City	City	City		City	City, PPP Canada

Model 8 is a combination of CMAR for the upgrade of the existing WWTP infrastructure and DB for the new nutrient removal portion of the Project. Some key things to note from the table above are:

- The City retains ownership of the WWTP with all delivery models contemplated;
- The City retains responsibility for setting sewer rates in all models contemplated; and
- In no model, including DBFOM, does the private sector fund the project; all costs are ultimately born by City of Regina utility ratepayers (all models) and the federal government (DBFOM only).

¹ Numbering of delivery models presented is used to maintain consistency with previous analysis and communications

² “Shared” means the risk is shared between the City and the Contractor

³ It is expected in DBFOM that the contractor will provide financing for a portion of the project and the City will be responsible for the remainder.

Each delivery model is described briefly below.

Construction Manager at Risk (CMAR)

This model would involve the City appointing a construction manager that would work with the owner's engineer and the City in design advancement and at some point in the process would bid either a guaranteed maximum price or target cost for the construction. The Construction Manager may self-deliver a portion of the work, and may be required by the City to tender a portion of the work to ensure that a portion of the project is competitively procured. This model is different from DBB in the following key ways:

- It delegates considerable administrative responsibility to the construction manager and thereby is less demanding on City resources;
- It allows for a more integrated design-construction approach (although not as integrated as the DB-style models) which may lead to lower capital costs and/or smoother construction progress;
- It achieves some degree of capital cost-certainty for the City (although not to the same extent as the DB-style models).

As with DBB, the City would pay the capital costs as construction proceeds, and will have paid out 100% of the capital costs when construction is complete.

Fixed Price Design-Build (DB)

This model involves selecting a design-builder based on a date and cost certain price for construction of the Project. The competition would be based on a performance specification developed by the City and the owner's engineer. The model is different from DBB in the following key ways:

- The City is responsible for developing a performance specification instead of detailed design and tender documents; and
- The competitive procurement process creates a design competition among the bidders for the best overall solution (with the competition primarily limited to capital cost).

The capital costs may be paid during construction as progress is made, on significant milestone achievements, or at substantial completion. The latter has been assumed as it provides a strong incentive for the DB contractor to complete construction and put the infrastructure into service.

Unlike the other delivery models examined, this model was deemed suitable for use on only a portion of the overall Project: that being the brand new nutrient removal treatment process. It was deemed unsuitable for the overhaul of the existing WWTP infrastructure because of the interface risk between the DB contractor and the City, which would be operating the existing WWTP during the overhaul.

Design-Build-Operate-Maintain (DBOM)

Under this model a contractor with bundled responsibility to design, build and then operate and maintain the Project for a period of approximately 27 years would be selected based primarily on the net present value of the total capital and O&M cost that is bid. They key differences from DBB are as follows:

- The City is responsible for developing a performance specification instead of detailed design and tender documents;
- The procurement amounts to a competition not just on design and capital costs, but on long term operations and maintenance costs as well; and
- The model requires that the City transfer existing WWTP staff to the contractor.

The capital costs may be paid during construction as progress is made, on significant milestone achievements, or at substantial completion. The latter has been assumed as it provides a strong incentive for the DBOM contractor to complete construction and put the infrastructure into service.

Design-Build-Finance-Operate-Maintain (DBFOM)

Under this model a contractor with bundled responsibility to design, build, partially finance and then operate and maintain the Project for a period of approximately 27 years would be selected based primarily on the net present value of the total capital and O&M cost that is bid. This model is the same as DBOM with the exception of the provision of private financing.

The portion of the capital that is not financed by the contractor is paid to the contractor by the City either on a milestone basis during construction or upon substantial completion. The latter has been assumed as it provides a strong incentive for the DBFOM contractor to complete construction and put the infrastructure into service.

This model is eligible for a contribution of up to 25% of the capital cost of the Project by PPP Canada, a federal crown corporation.

2.4 Key Features and Pros/Cons of Delivery Models

The following table summarizes some key features and pros and cons of the delivery models.

Procurement Model	Summary of Key Features and Pros/Cons
1. Design-Bid-Build (DBB) (multiple tenders) This model entails the City contracting for the development of detailed design drawings and specifications from the "owner's engineer". Then, a small number of separate construction tender packages would be issued and awarded on low-bid basis.	The traditional approach, modified by issuance of several staged tenders rather than a single tender. City input into design. Competition on construction price. No cost certainty. Potential to avoid some cost escalation exposure. High demands on City during design and construction – City fulfils role of Project Manager. City operates the WWTP. Interface risk during construction. No PPP Canada funding.
2. Construction Manager at Risk (CMAR) This model would involve the City appointing a construction manager that would work with the owner's engineer and the City in design advancement and at some point in the process would bid either a guaranteed maximum price or target cost.	Allows for some degree of construction cost certainty and the benefit of constructor input into the design. City input into design. Potential to avoid some cost escalation exposure but perhaps less than Model 1 since Construction Manager (CM) will want to delay fixing price. Some cost certainty. Competition on some of the construction price. No design competition. High demands on City during design, construction, but lower than Model 1 as some authority during construction delegated to CM. City operates the WWTP. Interface risk during construction. No PPP Canada funding.
5. Design-Build (DB) This model involves selecting a design-builder based on a date and cost certain price for construction of the Project. The competition would be based on a performance specification developed by the City and the owner's engineer. <i>Determined to be suitable for greenfield portion of Project only. May be used in conjunction with Models 1 or 2.</i>	Benefit of constructor input to design. No City input into design. High demands on City for short period to develop performance specification. Low demands on City thereafter until construction complete. Construction cost certainty achieved early, when bids received. Competition on construction price. No long term cost certainty. Design competition. City operates the WWTP. Highest risk of all Models that ease and economy of O&M is not adequately addressed in the design. Interface risk during construction. No PPP Canada funding.

Procurement Model	Summary of Key Features and Pros/Cons
<p>6. Design-Build-Operate-Maintain (DBOM)</p> <p>Under this model a contractor with bundled responsibility to design, build and then operate and maintain the Project for a period of up to 30 years would be selected based primarily on the net present value of the total capital and O&M cost that is bid.</p>	<p>Benefit of constructor and operator input into design. No City input into design. High demands on City for moderate period to develop performance specification and procurement documents. Low demands on City thereafter, including into the operation period. Construction cost certainty achieved early but later than Model 5. Competition on construction price. Competition on O&M price. Partial long term O&M cost certainty. Contractor operates and maintains WWTP. No interface risk during construction. Long term warranty and performance guarantee backed only by company guarantees. No PPP Canada funding.</p>
<p>7. Design-Build-Finance-Operate-Maintain (DBFOM)</p> <p>Under this model a contractor with bundled responsibility to design, build, partially finance and then operate and maintain the Project for a period of up to 30 years would be selected based primarily on the net present value of the total capital and O&M cost that is bid.</p>	<p>Benefit of constructor and operator input into design. No City input into design. High demands on City for moderate period to develop performance specification and procurement documents. Low demands on City thereafter, including into the operation period. Construction cost certainty achieved early but later than Model 5. Competition on construction price. Competition on O&M price. Full long term O&M cost certainty. Contractor operates and maintains WWTP. No interface risk during construction. High probability of PPP Canada funding. Long term warranty and performance guarantee backed by private financing.</p>

3 Screening assessment

3.1 Introduction

As stated by the P3 Policy, a screening assessment means a high level comparison of the public purpose infrastructure or services project against specified criteria to determine potential suitability of P3 delivery models to deliver the project.

3.2 Screening Assessment

At a workshop in April 2012, the Project was screened against a set of standard P3-suitability assessment criteria as shown below.

Table 4 - Screening Criteria

Category	City Criterion	Assessment	Suitable for P3?
Demand	Are the long term operation or service needs and performance requirements relatively stable and/or predictable?	Yes	Yes
Duration and Technological Change	Is the capital asset of an enduring, long-lived nature and is the service life of the asset at least 20 years?	Yes	Yes
	Is there a significant long term maintenance, operation, or service need associated with the capital project	Yes	Yes
	Are the capital asset and service needs sustainable and the risk of technological change minimal over the entire service life of the P3	Yes	Yes
Innovation	Is there scope for innovation in the design of the solution and/or the provision of operation, maintenance, and services, which may lead to cost efficiencies?	Yes	Yes
Legal Barriers	Is the proposed P3 approach or the provision of the service free of any potential legal conflict with legislative or regulatory prohibitions or substantial restrictions (that cannot be changed in the short term)?	Yes	Yes
Market	Are there likely to be at least 3 bidders for the project if it is procured as a P3?	Yes	Yes
	Are there precedent projects (examples of similar projects) in other jurisdictions?	Yes	Yes
	Has the City received unsolicited proposals for P3-style delivery of the project, or similar projects?	No	n/a
	Does the private sector have the expertise and capacity to deliver on the performance specification?	Yes	Yes
Procurement	Is there enough time available for a P3 procurement process?	Yes but minimal slack	Potentially
Availability Payments, Revenue Potential, Affordability	Can payment be tied to measured performance?	Yes	Yes
	Is there a potential revenue opportunity for the private sector partner, which can be also tied to performance?	Yes	Yes
	Does the City have the financial capacity to undertake the	Yes	Yes

Category	City Criterion	Assessment	Suitable for P3?
	project?		
Project Risk	Are there risks associated with traditional procurement that might be better managed by a private partner?	Yes	Yes
Project Size	Is the estimated capital cost significant enough to attract the market?	Yes	Yes
	Can the project be bundled with one or more other similar projects to achieve economies of scale and a larger project size more suitable for P3?	Not necessary	Yes
Specifications	Can the capital asset and related services be defined in a performance or output specification?	Yes	Yes
Land	Is the land for the project being provided by the City?	Yes	Yes
Project Stage	Is the project new build or greenfield?	No – brownfield.	Potentially
Integration	Is the project relatively independent of other City projects, infrastructure, or control systems?	Yes, except for McCarthy Boulevard Pump Station	Yes
Human Resources	Does the project, if delivered by a private partner, obviate any current City staff positions?	Yes. But P3 can be designed to protect staff.	Yes

The key aspect of the Project that requires attention if it is to be delivered as a P3, as revealed by the screening discussion, is that it is not a brand new (or “greenfield”) project. The existing WWTP must be maintained in operation during the Project, and it is anticipated that many of the existing assets at the WWTP will be overhauled and reused as part of the upgraded and expanded plant. Furthermore, the City has a workforce at the WWTP and laboratory that has valuable skills and history with the plant, and who must be protected if operations and maintenance responsibility is transferred to a contractor as in a P3.

Nearly all screening questions were answered in the affirmative for the P3 models, meaning that P3 was worthy of further consideration by the City. A high-level analysis of procurement schedules was also conducted during the screening assessment, whereby it was concluded that all models are able to meet the draft permit liquid effluent requirements by the end of 2016 assuming that procurement proceeds in a timely manner.

3.3 Overview of Water/Wastewater P3

Some of the first P3s in Canada were in the water/wastewater sector, most notably the City of Moncton’s water treatment plant DBFOM which has been running successfully for over 10 years. However, the vast majority of projects in the sector are delivered as conventional Design-Bid-Build with operations and maintenance conducted by municipal forces.

Jurisdictionally, Alberta stands out as having the most P3 activity with a considerable number of municipal water/wastewater DBOM projects dating back perhaps 10 years. In Ontario, there are many municipalities that contract out the operations and maintenance of water and wastewater systems – although O&M contracts are not considered P3s, they do illustrate that in some markets municipalities have confidence in the private sector to operate their systems (there is also a Provincially-owned O&M contractor in Ontario, similar to SaskWater).

The DB and DBOM models are quite commonly used in North America for municipal water and wastewater projects. Many more examples than those below may be found.

Table 5 – Examples of Operating DBOM Projects

Project	Approx. Capital Cost (\$millions)	Owner
New Wastewater Treatment Plant	14	Town of Jasper, AB
Wastewater Treatment Plant Upgrade	11	Town of Okotoks, AB
New Water Treatment Plant	4	Town of Port Hardy, BC
New Wastewater System	23	Town of Sooke, BC
New Wastewater Treatment Plant	16	Lac La Biche County, AB
New Water Treatment Plant	81	City of Seattle (Cedar), WA
New Water Treatment Plant	65	City of Seattle (Tolt), WA
Wastewater Plant Upgrade and New Combined Sewer Overflow Facility	24	City of Holyoke, MA
New Wastewater Treatment Plant	20	City of Cle Elum, WA
New Wastewater Treatment Plant	43	City of Filmore, CA
New Water Treatment Plant	> 100	Lake Pleasant, AZ
New Wastewater Treatment Plant (Awarded, not yet operational)	172	Pima County, AZ
New Wastewater Treatment Plant	170	Spokane County, WA
New Water Treatment Plant	160	San Diego County (Twin Oaks), CA

The DBFOM model has not been used as extensively as the DBOM model. The table below presents all known Canadian examples, and recent research has not revealed any U.S. examples.

Table 6 - Canadian Water Sector DBFOM Projects

Project	Approx. Capital Cost (\$millions)	Owner
New Water Treatment Plant	23	City of Moncton, NB
New Wastewater Treatment Plant	16	Province of BC (Britannia)
Wastewater Treatment Plant Upgrade ⁴	15	Town of Taber, AB
Cartier (New) Water System	10	Manitoba Water Services Board
Wastewater Treatment Plant	10	Dysart, ON
Evan Thomas Water / Wastewater Systems (Awarded, not yet operational)	40	Province of Alberta

⁴ We understand that the privately financed amount in this project is quite a small proportion of the overall capital cost.

Project	Approx. Capital Cost (\$millions)	Owner
New Biosolids Management Facility (Awarded, not yet operational)	45	City of Greater Sudbury, ON

The latter two projects were awarded in 2012 and are being supported by the P3 Canada Fund with 25% federal government contributions towards the capital cost. A number of Canadian municipalities are considering DBFM/DBFOM models in the sector, notably the Capital Regional District (Victoria, BC) for a \$200M Biosolids Energy Centre project. The City of Abbotsford, BC decided to pursue a DBFOM for a \$200M water supply project in 2011; however, the electorate voted not to proceed.

Although there are few examples of DBFOMs in the water/wastewater sector, the large number of successful DBFOMs in other sectors (such as transportation and accommodation) and the strong track record with water/wastewater DBOM suggest that there is no reason why the DBFOM model cannot be used successfully in the water/wastewater sector. It is expected that as municipal interest in the P3 model increases, so will the use of the DBFOM model for water and wastewater projects, since the vast majority of Canadian water and wastewater infrastructure in Canada is municipally owned.

4 Strategic assessment

4.1 Introduction

As stated by the P3 Policy, a strategic assessment is a more detailed examination than the screening assessment and includes an examination of the risks, costs, market of service providers, and objectives and constraints to identify, at a strategic level, if a project is suitable for a public-private delivery model.

In this case, the intent of the strategic assessment was to examine not just P3 models, but all models under consideration. This has been accomplished for the Project through:

- A “market sounding” to determine the capacity of the market to participate in various delivery models;
- A qualitative risk assessment to identify the Project’s risks and assess the relative risk-mitigation benefits of various delivery models; and
- A multi-criteria analysis to qualitatively assess the delivery models on a number of weighted criteria derived from Project objectives and constraints.

For the sake of simplicity, only the models that were not eliminated through the strategic assessment process are described herein.

4.2 Market Sounding

A Stage 1 “market sounding” was completed in August 2012 with eight firms that would be expected to have interest in some or all of the delivery models under consideration. The firms interviewed included water/wastewater specialty firms (designers and operators), general contractors (constructors), and P3 developers (equity investors/financing arrangers). Based on the interviews, it is determined that all models are well understood by the participants and are likely to attract the competition of the relevant market sectors assuming that standard/best practices are utilized for each model.

A Stage 2 market sounding was completed in December 2012 which focussed primarily on the DBOM and DBFOM models. This re-confirmed the interest of the market in both of these models and solicited input that is used in the value for money assessment (Section 5) and will be used to inform development of the procurement documents for these models, should one of them be selected.

Overall, it was determined that any of the models under consideration can be expected to attract sufficient competition from the marketplace, and therefore market interest is not a governing factor in selection of the delivery model for the Project.

4.3 Qualitative Risk Assessment

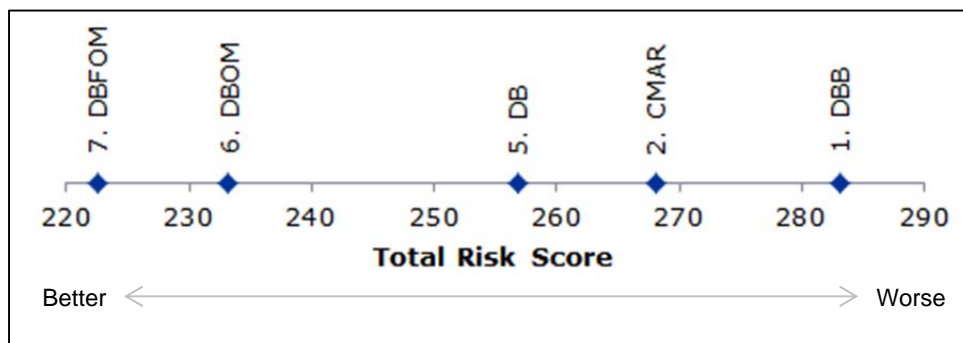
All infrastructure projects face risks in the design, construction, and operating phases. The larger the project, the bigger the potential cost of these risks. Examples of typical project risks are construction delay, construction cost overrun, design errors, and operational failures. In a traditional DBB, most of the project risk would be borne by (or “retained” by) the City. Each alternative model presents a different project risk profile due to the different allocation of risk between the City and a contractor, the varying ability of the City or the contractor in each case to mitigate (or manage) the risk. One of the key considerations in delivery model selection is reducing project risk, which in turn makes costs more certain.

A qualitative risk workshop was conducted to:

- Identify key project risks that may distinguish the delivery models under consideration;
- Stimulate discussion of the relative merits of the delivery models by the City's project team;
- Assess the probability and impacts of the risks, qualitatively, for each delivery model; and
- Prepare the project team for a future quantitative risk assessment to be done as part of the Value for Money Assessment.

Approximately 50 different project risks were considered, with the workshop panel providing a consensus view on the probability of each risk occurring, and the impact if it occurred. From this data, a total project risk score was calculated for each delivery model. The total risk scores provide a basis for comparing the overall risk profiles of the delivery models. The higher the total risk score, the higher the overall project risk profile. Plotted on a continuum, the results are as follows.

Figure 1 - Results of Qualitative Risk Assessment - Total Risk Scores⁵



Based on this, it may be interpreted that DBB presents the highest overall project risk, and DBFOM the lowest. The risk profile is different for each delivery model because of the different allocation of responsibilities and risks between the City and the contractor, as defined in typical contract documentation. These findings are informative on their own, and also feed into the multiple criteria assessment.

4.4 Multi-Criteria Assessment

A qualitative assessment of the delivery models was conducted using a weighted-criteria technique (multi-criteria assessment, or MCA). Assessment criteria were developed based on previous documentation, workshop sessions, and discussions with City staff, and organized into four criteria categories as shown below.

⁵ The total risk score assumes that all risks have equal weights. A sensitivity analysis confirmed that the order of the models shown holds under a test designed to reveal whether the positioning of DBOM and DBFOM is robust. More detailed weighting of the risks is done in the quantitative risk assessment as part of the Value for Money assessment.

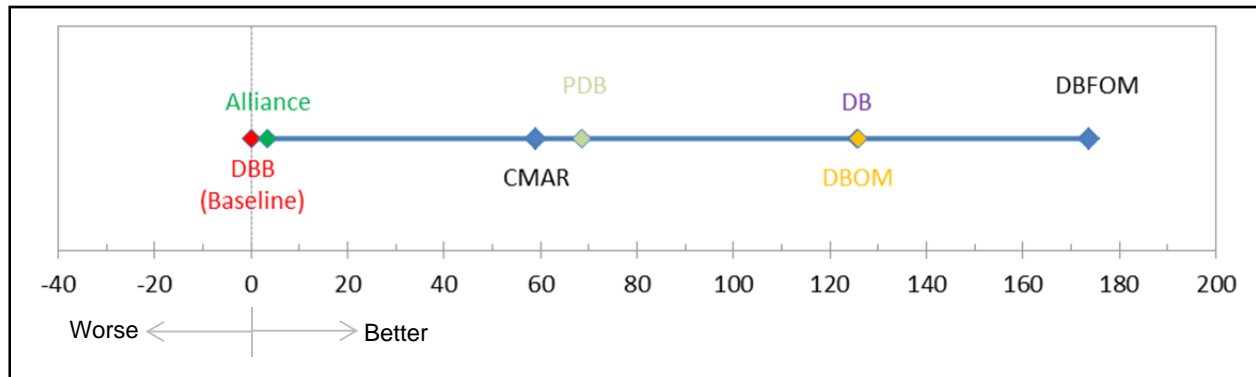
Table 7 - MCA Criteria (Procurement Criteria)

Category & Category Weighting	Criterion		Criterion Relative Weight Within Category ("Importance")
	No. ⁶		
City Resource Capacity	14	Minimize demand on existing City resources for procurement	High
	24	Minimize design-related demands on City resources	High
	25	Minimize construction-related demands on City resources	High
	15	Solve WWTP O&M resourcing challenges	High
25.0%			
Economic	2	Minimize exposure to construction cost escalation	High
	3	Maximize capital cost certainty (i.e. degree of cost certainty)	High
	4	Earliest capital cost certainty (degree of certainty varies per criteria 3)	Low
	5	Maximize O&M cost certainty over 20+ years	Low
	6	Optimize whole-of-life costs (between capital and O&M)	Low
	23	Maximize flexibility for future expansions and upgrades or other changes	Low
	8	Maximize scope for innovation (i.e. design, construction, operation)	Med
	9	Maximize competitive pressure on capital costs	High
	10	Maximize competitive pressure on O&M costs	High
	11	Maximize costs covered by other levels of government	High
40.0%			
Alignment With Managerial Goals & Strategy	12	Ensure a robust and easy to operate WWTP	High
	13	Avoid deferring major maintenance	Med
	17	Transfer design risk (rather than embrace it)	Med
	18	Transfer construction risk (rather than embrace it)	Med
	19	Transfer O&M risk (rather than embrace it)	Med
	22	Maintain labour support for project	High
25.0%		-	
Social	21	Maintain public support for project	High
10.0%			

Each model was assessed against the 21 criteria on a comparative basis relative to the baseline DBB model. The key output of the analysis is an overall ranking of delivery models relative to DBB, as shown below.

⁶ The criterion numbers allow reference to previous versions of the matrix and therefore are not consecutive

Figure 2 – Multi-Criteria Analysis Results: Delivery Model Rankings⁷



These results indicate that all of the alternative models are believed to address the criteria better than DBB, with DBFOM having the greatest benefit. The general scoring outcome is that the more that a delivery model allows the transfer of project responsibility and risk to a contractor, the better it meets the City's criteria.

It is noted that despite their overall high scores, the two P3 models scored lower than DBB in the "social" category due to potential public concern with the transfer of WWTP operating responsibility. The concern is not the transfer itself (i.e. the ability to undertake or the effectiveness of the transfer), but rather a potential reduction in public support for the project if delivered as a P3.

4.5 Conclusions of Strategic Assessment

Following is a distillation of the key findings of the qualitative analysis:

1. Screening against typical P3-suitability criteria confirmed that the Project could be delivered effectively using P3 delivery models.
2. A qualitative risk assessment determined that traditional DBB presents the highest project risk, and DBFOM the lowest project risk.
3. A multiple criteria analysis determined that DBFOM is superior to all other models in meeting the City's procurement criteria.

Based strictly on the qualitative assessment, DBFOM is the preferred model. This does not include consideration of the relative estimated cost of the models, which is addressed in the Value for Money assessment.

The P3 models are only feasible if the City is willing to transfer operational responsibility for the WWTP to a contractor for a 27 year period post-construction completion. On a qualitative basis, DBFOM is superior to DBOM because the contractor-provided financing provides a strong and liquid security for the long term performance of the contractor. DBOM relies on weaker security such as performance bonds and parent company guarantees, but nevertheless has been used successfully and is a viable option. It may be possible to strengthen the security of a DBOM with methods such as extended holdbacks or requirements for relatively small (compared to DBFOM) amounts of private financing – these measures would raise the cost of the DBOM and have not been explored.

The distinction between CMAR and the CMAR + DB hybrid is that the latter is likely to result in capital cost savings over the former and is less demanding on City resources. There is concern with the long

⁷ The Alliance and PDB models were screened out of consideration during the strategic assessment and are not discussed herein.

term quality of DB-built projects, but as with DBOM, the model has been used extensively for wastewater projects and is a viable option.

On a strategic basis, the recommended delivery models would be DBFOM (if the City is willing to transfer operations responsibility) and CMAR + DB (if the City wishes to retain operations responsibility). Therefore, these two models are carried forward into the Value for Money analysis.

5 Value for Money Assessment

5.1 Overview of Value for Money Assessment

Value for Money (VFM) assessment entails the comparison of the net present values of the risk-adjusted project cost estimates over the project term. The key steps are as follows:

1. Estimation of all costs for each delivery model:
 - Procurement
 - Design
 - Construction
 - Operation
 - Minor/Routine Maintenance
 - Major Maintenance / Rehabilitation
 - Financing
2. Cash flow modelling over the procurement/design/construction/operating period, the timing of which may vary between the delivery models.
3. Estimation of risk costs for each delivery model.
4. Combination of cash flow and risk modelling results to arrive at the risk-adjusted net present value cost of each delivery model.
5. Comparison of risk-adjusted net present value (NPV)⁸ costs to calculate VFM.

Each of these steps is briefly described in the following sections.

5.2 Cost Estimates

Based on the preliminary design, AECOM has estimated the capital, operating, and maintenance costs of the Project over a 30 year period, assuming the DBB delivery model is used. Costs for procurement (which differs between models) have been estimated by AECOM, Deloitte, and the City. Financing costs are based on current market information.

The capital and operations and maintenance costs have been adjusted to reflect expected variations in costs between delivery models. The DB and DBFOM are expected to introduce some cost savings due to the nature of competitive process and bundling of responsibilities in these models. The DBFOM has an additional cost, that of the incremental cost (i.e. interest rate) of contractor-provided private financing as compared to City debt financing.

For the DBFOM model, the amount of contractor-provided financing has been set to \$103 million (approximately 50% of the capital cost), an amount sufficient to ensure market interest and large enough to secure the long term performance of the contractor based on a high level “handback test”. This

⁸ Most cost figures in this report are presented as net present values (NPVs). NPVs are suitable *only* for comparison of alternatives (such as comparing delivery models) and must not be used for any other purpose, and specifically must not be used as budget estimates or estimate of nominal “as-spent” costs.

requires that the City make a payment for the balance of the capital cost at substantial completion. In all of the other models, the City would pay 100% of the capital cost at substantial completion.

The cash flow model calculates the estimated net present value⁹ of project costs (as of March 31 2013¹⁰) for each delivery model over the period commencing October 2012 and ending March 2044. This approximately 32-year period covers the procurement, design, construction, and operating of the Project. The *Cities Act* limits a DBFOM to 30 years from the time that the contractor takes over operation of the WWTP¹¹. This was the overriding criteria in selecting the term of a DBFOM and therefore is the term used for VFM analysis.

5.3 Risk Estimates

Risk costs for the Project have been estimated through a workshop process to develop an estimate of the risk that is retained by the City, and transferred to the contractor, in each model. The ten largest risks (for the DBB model) identified through the workshop process are as follows.

Table 8 - Ten Largest Quantified Project Risks

Risk	Description
Resource capacity	City is not able to adequately support the procurement
Facility design	Design contains errors or omissions that are not discovered until the construction period, i.e. contractor-initiated change order risk
Major maintenance / rehabilitation	Major maintenance is deferred
Staffing	Unable to recruiting and retain qualified WWTP operating staff
Delay by owner (City)	Facility not constructed on time due to City-induced delays
Unknown condition of existing assets	There are unknown defects in the existing WWTP components that are intended to be reused
Construction – operation coordination	Risk associated with operating the WWTP during the construction of the upgrade/expansion
Early expansion	WWTP capacity needs to expanded sooner than anticipated
Scope changes during construction	Changes to the design are demanded by the operator (City in the case of DBB) during construction
Construction delay	Facility not constructed on time for all reasons other than City-induced delay

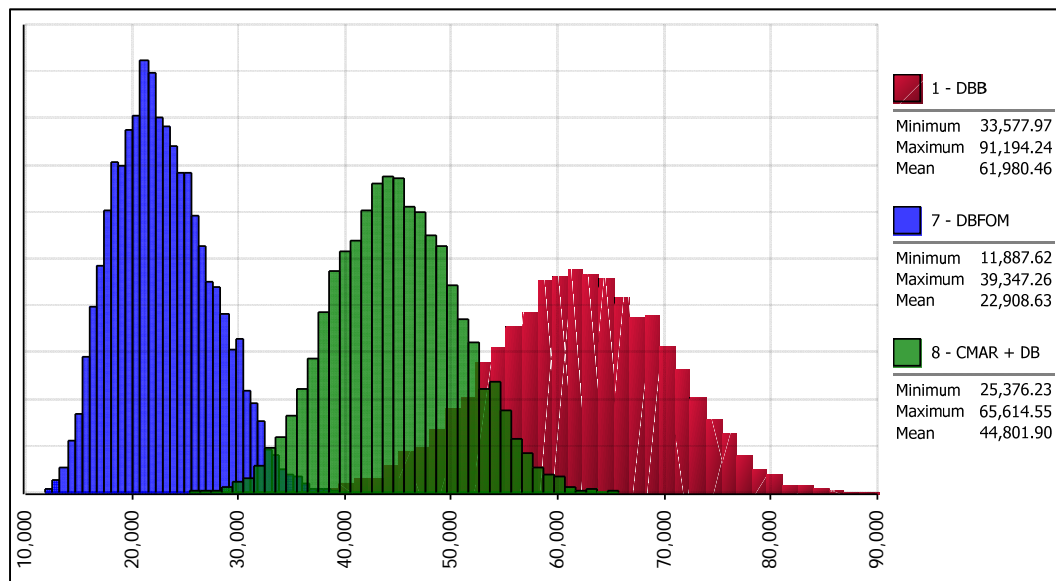
The estimated cost of each quantified risk takes the form of a risk distribution with a range of possible outcomes ranging from best case to worst case. To add the risks together into an estimate of total project risk, a Monte Carlo simulation is used. The figure below presents the total estimated project risk cost distribution (as NPV) for each delivery model.

⁹ The city's cost of long term debt (3.818%) is used as the discount rate to calculate NPVs.

¹⁰ This date is selected for NPV purposes as it is estimated to be the date by which the City will have made a final determination of delivery model.

¹¹ The contractor will take over operation of the WWTP soon after the award of the contract. The design and construction period is approximately 3 years, leaving approximately 27 years of operation after construction is complete.

Figure 3 - Estimated Total Project Risk Costs For Each Delivery Model (NPV, \$thousands)



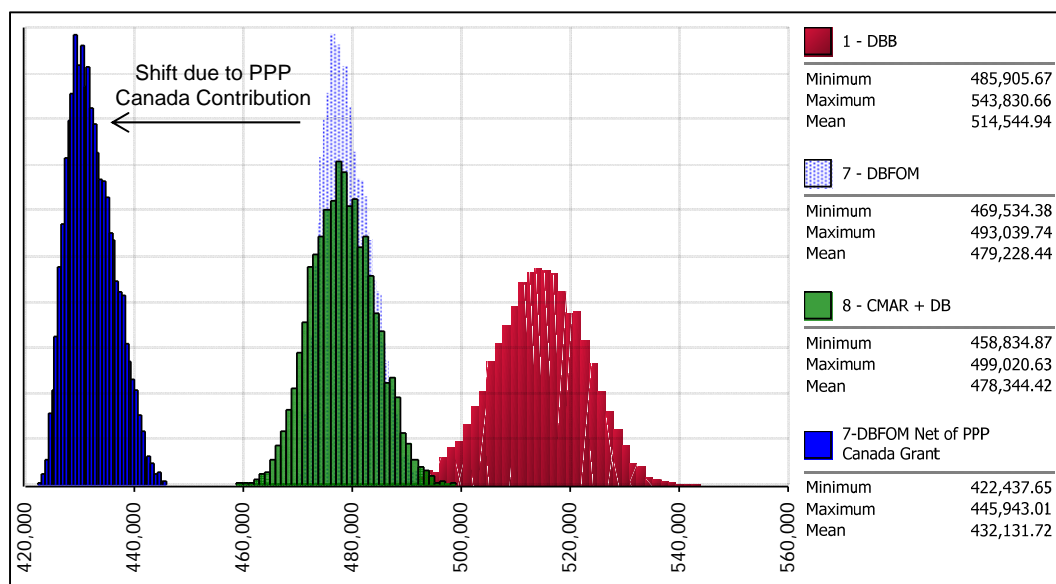
The figure illustrates, for example, that the estimated NPV risk cost for the DBB delivery model (in red) could be as low as \$33.6 million and as high as \$91.2 million. The figure also illustrates that the two alternative models are expected to reduce the total project risk, since their distributions are to the left of the DBB distribution.

The risk cost distribution is tallest and narrowest for DBFOM, meaning that the total risk costs are more predictable than the wider distributions..

5.4 Value for Money Estimates

The cost estimates and risk cost estimates are added together to arrive at the estimated risk-adjusted net present value cost of each delivery model. The results are in the form of risk distributions that illustrate the possible range of project cost outcomes, from the best case through to the worst case outcome.

Figure 4 - Total Risk-Adjusted Project Cost Estimates (\$NPV, thousands)



The figure illustrates, for example, how the estimated NPV cost of the DBB delivery model (in red) could be as low as \$485.9 million or as high as \$543.8 million. Echoing the strategic assessment, both alternative models show benefit over DBB (because their cost distributions are positioned to the left of DBB along the cost axis). The relative cost-certainty of the models is also illustrated, with narrow distributions being more cost-certain.

VFM is illustrated visually on the figure above. It is typically reported on a percentage basis using the expected value (the mean value of the distribution) of the total risk-adjusted project costs. On this basis, the preliminary project VFM is as follows.

Table 9 - Preliminary Value for Money Estimates (NPV, \$thousands)

	1 - DBB	8 - CMAR + DB	7 - DBFOM
Total Project Base Cost	452,872	434,059	460,173
Retained Risk	60,905	43,087	12,686
Risk Premium	767	1,198	6,369
Total Risk-Adjusted Project Cost	514,545	478,344	479,228
"Project VFM"		7.0%	6.9%

This is the "Project VFM" that does not take into account the benefit of a contribution from PPP Canada. It is the Project VFM that PPP Canada will evaluate to make its funding determination. PPP Canada will only consider funding the DBFOM model for its risk transfer benefits. The VFM shown for DBFOM is in the expected range and is likely to be sufficient to attract PPP Canada funding.

The VFM from the City's perspective, however, *does* take a PPP Canada contribution into account. The contribution at 25% of eligible costs as defined by PPP Canada is estimated to be \$51.2 million at the

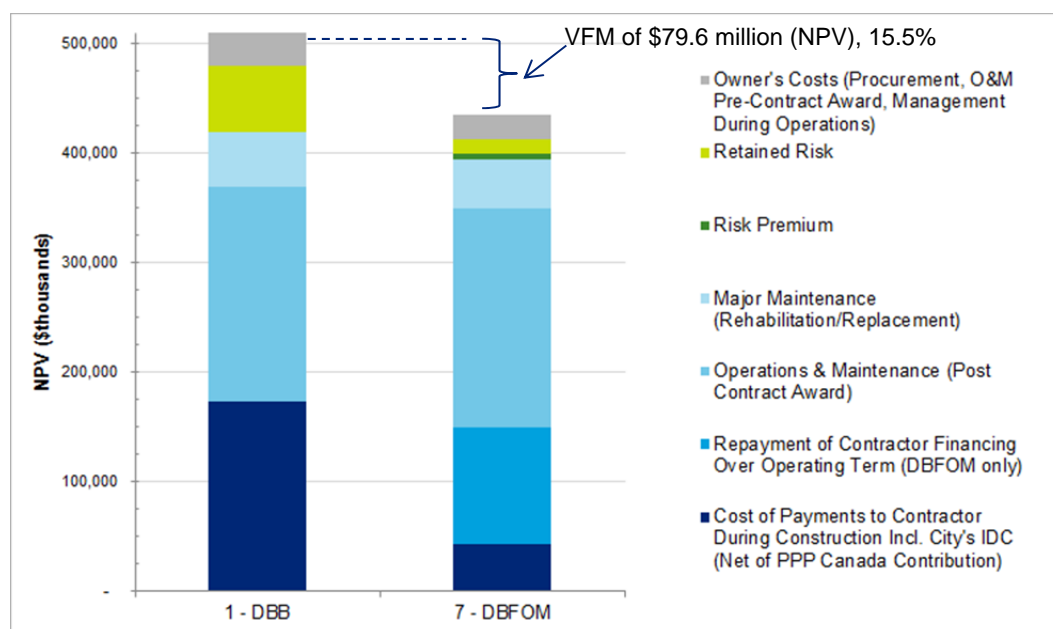
time of construction completion¹², or \$44.3 million in net present value terms. The table below presents the VFM from the City's perspective. The figure above illustrates the impact as well.

Table 10 - Impact of PPP Canada Contribution on VFM (NPV, \$thousands)

	1 - DBB	8 - CMAR + DB	7 - DBFOM
Total Project Base Cost	452,872	434,059	460,173
Retained Risk	60,905	43,087	12,686
Risk Premium	767	1,198	6,369
Total Risk-Adjusted Project Cost	514,545	478,344	479,228
PPP Canada Grant			44,307
Total Cost Net of PPP Canada Grant	514,545	478,344	434,921
"VFM from City's Perspective"		7.0%	15.5%

The VFM from the City's perspective, taking the PPP Canada contribution into account, is highest for DBFOM. The impact of the PPP Canada contribution is referred to by PPP Canada as the "incrementality" of the grant. The chart below illustrates the VFM of the DBFOM model.

Figure 5 - VFM From City's Perspective for DBFOM Model (Expected Value of Risk Estimates)



5.5 Conclusions of Value for Money Assessment

Both of the alternative models are estimated to provide VFM as compared to traditional DBB. DBFOM provides the greatest VFM, assuming that PPP Canada makes a contribution of 25% of eligible costs. Otherwise, the estimated VFM is similar.

¹² The amount of the request to PPP Canada is higher, reflecting the contribution that would be required if the capital cost is at the upper range of the cost estimate (i.e. +15%). See Section 5.7.

5.6 Total Capital Liability

Models 1 and 8 have the City paying the contractor for the full amount of construction by the time construction is complete. In Model 7, the City pays a portion of the construction costs at substantial completion, with the balance financed by the contractor and paid back over the operating term. The total capital liability is the amount that the City is required to either:

- Fund from reserves; and/or
- Finance by issuing debt, with repayment funded from user fees over the operating period; and/or
- Finance through the DBFOM contractor, with repayment funded from user fees over the operating period.

The table below estimates the total capital liability for each model, taking into account the PPP Canada grant for the DBFOM model. The risk estimate related to capital cost is included in the totals, reflecting the amount of contingency that is expected to be spent for each delivery model.

Table 11 - Total Capital Liability (nominal, as-spent dollars, \$millions)

	1 - DBB	8 - CMAR + DB	7 - DBFOM
Progress Payments	184.1	71.6	-
+ Financing Fees, and IDC on Progress Payments	13.4	5.3	-
+Substantial Completion Payments	-	104.5	100.0
=Total Capital Funding Requirement	197.5	181.3	100.0
- PPP Canada Grant	-	-	51.2
= Capital Funding Requirement Net of Grant	197.5	181.3	48.8
+ Contractor-Provided Financing	-	-	103.5
+ Expected Value of Construction Cost-Related Risk	38.8	19.2	14.9
=Total Debt/Financing Liability	236.3	200.5	167.2

The DBFOM model has the lowest total capital liability by virtue of the PPP Canada grant and reduced risk cost. These liabilities reflect the demand that the Project will put on the City's debt capacity. The lower demand of the DBFOM may be a key deciding factor in the selection of delivery model, depending on the City's available debt capacity.

It could also be possible that the higher capital liability of the other models would result in a reduction in the City's credit rating, leading to higher debt costs (the analysis to explore this has not been done). This would make DBFOM even more favourable from a financial and VFM standpoint.

5.7 Amount of P3 Canada Fund Support Request

Any pledge of support from the P3 Canada Fund will be capped at a specific dollar amount, despite the basis for the amount being a 25% contribution of eligible costs. Therefore, it is prudent to make the request for funding based on the upper end of the capital cost estimate (i.e. plus 15 percent). In this case, 25% of eligible costs is estimated to be \$58.7 million (\$nominal, as-spent). The resulting VFM using the upper end of the cost estimate from the City's perspective, taking the PPP Canada contribution into account, is 16.5%.

6 Closing

6.1 Conclusions

Based on the findings of the screening analysis, strategic assessment, and value for money assessment, the following key conclusions are made.

1. DBFOM is the preferred delivery model as it provides the greatest strategic benefit, and has the highest VFM and lowest debt capacity impact of all models (assuming it attracts a PPP Canada grant of 25% of eligible costs).
2. Without a PPP Canada contribution, DBFOM is estimated to provide a Project VFM very similar to CMAR+DB. Since DBFOM was preferred over CMAR+DB from a strategic standpoint, DBFOM is preferred to CMAR+DB even without a PPP Canada contribution.

The DBFOM model requires transfer of operating responsibility to a contractor. If the City is unwilling to do this, then:

3. CMAR+DB is the preferred delivery model, having strategic and VFM benefits over DBB.

6.2 Recommendations

Based on the forgoing analysis and the conclusions drawn, the following key recommendations are made.

1. A “business case” should be developed for submission to PPP Canada in application for a grant from the P3 Canada Fund for 25% of eligible costs. The business case must be submitted to PPP Canada no later than March 31, 2013, although earlier submission would be beneficial.
2. The City should determine whether transfer of operating responsibility to a contractor under a DBFOM contract is acceptable as this is a key determinant in the final selection of delivery model.
3. If the City is willing to transfer operating responsibility:
 - a. If a PPP Canada grant of 25% of eligible costs can be obtained, the DBFOM model should be pursued.
 - b. If the PPP Canada grant is not secured, the DBFOM should still be considered, as it has strategic benefits over CMAR+DB.
4. Otherwise, the CMAR + DB model should be pursued.

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APPENDIX B

Procurement Options Summary and Pros/Cons Analysis

Procurement Options Summary and Pro/Con Analysis

Procurement Model Description	Summary of Key Features and Pros/Cons
<p>1. Design-Bid-Build (DBB) (multiple tenders)</p> <p>This model entails the City contracting for the development of detailed design drawings and specifications from the "owner's engineer". Then, a small number of separate construction tender packages would be issued and awarded on low-bid basis.</p>	<p>Pros</p> <ul style="list-style-type: none"> ▪ City input into design. ▪ Competition on construction price. ▪ Potential to avoid some cost escalation exposure. <p>Cons</p> <ul style="list-style-type: none"> ▪ The traditional approach, modified by issuance of several staged tenders rather than a single tender presents risks of multiple change orders that impact cost and timelines. ▪ No cost certainty. ▪ High demands on City during design and construction – City fulfils role of Project Manager. ▪ City operates the WWTP and takes on the risk associated with that. ▪ Interface risk during construction. ▪ No PPP Canada funding.
<p>2. Construction Manager at Risk (CMAR)</p> <p>This model would involve the City appointing a construction manager that would work with the owner's engineer and the City in design advancement and at some point in the process would bid either a guaranteed maximum price or target cost.</p>	<p>Pros</p> <ul style="list-style-type: none"> ▪ Allows for some degree of construction cost certainty and the benefit of constructor input into the design. ▪ City input into design. ▪ Potential to avoid some cost escalation exposure but perhaps less than Model 1 since Construction Manager (CM) will want to delay fixing price. ▪ Some cost certainty. ▪ Competition on some of the construction price. <p>Cons</p> <ul style="list-style-type: none"> ▪ No design competition. ▪ High demands on City during design, construction, but lower than Model 1 as some authority during construction delegated to CM. ▪ City operates the WWTP and takes on the risk associated with that. ▪ Interface risk during construction. ▪ No PPP Canada funding.
<p>5. Design-Build (DB)</p> <p>This model involves selecting a design-builder based on a date and cost certain price for construction of the Project. The competition would be based on a performance specification developed by the City and the owner's engineer.</p> <p><i>Determined to be suitable for greenfield portion of Project only. May be used in conjunction with Models 1 or 2.</i></p>	<p>Pros</p> <ul style="list-style-type: none"> ▪ Benefit of constructor input to design. ▪ Low demands on City until construction complete. ▪ Construction cost certainty achieved early, when bids received. ▪ Competition on construction price. <p>Cons</p> <ul style="list-style-type: none"> ▪ No City input into design. ▪ High demands on City for short period to develop performance specification. ▪ No long term cost certainty. ▪ Design competition. ▪ City operates the WWTP and takes on the risk associated with that.

	<ul style="list-style-type: none"> ▪ Highest risk of all Models that ease and economy of O&M is not adequately addressed in the design. ▪ Interface risk during construction. ▪ No PPP Canada funding.
<p>6. Design-Build-Operate-Maintain (DBOM)</p> <p>Under this model a contractor with bundled responsibility to design, build and then operate and maintain the Project for a period of up to 30 years would be selected based primarily on the net present value of the total capital and O&M cost that is bid.</p>	<p>Pros</p> <ul style="list-style-type: none"> ▪ Benefit of constructor and operator input into design. ▪ Low demands on City after procurement phase, including into the operation period. ▪ Construction cost certainty achieved early but later than Model 5. ▪ Competition on construction price. ▪ Competition on O&M price. ▪ Partial long term O&M cost certainty. ▪ Contractor operates and maintains WWTP. ▪ No interface risk during construction. <p>Cons</p> <ul style="list-style-type: none"> ▪ No City input into design. ▪ High demands on City for moderate period to develop performance specification and procurement documents. ▪ Potential negative public scrutiny ▪ No PPP Canada funding. ▪ Long term contract requirement
<p>7. Design-Build-Finance-Operate-Maintain (DBFOM)</p> <p>Under this model a contractor with bundled responsibility to design, build, partially finance and then operate and maintain the Project for a period of up to 30 years would be selected based primarily on the net present value of the total capital and O&M cost that is bid.</p>	<p>Pros</p> <ul style="list-style-type: none"> ▪ Benefit of constructor and operator input into design. ▪ Low demands on City after procurement, including into the operation period. ▪ Construction cost certainty achieved early but later than Model 5. ▪ Competition on construction price. ▪ Competition on O&M price. ▪ Full long term O&M cost certainty. ▪ Contractor operates and maintains WWTP. ▪ No interface risk during construction. ▪ High probability of PPP Canada funding. <p>Cons</p> <ul style="list-style-type: none"> ▪ No City input into design. ▪ High demands on City for moderate period to develop performance specification and procurement documents. ▪ Potential negative public scrutiny ▪ Long-term contract requirement

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Wastewater Treatment Plant Upgrade – Procurement Team Contracts

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- FEBRUARY 13, 2013**

1. That the Deputy City Manager of City Operations be authorized to negotiate and approve the terms of an addendum (Addendum) to the Pre-Design, Design and Construction Services Agreement between the City and AECOM Canada Ltd. (AECOM) dated as of January 31, 2011 and amended on September 25, 2012 to have AECOM provide engineering, technical, design and construction advice to the City for the remainder of the Project;
2. That the Deputy City Manager of City Operations issue a request for proposals (Fairness Advisor request for proposal (RFP)) to obtain an independent fairness advisor to advise the City on delivery planning and procurement of the Project;
3. That City Council authorize the Deputy City Manager of City Operations to award and finalize the terms of an agreement with the successful proponent chosen from the Fairness Advisor RFP;
4. That the Deputy City Manager of City Operations issue a request for proposals (Business Advisor RFP) to obtain a business advisor to advise the City with financial and business matters in relation to procurement phase of the Project;
5. That City Council authorize the Deputy City Manager of City Operations to award and finalize the terms of an agreement with the successful proponent chosen from the Business Advisor RFP; and
6. That the City Clerk be authorized to execute the following agreements after review and approval by the City Solicitor:
 - a. the Addendum;
 - b. the contract awarded to the successful proponent as a result of the Fairness Advisor RFP; and
 - c. the contract awarded to the successful proponent as a result of the Business Advisor RFP.

EXECUTIVE COMMITTEE – FEBRUARY 13, 2013

The Committee adopted a resolution to concur in the recommendation contained in the report.

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Terry Hincks, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the Deputy City Manager of City Operations be authorized to negotiate and approve the terms of an addendum (Addendum) to the Pre-Design, Design and Construction Services Agreement between the City and AECOM Canada Ltd. (AECOM) dated as of January 31, 2011 and amended on September 25, 2012 to have AECOM provide engineering, technical, design and construction advice to the City for the remainder of the Project;
2. That the Deputy City Manager of City Operations issue a request for proposals (Fairness Advisor request for proposal (RFP)) to obtain an independent fairness advisor to advise the City on delivery planning and procurement of the Project;
3. That City Council authorize the Deputy City Manager of City Operations to award and finalize the terms of an agreement with the successful proponent chosen from the Fairness Advisor RFP;
4. That the Deputy City Manager of City Operations issue a request for proposals (Business Advisor RFP) to obtain a business advisor to advise the City with financial and business matters in relation to procurement phase of the Project;
5. That City Council authorize the Deputy City Manager of City Operations to award and finalize the terms of an agreement with the successful proponent chosen from the Business Advisor RFP; and
6. That the City Clerk be authorized to execute the following agreements after review and approval by the City Solicitor:
 - d. the Addendum;
 - e. the contract awarded to the successful proponent as a result of the Fairness Advisor RFP; and
 - f. the contract awarded to the successful proponent as a result of the Business Advisor RFP.

CONCLUSION

The Administration has been assessing procurement options for the Wastewater Treatment Plant (WWTP) upgrade that will result in a recommended procurement approach to City Council. External business and technical expertise has been used to arrive at this stage of work; however, the renewal and assignment of new contracts are needed before further work on project procurement and delivery can continue. Approval of the recommendations in this report will give authority for the Deputy City Manager Operations to procure a fairness advisor, business advisor and extend the contract with the City's existing technical advisor, AECOM. External advisors are required for this project regardless of the final procurement decision of City Council.

City Administration will endeavour to minimize the cost for advisory services during the work performed in seeing the project through to completion.

BACKGROUND

For the past several years, the City has been planning a for the WWTP upgrade. In the last year, the WWTP upgrade project has made significant progress with the completion of a number of background reports, a preliminary concept plan and the pre-design phase, which brings the WWTP to the 20 percent design level. The Administration is currently working towards the development of a recommended procurement approach and will be brining a separate report to Council on this issue.

In 2008 (CR08-28), City Council authorized the Administration to initiate a selection process to obtain consulting engineering services for the WWTP upgrade project. City Council's approval in CR08-28 provided authority to award a contract up to the completion of the pre-design stage (which includes the Administration's recommendation relating to procurement method). In early 2011 the City engaged AECOM through a qualifications based selection process to provide engineering, technical and construction advisory services. This was based on design bid build project delivery that contemplated fees up to \$18 million with multiple stages each requiring a contract amendment. As the pre-design stage and recommendations relating to procurement method are nearly complete, the Administration requires Council approval to extend the engagement of AECOM to provide expert technical, design, and construction advice to the City for the reminder of the Project.

The Administration also requires expert technical, financial and business advice and the services of a fairness advisor for the procurement approach, procurement process and deliver of the project. In order to procure such business advisory services and a fairness advisor, the Administration requires Council approval to initiate the required request for proposals selection processes.

DISCUSSION

To develop and deliver the WWTP upgrade project, the Administration requires external engineering and business/financial advisory services to provide advice and technical expertise. In addition to these services, a fairness advisor is required to ensure the procurement process is conducted in accordance with the pre-established process and evaluation criteria.

Engineering, Technical and Construction Advisors

Pursuant to a public procurement process authorized by City Council in CR08-28, the City has engaged AECOM to provide engineering, technical and construction advice for the development of the WWTP Upgrade, with the current contract contemplating services up to the completion of the pre-design stage (which includes the Administration's recommendation relating to procurement method). AECOM was the selected proponent to provide engineering services for the duration of the WWTP Upgrade project. As the project is set to advance past the pre-design stage, Council approval is required to extend AECOM's engagement to provide expert technical, design and construction advice to the City for the remainder of the Project.

In general, AECOM will assist City administration in:

1. Developing and executing a procurement process for the design and construction of the WWTP Upgrade using the desired procurement method;
2. Establishing the conceptual design requirements to ensure the procurement process and requirements are clear and effective. Reviewing submissions and provision of expert advice about the feasibility of the proposals;
3. The creation of a master agreements with the successful proponent including the creation of a performance criteria matrix; and
4. The provision of expert advice during the design and construction of the facility.

AECOM will provide a proposal for contract amendment depending on the delivery method selected. The amendment will be within the approved estimate of \$18 million.

Fairness Advisor

Leading practice in other Canadian jurisdictions is to use such oversight as best practice when dealing with large, complex procurements. A fairness advisor has been appointed for the RRI Stadium Project and it would be appropriate to also have one appointed for the WWTP Upgrade as the project is large and complex.

The fairness advisor's role is to ensure the procurement process is conducted in accordance with the pre-established process and evaluation criteria. The fairness advisor will monitor the procurement process to ensure that it is fair and provide an independent opinion by observing and reviewing the transaction process. The fairness advisor must act independently of the City of Regina and will report their advice and requirements directly to the City Manager. The fairness advisor's process will include, but is not limited to, the following:

1. Review any transaction documents at the fairness advisor's discretion, including invitation documents and their addenda, the process framework and evaluation worksheets;
2. Attend meetings where evaluation findings and recommendations are formally presented and monitor the fairness of such proceedings and the findings made there, and attend and monitor any other meetings related to the fairness of the process at the fairness advisor's discretion;

3. Participate in meetings in person and by telephone as scheduled, identify priority fairness-related issues, critical path constraints, and manage his/her assignment in a timely and cost-effective manner;
4. Deliver reports to the City at the completion of all relevant procurement process stages; and
5. Provide proactive input at the earliest stage possible with respect to potential fairness issues, if it were not for such input, might give cause to a finding of a breach of fairness.

Business and Financial Advisor

As the WWTP Upgrade project is nearing a decision point in relation to the desired procurement method, the Administration will require business and financial advisory services to carry out the ultimate procurement and execution of the project regardless of the procurement method chosen.

In general, the financial and business advisor will assist City administration in:

1. Developing procurement documents.
2. Assist in drafting master agreements with the successful proponent.
3. Providing overall advice on procurement strategy and process, communications, legal and facilities (performance criteria matrix) to achieve all milestones on schedule.
4. Conducting risk analysis and allocation.
5. Preparation of financial models and cost estimates.
6. Proposal evaluation and proposal scoring grids and management of proposal evaluations.
7. Transferring of knowledge to City staff.

All proposed external service providers will provide expert advice and management to the Administration. Once the procurement process is complete, AECOM will continue through to the final construction of the WWTP Upgrade to provide expert technical and construction advice.

RECOMMENDATION IMPLICATIONS

Financial Implications

The activities required to bring a procurement plan to Council will be funded within the current budget. The funding for future advice and support relates to the implementation of a procurement process for the WWTP Upgrade will be detailed as part of a future procurement plan report to City Council.

Environmental Implications

None with respect to this report.

Strategic Implications

Contracting a professional team of experts to assist the Administration's WWTP Upgrade team will result in a well designed and implemented approach by developing a sound procurement process.

Other Implications

The approval to proceed with procurement of these professional services is being requested prior Council's approval of the procurement method for the WWTP Upgrade to ensure that all professional advisors can be in place when required.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Upon Council approval to proceed, the regular City of Regina procurement process will be used to obtain these professional services.

DELEGATED AUTHORITY

The recommendations in this report require Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Joni Swidnicki, Secretary

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Mayor's Housing Summit

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- FEBRUARY 13, 2013**

1. That City Council approve the Mayor's Housing Summit set to occur the week of May 13th, 2013.
2. That Administration be directed to create a Housing Summit Planning Group to plan all aspects of the Mayor's Housing Summit, including timing, keynote speakers, advertising and communications strategy, venue, registration fees, etc.
3. That Administration be directed to return to Council for approval of the required resources associated with the Mayor's Housing Summit by March 31, 2013.

EXECUTIVE COMMITTEE – FEBRUARY 13, 2013

The Committee adopted a resolution to concur in the recommendation contained in the report.

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approve the Mayor's Housing Summit set to occur the week of May 13th, 2013.
2. That Administration be directed to create a Housing Summit Planning Group to plan all aspects of the Mayor's Housing Summit, including timing, keynote speakers, advertising and communications strategy, venue, registration fees, etc.
3. That Administration be directed to return to Council for approval of the required resources associated with the Mayor's Housing Summit by March 31, 2013.

CONCLUSION

The issue of housing is not only local, but national in scope, with issues covering the full continuum from homelessness to affordable housing to market-driven housing. As Saskatchewan's economy continues to thrive and our population continues to grow, housing is becoming a growing issue that needs to be immediately addressed.

Housing pressures are present in every growing urban centre in the country. Although housing responsibilities are mandated differently throughout the various provinces and municipalities, the underlying issues remain consistent and must be addressed by all stakeholders involved. Several funding initiatives and programs have been adopted in recent years but the issues remain.

The City of Regina is cognizant of the fact that the primary responsibility for housing resides within the federal and provincial governments, however there is much the City can do by supporting, partnering and complementing housing initiatives. It is with this in mind that in February of 2012, the City of Regina undertook a Comprehensive Housing Strategy that forms the basis and platform for the Mayor's Housing Summit.

BACKGROUND

Mayor's Housing Summit:

Housing is a priority of the City of Regina and needs to be addressed by various stakeholders involved in the housing spectrum. The City's Comprehensive Housing Strategy will better enable the City to align policy and programs with those of the Government of Saskatchewan. Housing issues are wide-ranging and involve coordination between municipalities, provincial government departments, the federal government and private and non-profit sector stakeholders.

The City of Regina has, and will continue, to contribute and complement provincial government programs and policies. However, the issue requires further collaboration and innovative solutions between all stakeholders involved. To further the dialogue, the Mayor's Housing Summit is set to occur the week of May 13th of this year. The purpose of the Summit will be to bring together subject experts and stakeholders in all aspects of housing, as well as senior governments, to further assess housing issues, needs and potential solutions.

Comprehensive Housing Strategy (CHS):

The Comprehensive Housing Strategy has been in development since February 2012. SHS Consulting Ltd, a housing consulting group from Toronto, was contracted to lead the development of the strategy. A cross-section of City staff and housing sector stakeholders have been involved in the process.

The Comprehensive Housing Strategy, along with Administration's recommendations for implementation, will come before Council at a later date.

DISCUSSION

Mayor's Housing Summit:

The Mayor's Housing Summit has been mentioned several times in the media, demonstrating the depth of the issues and the need for immediate action. There is a growing sense of urgency that innovative solutions and new initiatives need to be taken to alleviate the housing pressures felt by Regina and all growing urban centres in the province and country.

The purpose of the Summit is to gather representatives from senior governments, as well as the private and non-profit sectors, to provide input, make recommendations and resolve housing issues with innovative initiatives and practices.

The Summit will feature expert speakers offering knowledge, experience, innovative ideas and fact-based analysis on different aspects of housing. It is important that senior governments collaborate with the private and non-profit sectors, those who are on the front lines of the issues, to make progress and alleviate growing housing problems.

It is also important that the Summit provides the forum necessary to bring all parties together in a collaborative solutions-based approach, with no blame and shame game occurring between the municipal, provincial or federal government. As stated, the primary responsibility for housing lies within federal and provincial government jurisdiction and mandate, however, municipalities, private and non-profit sectors and industry based groups also have a role and responsibility to ensure citizens have access to safe and affordable housing options.

The Mayor's Housing Summit is an event set to occur during the week of May 13th and will be seen as the beginning of a collaborative process that will allow stakeholders to take action to alleviate the pressures faced by senior government and the private sector in regards to housing.

Comprehensive Housing Strategy (CHS):

As indicated previously, the CHS has been under development for the past year. The Strategy will enable the City to:

- Define and communicate the City's role in housing;
- Better align policies, programs and assets with current and future housing needs, including through and with the new Official Community Plan (OCP) and with the housing policies and programs of the Government of Saskatchewan; and
- Define the best areas and methods to stimulate and facilitate the housing market within the City's role.

RECOMMENDATION IMPLICATIONS

Financial Implications

Administration will return to Council by March 31, 2013 with a strategy for required resources, as well as an update on planning progress for the Mayor's Housing Summit.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

There is a growing sense of urgency that immediate action needs to be taken to alleviate the housing pressures felt by Regina and all growing urban centres in the province and country. The City of Regina is cognizant of the fact that the primary responsibility for housing lies with the federal and provincial governments, however there is much the City can do by supporting, partnering and complementing housing initiatives.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

A communications strategy will be an important component of the Summit and will be used to advertise, promote and bring awareness to housing issues locally, provincially and nationally. In addition, Mayor Fougere, as a member of the BCMC Working Group on Housing, will raise the profile of the issue with other Big City Mayors' and potentially leverage their support for the Mayor's Summit.

DELEGATED AUTHORITY

City Council approval required for resources allocated towards Mayor's Housing Summit.

Respectfully submitted,

EXECUTIVE COMMITTEE



Joni Swidnicki, Secretary



HOUSING
COMPREHENSIVE STRATEGY



HOUSING **COMPREHENSIVE STRATEGY**

Consultant's Final Report

February 2013

City of Regina



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Acknowledgements

Thank you to all the individuals and organizations, including City of Regina staff and community members, who contributed their time and expertise to this report.

The consultant for this study was:



Introduction

Changing population growth trends and housing market conditions, coupled with a changing policy landscape, resulted in the City of Regina identifying the need for a Comprehensive Housing Strategy.

Purpose

The purpose of the Strategy was to better align programs and assets with current and future housing needs, to coordinate with the new policies and programs of the Province, and to determine where the best areas are to stimulate and regulate the housing market.

Approach

The Comprehensive Housing Strategy was undertaken in five phases, with the fifth phase resulting in the Comprehensive Housing Strategy:

- Phase 1: Background Review
- Phase 2: Issue Identification
- Phase 3: Policy, Incentive and Strategy Development
- Phase 4: Evaluation of Alternatives
- Phase 5: Comprehensive Housing Strategy.

The following additional reports related to the Comprehensive Housing Strategy are available at www.designregina.ca.

- Background Review Report
- Existing Conditions Report
- Comprehensive Housing Strategy: Expanded Version

Refer to the Comprehensive Housing Strategy: Expanded Version for more details and rationale related to the strategies.

Housing Continuum

The Comprehensive Housing Strategy studied the housing needs and issues along the full continuum of housing, from homelessness to homeownership.

Duration Category Description	Non-Market Housing				Market Housing			
	Temporary Accommodation		Permanent Accommodation					
	Shelter Spaces	Transitional Housing	Supportive Housing	Non-Market Affordable* Rental	Market Affordable Rental	Market Affordable Ownership	Rental	Ownership
	Emergency Shelter	Short-term accomodation for people in transition	Congregate or independent living	Subsidized housing costs	No subsidies but incentives to build or purchase provided		No subsidies or incentives provided	

“Made in Regina” definitions of the terms [Affordable Housing](#) and [Attainable Housing](#) were developed as part of the Strategy:

Affordable Ownership Housing

Affordable ownership housing is housing that is affordable to households within Saskatchewan Housing Corporation’s Maximum Income Limit, where affordable means spending less than 30% of the household’s income on housing. In 2012 the Maximum Income Limit was \$66,500. A household with an income of \$66,500 could afford an ownership unit with an approximate price of \$255,000.¹

Affordable Rental Housing

Affordable rental housing is housing with rents at or below average market rent. In 2012 the average market rent was \$897.

Attainable Housing

The term attainable housing refers to a situation where households at various income levels can find and secure (attain) suitable, adequate, and affordable housing, and can move on to other options. The definition recognizes the housing needs of the full range of income groups and households. Implicit in this usage of attainability is the idea that a range of housing options (type, accessibility levels, size, tenure, cost) exists in the local market.

Other terms used in the Strategy have been defined in the Glossary in the back of this document.

¹ Assumes 30% of the household’s income is spent on housing, 10% down payment, 5.06% interest rate, 25 year amortization, and annual property taxes of 1.5% of the house value.

Key Housing Issues

Issue #1- Supply of Rental and Affordable Housing

The supply of rental housing, particularly affordable rental housing, is currently a critical issue in Regina. Demand for labour has increased and continues to be strong. Net migration to Saskatchewan has reached a record high, including a historically high number of Provincial nominees through the Provincial immigration program. The recent economic growth and resulting population growth have placed a great deal of upward pressure on the cost of housing and reduced its availability making it increasingly difficult and financially challenging to secure attainable housing. This gap in the supply of rental and affordable housing is one of the most pressing policy issues in Regina today.

There has been some construction of new rental housing in recent years, but not a sufficient amount to meet demands, and fewer units are available for rent than in the past. The permanent rental housing stock has recently experienced reductions, largely through conversion of rental

housing units to condominiums. While the majority of these condominium units have likely remained as rental housing under individual ownership, secondary rental units do offer less security of tenure than permanent rental housing.

A range of affordable housing options are needed, including subsidized rental housing (such as social housing¹) and market affordable housing, where incentives are provided to build or purchase.

The increased demand for affordable housing and rental housing has resulted in greater barriers to households at the lowest end of the income spectrum in obtaining accommodations. More subsidized (or social) housing options are required to meet the needs of these

1 Social housing refers to housing units provided under a variety of government housing programs by a regional housing authority, private non-profit, or cooperative housing corporation, or Aboriginal organization. Residents in rent geared to income units pay rents that are no more than 30% of their income

“ We get as many as 15 calls every day from people looking for housing, and we don’t have any spaces. ”

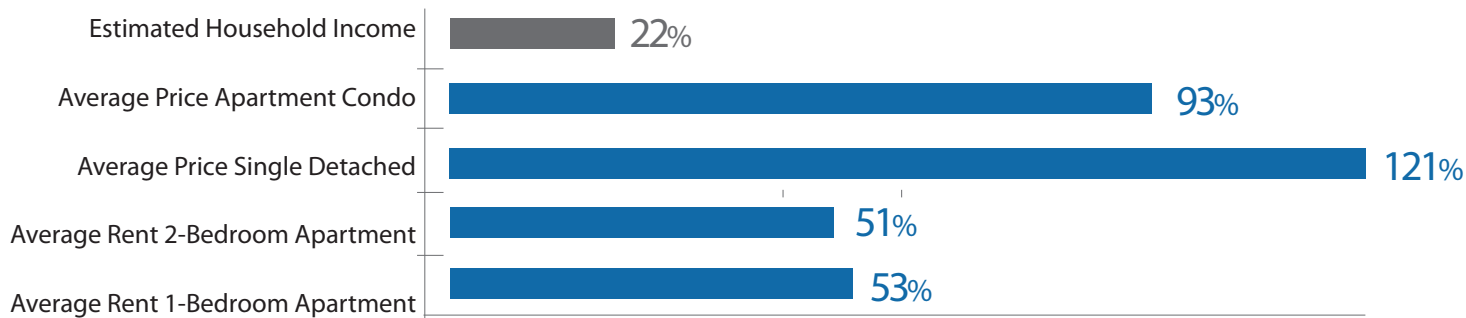
Non-Profit Housing Provider
for Homeless Individuals

households. This must be addressed through partnerships, with federal and provincial governments taking primary responsibility.

The issue of the supply of rental housing and affordable housing also has direct implications related to homelessness. Homelessness is currently an issue for too many individuals and families in Regina. Shelters and transitional housing facilities are operating at full capacity. While homelessness requires a range of interventions, including direct homelessness services, which the City of Regina (the City) is currently contributing some funding to, the best way to address homelessness for the majority of individuals and families who find themselves in this situation is through expanding the supply and affordability of suitable forms of housing (although some individuals require supports to enable them to find and maintain their housing).

New housing construction is increasing. Over time, the market may help meet the needs for rental housing and affordable housing. Further, long-term demand for rental and affordable housing will depend on economic conditions. Nevertheless, the City and other stakeholders need to take action to address this issue. The City can help contribute to the supply of rental housing and affordable housing both in the short term and long term, and using partnerships can help address the needs of lower income households that the market is unable to meet on its own. However, it is important that any immediate actions that the City undertakes in the short-term to address this issue do not compromise its ability to address its long-term housing goals and objectives by using all available resources for short-term actions.

Change in House Prices and Rents Compared to Incomes 2006 - 2011



Source: SHS Calculations based on data from Statistics Canada 2006 Census Custom Tabulations, CMHC Rental Market Report: Regina CMA, data from the Association of Regina Realtors

Issue #2- Condition of the Existing Housing Stock

1 in 10

Rental housing units in Regina are in need of major repair

A significant amount of the housing, particularly rental housing, in Regina is in need of major repair. A number of factors have contributed to this situation. The majority of the housing is older, and has seen limited investment due to a relatively stagnant economy for a number of years. Historically, for rental housing, investments in repair and maintenance have been costly relative to rental revenues, limiting cash flow capacity to undertake the necessary repairs and maintenance. Further, the return on investment of buildings in poor repair was not sufficient throughout this time period to stimulate investment by the private sector. With the rebound in the economy, investment in housing has increased, and some housing has been regenerated or replaced. Yet, many rental housing units are still in poor condition.

Another factor contributing to some of the disrepair is that a small portion

of tenants cause damage to their units. In some instances landlords have trouble collecting from the tenant for the cost of repairs for the damages. Taking action under existing legislation to collect from the tenant for damages can take a long time, can be costly, and may not result in the collection of the full amount. This discourages investment in rental housing and improvements to the rental housing stock.

In a healthy rental market, units in poor condition would see high vacancy rates. However, in the tight rental housing market currently occurring in Regina there is limited selection at the lower end of the price spectrum, and renters with lower incomes are more likely to tolerate these units because they have been priced out of more adequate units. There is also less of an incentive for landlords to improve their units when they are able to easily rent out units that are in poor condition.

The City's ability to ensure the maintenance of the housing stock is an ongoing challenge. Inspection of interiors of residential buildings

is largely done on a complaint basis (other than for fire in multi-unit housing), and the City's Bylaw Enforcement staff cannot enter a building without permission from the owner or occupant (City Fire and Health inspectors also need a warrant to enter a unit). Occupants are often hesitant to report issues or allow City staff to enter units for fear of jeopardizing their ability to remain in the housing and being forced to move into more expensive units or units in even worse condition.

With continued economic growth the housing stock will likely improve

over time as additional (rental) housing is created. However, additional measures are needed to help encourage the retention and regeneration of the existing housing stock.

Like the supply of rental and affordable housing, the issue of the condition of the existing housing stock is a significant policy issue for the City that is at the forefront of the minds of many community members. There is a strong interest among key stakeholders for the City to do more to address this issue.

“ [The lack of quality affordable housing is such an issue that] many of our clients living in in-adequate housing refuse to tell us where they live out of fear of being forced to move into a place that is even less affordable or in even worse

Community Service Provider **”**

Issue #3- Diversity of Housing Options, Including Housing For Distinct and Special Needs Groups

The housing stock in Regina is largely single detached housing, which was greatly in demand a few years ago. Now, the households residing in Regina are less likely to seek single-detached ownership housing than households in the past. While demand has shifted more towards multi-unit housing, the housing stock is relatively permanent in nature, and has not shifted enough to match demand.

There are a number of distinct groups that are not well served by the existing housing stock:

Recent Immigrants - Regina is currently experiencing new highs in in-migration. Newcomers tend to have lower incomes, and experience challenges finding affordable rental housing, particularly singles and large families. Recent immigrants are at a further disadvantage seeking private rental housing because they may not have references. Newcomers with adult children or extended families have a difficult time qualifying for social housing due to the occupancy

standards in social housing and how families are defined in the eligibility criteria.

Temporary Workers - Economic activities have brought many temporary workers to the area. The existing housing supply has been insufficient to be able to accommodate these individuals, including a lack of transitional or temporary housing for this group. As a result, some recent immigrants and temporary workers end up in shelters or at hotels, which rent many of their rooms on a month to month basis. Many temporary workers reside in local campgrounds for the entire season.

Single Individuals - With the tight rental market and increasing housing costs, there are insufficient housing options for single individuals.

Youth - Economic influences have resulted in fewer young adults leaving Regina. Youth-led households¹ are less likely to seek single-detached ownership housing than those

¹ Youth-led households are those led by youth aged 15 to 24 years.

Population Group	Estimated Percentage of Total Population
Recent Immigrants	1%
Temporary Workers	2%
Single Individuals	13%
Youth (15-24)	15%
Post-Secondary Students	8%
Seniors	14%
Lone-parent Households	5%
Aboriginals	9%
Households where Someone has a Disability	14%
Individuals Experiencing Homlessness	less than 1%
Individuals with Special Needs Requiring Supportive Housing	less than 1%
Note: These population groups are not mutually exclusive.	

forming new households in the past. Youth also tend to have lower incomes and spend more of their income on housing than people in older age groups.

Post-Secondary Students - The availability of adequate affordable rental housing is a significant issue for students, who often spend a significant portion of their income on housing.

Seniors - It is anticipated that the most significant increase in the future population of Regina will be in seniors age groups. Over the next several years a range of independent and supportive housing options will be required to meet their housing needs, including rental housing for those who no longer want or are able to maintain the family home.

Lone-parent households - The number of lone-parent households is increasing and these households are more likely to have incomes towards the lower end of the income spectrum.

Aboriginal Households - Regina's Aboriginal population is increasing. Aboriginal households are over-represented among the low income population, and are in need of affordable rental housing.

Households where Someone has a Disability - These households tend

to have lower incomes, and there is an insufficient supply of accessible housing to meet their needs.

Individuals Experiencing Absolute Homelessness - Many individuals and families in Regina are experiencing homelessness, and most shelters and transitional housing facilities have been operating at capacity. A range of interventions are required to address homelessness, with the key being the provision of housing (although some also require supports).

Individuals with Special Needs - The supply of supportive housing for some groups, including individuals with intellectual disabilities, mental illness, and teens and young moms requiring supports, is not sufficient to meet needs.

Although a greater range of housing is needed, including multi-unit housing, many multi-unit buildings experience opposition to their development, thereby slowing the expansion of this important component of the housing market. Multi-unit housing is an important component of the necessary housing mix in Regina to meet the full range of housing needs, and the City should take action to create a more diverse housing supply.

“ The housing crisis is perpetuating issues for those at the lowest end of the income spectrum. The boom is not trickling down like people think it will just naturally do. ”

Community Service Provider

Issue #4- Access to Services and Amenities Needed to Create Complete Communities and Sustainable Neighbourhoods

A key factor in addressing housing needs is ensuring that neighbourhoods meet the daily and lifetime needs of residents. Accessibility and availability of public transportation, and proximity to employment, schooling, recreation opportunities, other community infrastructure, amenities and services such as grocery stores are important components of providing quality housing.

Some of Regina's newer communities are being developed where public transportation is not yet available. Others, such as the downtown, lack community amenities such as grocery stores. These limitations can add additional costs to a household's budget, effectively making the housing less affordable.

It is important that the City support the creation of complete neighbourhoods that accommodate a range of housing, provide a mix of

land uses, and support transit. The City has primary responsibility for guiding land use and housing supply activity and ensuring adequate land supply to meet these needs.



Issue #5- Immediate Action is Required, but the City Cannot Address the Issues on its Own

A range of stakeholders have a vital role to play in addressing the key housing issues in Regina. Housing is a shared responsibility of all three orders of government in partnership with the private and non-profit sectors as well as the community. The City has an important role to play in addressing housing issues, but it cannot, and should not, do it on its own. The provincial and federal governments have important roles to play, particularly in the area of providing program funding and support for housing and homelessness.

Housing is an important element in the creation of vibrant, inclusive, attractive, and sustainable communities and, as such, the City plays a key role in meeting the housing needs of its current and future residents. The City does not own or manage housing but plays an active role in fostering, encouraging and supporting the provision of a range of housing to address the needs of Regina's residents.

The City fulfills a number of responsibilities, including: guiding land use and housing supply activity, including ensuring an adequate land supply; developing and implementing policy to support the retention and expansion of attainable, affordable, and rental housing; encouraging housing development through targeted incentives with measureable outcomes; advocating for change in the housing policies and related funding programs of federal and provincial governments; supporting the health and safety of housing, including establishing maintenance standards, and enforcing health and safety regulations; and educating, supporting, coordinating and facilitating stakeholders in addressing the city's housing needs.

In addition, the City has chosen to play a key role in the federal government's Homelessness Partnering Strategy, including taking a lead role in the community plans to address homelessness in Regina.

“A siloed way of addressing these issues is not working— we need a collaborative approach”

Stakeholder Consultation Group Member

All levels of government must work collaboratively with non-profit organizations, the private sector, and the community at large to address Regina’s housing needs.

The majority of housing activities already take place in the private sector. The City intends to support and encourage the involvement of Regina’s development and homebuilding industry in developing innovative solutions and meeting Regina’s housing needs.

While the needs are considerable, the resources available to address needs are not, especially at the municipal level. It is critical that available resources be leveraged to maximize benefits, to address issues and demonstrate value for money. The City currently allocates \$2 million annually for housing. These contributions can be reallocated to better target the primary issue of the lack of rental and affordable housing. The City is committed to using the social development reserve fund to fund the housing programs

as intended. It is also recommended that a share of the revenue from development of City-owned land be dedicated to housing initiatives. While it is suggested that existing resources be used to increase the supply of rental and affordable housing, additional resources may be required to adequately implement certain recommendations.

A number of the recommended strategies call for improving the regulatory environment to reduce barriers and encourage the supply of affordable, rental, and special needs housing. The City is currently in the process of preparing a new Official Community Plan. It is a four-year, multi-phase process, in which the Plan is expected to be adopted at the end of 2013. Many of the policy initiatives recommended in the Comprehensive Housing Strategy can be adopted as part of this process. However, because of the pressing housing issues in Regina, it is recommended the City immediately take action on a number of policies and initiatives to put Regina on the path of addressing its housing issues sooner.

Vision

Through the consultations, the following vision was developed for housing in Regina:

{ Every person in Regina has the opportunity to live in housing that is attainable, well-maintained, and suitable, in a community that allows them to meet their daily and lifetime needs. }

Guiding Principles

The following principles were drafted to guide the identification and evaluation of policy, incentive, and strategy options:

- An adequate supply of well-built and well-maintained housing serving the full range of residents' incomes and needs is vital to the interests of the City
- All residents should have a safe, secure, affordable and well-maintained home
- The primary focus on helping people who are homeless, or at-risk of homelessness, is to quickly access safe, affordable, and stable housing
- All housing in Regina should be maintained and operated in a good and safe state of repair
- Reinvestment in and regeneration of the housing stock is important to providing a full range of housing

- Multiple approaches and solutions are needed to address housing issues
- Policies and programs must promote social inclusion, (i.e. be inclusive of all people, regardless of their social, economic, or cultural affiliation)
- Policy and resources of government should be aimed at areas where there are gaps in the private market's ability to address housing needs, namely the needs of low and moderate income households, and the needs of homeless individuals should be prioritized
- Housing is a shared responsibility of all three levels of government in partnership with the private and non-profit sectors and collaboration and partnerships are key to addressing Regina's housing needs
- The City's actions must be consistent with its role in housing
- The City will support housing initiatives based on its capacity and resources
- There must be efficient and effective use of resources, and public sector investments must be fiscally responsible
- Establishing an environment that allows the private sector to innovate and build affordably is important
- The effectiveness of policies and programs must be monitored and evaluated on an ongoing basis and changes introduced as needs and conditions change in the city.

Goals and Strategies

The City of Regina, in consultation with community stakeholders, has identified five goals to respond to the housing issues; one for each of the key issues identified above. Like many partners, the City has a key role to play in achieving these goals. The following outlines the strategies the City intends to use to realize these goals. Given that the supply of rental and affordable housing is a critical issue in Regina, it is important that the City makes rapid progress in addressing this issue. As such, a number of strategies have been identified as "Quick Wins". These are strategies that can be initiated shortly and implemented quickly to realize benefits in the short term. Other strategies that should be initiated shortly, but that may take longer to implement or realize the benefits from have been identified as having a "Year 1 Start". The strategies that should be implemented through the Official Community Plan review process have been identified as "OCP Policy". The remaining strategies are those that would be initiated and implemented in the medium term, and these have been identified as "Years 2-5 Start".

Goal #1- Increase the Supply of Rental and Affordable Housing

Rental housing, and affordable rental housing in particular, is an important component of the housing continuum. It is a component where there is currently a critical need. The following strategies are aimed at increasing the supply of rental housing generally and affordable rental and ownership housing:



1. Refine current property tax and capital incentives to target the issue of insufficient supply of rental and affordable housing

Tax Incentives

- a. Discontinue incentives for owner-occupied units that are not affordable
- b. Put a maximum rent limit of 150% of average market rents on the rental tax incentives
- c. Provide a 100% tax exemption for 5 years on new/additional rooming house beds/single room occupancies
- d. Provide a tax exemption on new/additional secondary suites in built-up areas equivalent to the approximate value of the incremental increase in property tax resulting from the secondary suite
- e. Provide a tax exemption on affordable rental units

participating in a new Regina rental housing repair initiative equivalent to the approximate value of the incremental increase in tax resulting from repairs

- f. Review the incentives at least every five years

Capital Incentives

- g. Increase capital incentives for affordable housing from \$10,000 to \$15,000 per unit to account for increases in construction costs over time and adjust annually based on the construction price index
- h. Provide a capital incentive of \$5,000 per bed for affordable rooming house beds/single room occupancies
- i. With the exemption of Area 4 (Downtown) and Area 5 (Warehouse District), continue to require rental housing units to have rents below average market rent in order to be eligible for the capital incentive of \$15,000 per unit
- j. On the first 50 units per year in Area 4 (Downtown) and Area 5 (Warehouse District) allow rental units with rents between average market rent and 150% of average market rents to be eligible for the same capital incentives as provided in other areas (\$15,000); rental units with rents at average market rent or under to qualify for an additional \$5,000 in capital incentives (\$20,000); and ownership units that meet the affordability requirements to qualify for an additional \$5,000 in capital incentives. After 50 units in Areas 4 and 5 receive capital incentives in the given year, the capital incentives provided will be in-keeping with those for the remainder of the city
- k. Restrict eligibility to 4 or more units for private individuals and companies (non-profit and Aboriginal organizations will continue to be eligible for capital incentives with fewer than 4 units)
- l. Permit stacking of the capital incentives for affordable housing with the Provincial Rental Development Program only if the project achieves rents of not more than 80% of Average Market Rent
- m. Encourage stacking of incentives with heritage incentives
- n. Increase the maximum yearly drawdown of the Social Development Reserve for affordable housing capital contributions to \$2.5 million in 2013, and incrementally over the next five years to \$3 million

2. Leverage the City's land assets to increase the supply of rental, affordable and special needs housing, promote the diversity of housing, and support the creation of complete neighbourhoods

- a. Dedicate a portion of the increase in value/proceeds of any sales from City owned lands (such as the South East lands purchased from Saskatchewan Housing Corporation and CP lands, etc.) to addressing the issue of rental and affordable housing supply
- b. Continue to provide a portion of City owned lands at discounted prices to be used toward the creation of affordable housing, particularly rental housing
- c. Consider placing restrictive covenants on a portion of City owned lands so that the resale value of ownership housing is restricted to support long-term affordability
- d. Work with the development industry to use a portion of South East lands and CP lands to pilot innovative housing forms
- e. When planning the land use of the South East lands and CP lands, develop plans that incorporate:
 - These properties serving as demonstrations of effective density, mixed housing forms and price ranges, and innovative housing forms
 - The use of alternative development standards so that the housing developed on these lands can inherently support affordable housing
- f. Revise the City's Real Property Acquisition & Disposal Policy to formalize contributions of land to affordable housing and establish affordable housing as the first consideration for surplus residential lots or land capable of being used for residential.



3. Foster the creation of secondary suites

- a. Encourage and support applications for secondary suites where the suites are currently permitted
- b. Expand permissions in the Regina Development Plan/ Official Community Plan and Zoning Bylaw related to secondary suites, specifically, permitting secondary suites within single detached, semi-detached, and townhouse units and as garden suites in existing and new areas subject to appropriate development criteria and standards
- c. Consult on a policy in the Official Community Plan to require that residential units in new developments have rough-ins for secondary suites, and pending the outcome of the consultations, implement the revisions to appropriate plans and bylaws
- d. Study and pilot coach housing (laneway housing) subject to appropriate development criteria and standards
- e. As part of Strategy 1, provide a tax exemption on new/ additional secondary suites in built-up areas equivalent to the approximate value of the incremental increase in tax resulting from the secondary suite
- f. Develop educational materials to provide information (safety requirements, funding programs, etc.) on secondary suites
- g. As part of Strategy 32, where the City would provide housing facilitation supports, act in a facilitative capacity to assist individuals interested in creating secondary suites with understanding safety requirements, planning requirements, and funding programs
- h. In collaboration with the building and development industry, community organizations, and sector organizations, encourage the provincial government to move forward with the adoption of the 2010 National Building Code which includes changes to regulate secondary suites, special needs housing, and accessibility requirements

4. Establish an interim innovative affordable housing rezoning policy that allows for consideration of rezoning applications immediately in specific existing residential or mixed use areas

Quick Win

5. Develop policies to support the use of alternative development standards

- a. Add a policy to the Regina Development Plan/Official Community Plan to support alternative development standards to encourage the creation of affordable and special needs housing and innovative and/or compact building design
- b. Conduct an analysis of appropriate standards, and incorporate these standards into the Zoning Bylaw

Quick Win

6. Implement a policy and process to fast-track affordable housing and special needs housing developments through the planning approval process

- a. Add a policy to the Official Community Plan to fast-track affordable housing developments through the planning approval process (affordable housing developments would be those that would qualify for the City's capital incentives for affordable housing)
- b. Evaluate opportunities and develop procedures to streamline and fast-track affordable housing developments through the planning approval process
- c. Continue to dialogue with the development industry to identify and resolve any problem areas
- d. Monitor the success/impacts of fast-tracking affordable and special needs housing developments before studying performance-based planning to help evaluate the need
- e. Once fast-tracking has been in place for some time, explore performance-based planning/ the development

of a score card for developments to be recommended for planning approval



7. Work with the Regina Regional Opportunities Commission to encourage major new developments/ investments to prepare a housing plan

- a. Collaborate with the provincial government and other municipal governments in the region to support this occurring on a regional basis

Density Bonusing and Transferring of Development Rights are “Win-Win” Tools

Density bonusing and transfer of development rights are voluntary tools that are meant to provide “win-win” results for the developer and for the community/city.

The basic premise with density bonusing is that the developer gets to build higher than usual, if the project does something special for the community, such as providing affordable housing. Taxpayers save because the burden of providing the service is covered by developers.

Under the transfer of development rights approach, developers can obtain additional density by buying the unused development rights of existing affordable rental housing which helps maintain affordable rental housing

OCP Policy

8. Permit density bonusing and transfer of development rights with an aim of increasing the supply of affordable and special needs housing

- a. Add a density bonusing policy to the Official Community Plan
- b. Establish affordable housing as the first/preferred benefit to be considered, where appropriate, when negotiating benefits to be provided in return for density bonusing
- c. Add a policy to the Official Community Plan related to the voluntary transfer of development rights
- d. Prepare guidelines and provide training for development planning staff related to these policies to assist with the implementation of the policies.

9. Advocate to federal and provincial governments for additional support for rental, affordable, and special needs housing

- a. Advocate, in collaboration with community organizations and sector organizations, to federal and provincial governments to ensure that affordable housing and special needs housing issues are recognized and addressed at the provincial and federal levels, and that appropriate resources are made available, (e.g. additional funding for the creation of new social housing special needs housing units, per capita funding for affordable housing)
- b. Advocate, in collaboration with landlords, community and sector organizations, to the federal government to reform the tax treatment of rental housing in order to encourage rental housing investment by the private sector, including changing tax policies and considering incentives such as the Low Income Housing Tax Credit
- c. Advocate, in collaboration with community organizations and sector organizations, to the Province to increase the amount of its shelter component of social assistance and rental supplements
- d. Advocate to the province to provide homeownership assistance to purchasers in need of affordable ownership housing

Goal #2- Retain and Regenerate the Existing Housing Stock

Older housing stock tends to be more affordable, but in Regina much of this stock is in need of repair, and some is being lost due to conversions and demolition. This is particularly the case for the older rental housing stock. Because of the important role this housing plays in providing affordable housing, the City must work to retain and repair it. The following strategies are aimed at retaining and regenerating the existing housing stock:

- | | |
|--------------|---|
| Year 1 Start | 10. Monitor changes to the existing rental housing stock <ul style="list-style-type: none">a. Develop annual reporting on changes to the rental housing stock, including conversions to condominiums and other uses, as well as demolitions |
| Year 1 Start | 11. Promote and assist landlords and others in accessing existing Provincial housing repair funding <ul style="list-style-type: none">a. As part of Strategy 33 aimed at developing educational materials and engaging in educational outreach about the full range of available housing and related funding programs, develop materials and engage in outreach about available provincial housing repair fundingb. As part of Strategy 32, act in a facilitative capacity to assist landlords and others in accessing existing provincial housing repair funding |
| Year 1 Start | 12. Advocate to the federal and provincial governments for additional support for the retention and regeneration of the existing housing stock <ul style="list-style-type: none">a. Advocate, in collaboration with community organizations, landlords/investors, and sector organizations, to the provincial and federal governments for a strategy, including additional funding to preserve and renew existing affordable rental housing, and changes to tenant/landlord legislation in the area of recourse for damages |

13. Develop a strategy for improving compliance with safety and property maintenance standards

This may include:

- a. Expanding efforts to work in partnership with the community to proactively initiate voluntary compliance
- b. Investigating the potential for implementing a strategy to audit and enforce maintenance of rental properties in greatest need
- c. Supporting a community outreach and education effort to help tenants and landlords learn about their rights and responsibilities
- d. Advocating for additional authority to enter residential units to enforce standards

14. Explore the option of developing a Regina rental housing repair initiative that involves a revolving fund to provide loans for affordable rental housing repair, and exemptions on incremental taxes due to the repairs/improvements

- a. Investigate the feasibility of establishing a revolving fund with an initial injection of \$2,000,000 to provide rental housing repair incentives
- b. Consider providing an interest-free loan of up to \$20,000 per unit for affordable units to rehabilitate and preserve affordable rental properties not receiving funding through the Provincial home repair program
- c. Monitor uptake of any funding and consider adjusting the size of the fund if necessary
- d. As part of Strategy 1, consider providing a tax exemption on affordable rental units participating in a Regina rental housing repair initiative equivalent to the approximate value of the incremental increase in tax resulting from repairs

Goal #3- Increase the Diversity of Housing Options, Including Housing for Distinct and Special Needs Groups

A diverse housing supply is of primary importance in meeting the needs of the full range of Regina residents, regardless of their age, income, ability, support needs, when they came to Regina and how long they are staying. Work must be done to increase the diversity of the housing options available. The following strategies are aimed at increasing the diversity of housing options, including housing for distinct and special needs groups:

Special Needs

Individuals or households with special needs are those who require accessibility modifications or some form of social as well as financial support in order to live independently

Year 1 Start

15.Foster the creation of temporary rental housing and rooming houses/ single room occupancies

- a. Undertake a study to identify the most appropriate areas for rooming houses and criteria for them to be permitted uses, and revise the Zoning Bylaw accordingly to expand the areas where rooming houses could be permitted uses
- b. Expand the definition of rooming houses in the Zoning Bylaw to include single room occupancies with the intent of removing the differentiation between owner and non-owner occupied dwellings and expanding the areas where single room occupancies could be permitted uses
- c. As part of Strategy 1, provide a 100% tax exemption for 5 years on new/additional rooming house beds/single room occupancies
- d. As part of Strategy 1, provide a capital incentive of \$5,000 per bed for affordable rooming house beds/single room occupancies

Year 1 Start

16.Facilitate the creation of additional apartment units through changes to the Zoning Bylaw

- a. Undertake a study to identify the most appropriate areas for apartment units and appropriate criteria for them to be permitted uses, and revise the Zoning Bylaw accordingly to expand the areas where apartments could be permitted uses

17. Establish policies in the Official Community Plan that specify housing targets by type/density, tenure, and affordability; an intensification target; and a rental housing vacancy rate target

- a. Specific targets should be developed as part of the Official Community Plan process. However, the following are suggested as guidance from a housing need perspective:
 - A city-wide target of at least 55% of the housing as multi-unit housing
 - A city-wide housing target of 70% ownership housing and 30% rental housing
 - A city-wide target that a minimum of 20% of new units be affordable to low and moderate income households
 - An overall city-wide vacancy rate for rental housing of 3% by 2017

How may new rental units would we need to create to increase vacancy rates from 0.9% to 3%?

If the new units could be added right away, we'd need about 250 units in new purpose-built rental developments that have 3 or more units and a similar number of rental units in the secondary rental market.¹

18. Add a policy to the Official Community Plan that neighbourhood level plans identify target percentages for different housing types and forms within the neighbourhood

19. Encourage the creation of accessible housing through Official Community Plan policy changes

- a. Explore a policy to require all new multi-unit developments to be barrier free
- b. Add a policy to the Official Community Plan to encourage single residential developments to be barrier free

¹ This is a simplified analysis. Because additions to the stock take time and there may be pent up demand from households that are not currently renting in the city, but would rent if additional stock became available, the actual number of units required will vary depending on losses to the existing rental stock, changes in demand over time, and the rents of the units created.

OCP Policy

20. In the Official Community Plan permit housing for persons with special needs, through a range of housing types, in all residential land use designations

- a. Remove the policy reference to separation distance related to special needs housing from the Regina Development Plan and revise the policy as follows: permit housing for persons with special needs, through a range of housing types, in all residential land use designations in accordance with policies outlined within the new Official Community Plan

OCP Policy

21. Add a policy to the Official Community Plan to consult and work with Aboriginal groups to develop affordable housing

OCP Policy

22. Add a policy to the Official Community Plan to formalize the city's policy of discouraging down zoning to support an increased diversity of housing options

OCP Policy

23. Define attainable and affordable housing in the Official Community Plan

- a. Define affordable housing based on Saskatchewan Housing Corporation's thresholds
- b. Define attainable housing as an environment where households at various income levels can find and secure (attain) suitable, adequate, and affordable housing, and can move to different options

OCP Policy

24. Define an adequate land supply in the Official Community Plan

Year 1 Start

25. Develop and promote prototypes and pilot initiatives of innovative housing forms

- a. Work with the development community to develop prototypes of innovative housing forms
- b. Promote pilot initiatives as demonstrations

Years 2-5 Start

26.Support a community outreach initiative to demonstrate the benefits and opportunities of increased density and diversity

- a. Prepare educational materials to dispel myths about impacts of the development of affordable housing on existing property values

Year 1 Start

27.Continue to support housing and homelessness initiatives through the Community Investment Grants Program and identify ways to allocate funding for maximum community impact

Year 1 Start

28.Continue to play a lead role in the federal government's Homelessness Partnering Strategy by preparing the Community Plan to Address Homelessness



Goal #4- Address Housing Needs While Creating Complete Neighbourhoods and Sustainable Communities

Appropriate housing goes beyond the physical structure of the housing, and includes the neighbourhood in which it is situated. To be complete, neighbourhoods should meet the daily and lifetime needs of residents. This includes being accessible, having access to public transportation, and having housing in close proximity to employment, schooling, recreation opportunities, other community infrastructure, amenities and services such as grocery stores. The following strategies are aimed at creating complete neighbourhoods and sustainable communities:

OCP Policy

29.Strengthen Official Community Plan policies related to encouraging a mix of land uses, walkable neighbourhoods, and access to public transportation

- a. Among the policies should be a policy to prioritize transit in new communities that have higher concentrations of affordable housing

Years 2-5 Start

30.Support the redevelopment of brownfields, greyfields and bluefields for affordable housing development

- a. Work in collaboration with the federal and provincial governments to identify opportunities for the redevelopment of brownfields, greyfields and bluefields for affordable housing development
- b. Encourage the use of existing funding opportunities that are available
- c. Advocate for increased funding from senior governments towards the remediation of brownfields in order to make brownfield development a more viable option for affordable housing and to help meet intensification and sustainability goals

Goal #5- Implementation and Working Together

The development of the Comprehensive Housing Strategy is only the beginning. Each of the strategies requires implementation, and to be successful many of the strategies require action from a number of partners. The following strategies are related to implementation and working together:

Year 1 Start

31. Prepare an implementation plan for the Comprehensive Housing Strategy and annual reports to monitor achievements and outline annual work plans

Year 1 Start

32. Consolidate the City's housing functions, build the capacity of staff related to housing, and dedicate staff time to housing facilitation

- a. Consolidate the housing functions of the City that are currently being undertaken by a range of departments
- b. Build the capacity of staff to achieve the City's housing goals
- c. Communicate the role of the City in housing
- d. Act as a key housing facilitator to provide information on and expedite affordable and special needs housing development and innovative housing forms, including facilitating the creation of secondary suites and rooming houses
- e. Facilitate the development of new policy
- f. Work on partnerships with the private and non-profit sectors, and Federal and Provincial governments
- g. Collaborate with other City departments to facilitate the implementation of the housing strategies

Year 1 Start

33. Prepare educational materials and engage in educational outreach about the full range of housing and related funding programs available in Regina

Year 1 Start

34. Update data in the Comprehensive Housing Strategy when the full 2011 Statistics Canada Census data is released, and adjust strategies as required

Year 1 Start

35. Play a lead facilitation role in establishing and coordinating a housing and homelessness coalition of community stakeholders as a way of coordinating collaboration, engaging stakeholders, and obtaining advice

Year 1 Start

36. Over time update long-range planning documents to be consistent with the Comprehensive Housing Strategy



Roles and Partners

Realizing our community vision for housing requires collective action. Housing is a shared responsibility of all three orders of government in partnership with the private and non-profit sectors as well as the community. While the City of Regina has a role to play, partners from across sectors must work together, each with a unique contribution, to addressing the housing needs of Regina residents.

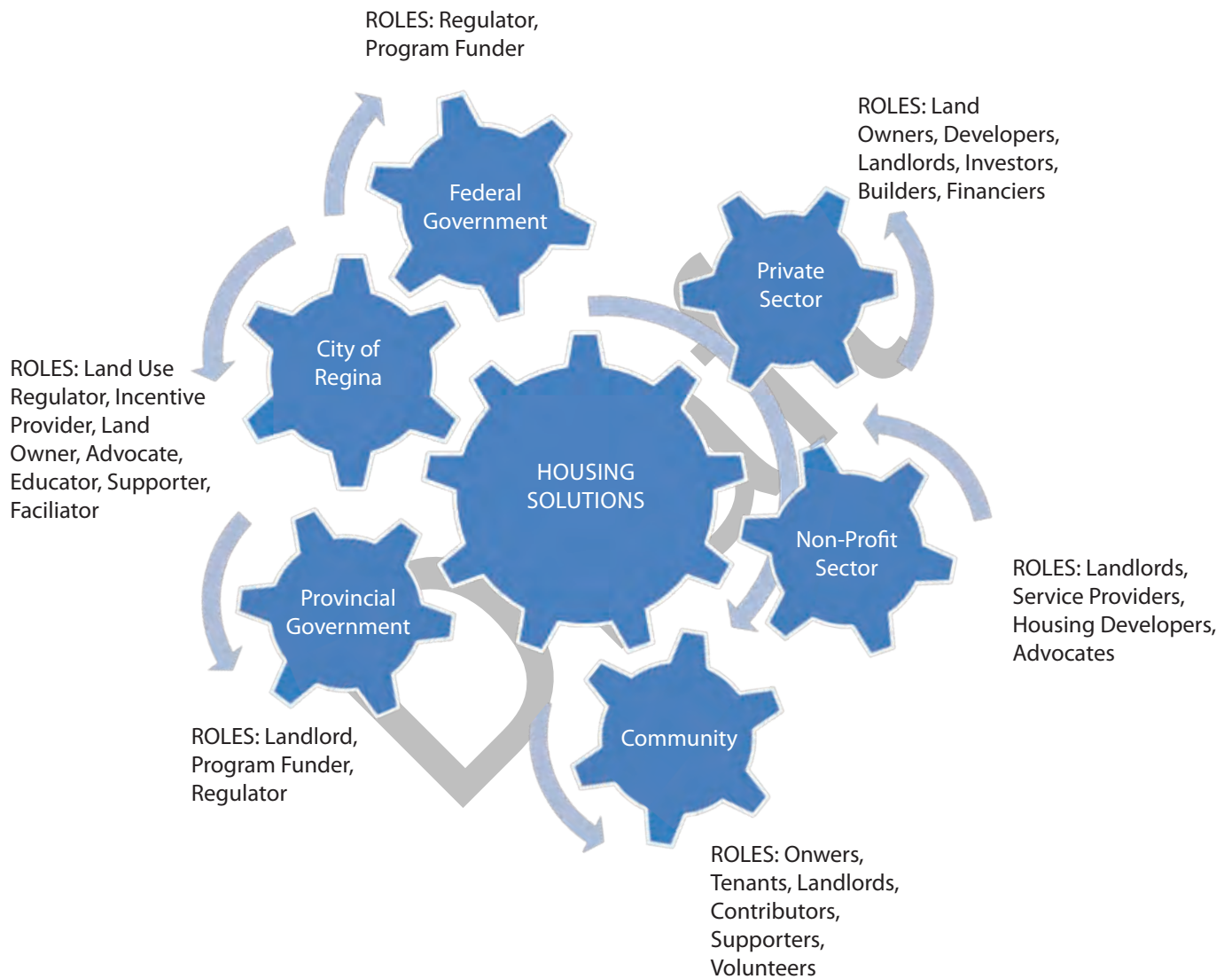
City of Regina's Role

The City of Regina understands that housing is an important element in the creation of vibrant, inclusive, attractive, and sustainable communities and, as such, the City plays a key role in meeting the housing needs of its current and future residents. The City does not own or manage housing but plays an active role in fostering, encouraging and supporting the provision of a range of housing to address the needs of Regina's residents. The City has a role in establishing a housing vision for the city and fulfills a number of responsibilities, including:

- Guide land use and housing supply activity, including ensuring an adequate land supply, to meet the city's housing and growth requirements through the Official Community Plan, Zoning Bylaw, Neighbourhood Plans
- Develop and implement policy to support the retention and expansion of attainable, affordable, and rental housing
- Encourage housing development through targeted incentives with measureable outcomes
- Advocate for change in housing policies and funding of senior orders of government
- Support the health and safety of housing, including establishing maintenance standards, and enforcing health and safety regulations
- Educate, support, coordinate and facilitate stakeholders in addressing the city's housing needs.

In addition, the City chooses to play a key role in the federal government's Homelessness Partnering Strategy, including taking the lead in developing a community plan to address homelessness in Regina.

All partners must work together to create housing solutions



Appendix 1: Glossary

Accessory Apartment / Second Unit / Secondary Suite

A separate dwelling unit (self-contained apartment) on a property that would normally accommodate only one dwelling unit. It can be located in any part of the dwelling, not necessarily in the basement, or may be detached from the primary dwelling

Affordable Ownership Housing

Affordable ownership housing is housing that is affordable to households within Saskatchewan Housing Corporation's Maximum Income Limit, where affordable means spending less than 30% of the household's income on housing. (In 2012 the Maximum Income Limit was \$66,500)

Affordable Rental Housing

Affordable rental housing is housing with rents at or below average market rent

Attainable Housing

The term attainable housing refers to a situation where households at various income levels can find and secure (attain) suitable, adequate, and affordable housing, and can move on to other options

Bluefield

Refers to older, unused institutional lands or buildings

Brownfield

Undeveloped or previously developed properties that may be contaminated. These are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant

Coach Housing / Laneway Housing

These are accessory units and a form of infill housing that are detached from the principal dwelling and are typically located in a rear yard and oriented toward the lane

Condominium

A form of ownership tenure associated with a multiple unit building where the occupant owns the individual unit and shares common spaces

Cooperative Housing

A form of tenure in which residents are cooperative members and participate in the management and operation of the property

Core Housing Need

According to CMHC, core housing need refers to households which are unable to afford shelter that meets adequacy, suitability and affordability norms

Density Bonusing

A voluntary tool used by some municipalities as a development incentive to encourage a specific outcome, such as affordable housing. Bonusing refers to the practice of allowing a higher density on a development site in exchange for providing a public or social benefit

Emergency Shelter

A short-term living situation in an emergency housing facility or motel for individuals and families who do not have shelter

Garden Suite / Granny Flat

This is a form of an accessory dwelling unit which is defined as being a self-contained dwelling installed in the rear or side yard of a lot with an existing single dwelling

Greyfield

Refers to previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be undervalued, derelict or vacant

Group Home

Housing for persons requiring a group living arrangement by reason of their emotional, mental, social or physical condition or legal status and is for a limited number of persons, exclusive of staff, living together as a single housekeeping unit

Homelessness

Homelessness describes the situation of an individual or family without stable, permanent, appropriate housing or the immediate prospect, means and ability of acquiring it. The different types of homelessness are: unsheltered or absolutely homeless and living on the streets or in places not intended for human habitation; emergency sheltered; provisionally accommodated; and at risk of homelessness

Intensification

The development of a property, site or area at a higher density than currently exists through: redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas; infill development; or the expansion or conversion of existing buildings

Key Stakeholders

A key stakeholder refers to an individual that is or might be affected by the outcome of an individual's or organization's actions, e.g. a decision related to the use of a particular resource

Land Banking

Land banking involves the acquisition of land by a municipality. This land is then reserved for a use that will best meet the objectives of the municipality, such as the creation of affordable housing

Market Affordable Housing

Refers to housing that does not receive subsidies but receives incentives to build or purchase the housing

Market Housing

Housing that is not subsidized

Modified Unit

A unit that has been modified so as to be accessible to an individual with a physical disability or so as to allow an individual with a physical disability to live independently

Non-Market Housing

Refers to housing that receives government subsidies.

Performance-Based Planning

A type of flexible zoning which determines land use locations and characteristics through the application of a system of performance criteria, regulating land based on the actual impacts measured against predetermined standards or performance criteria as opposed to regulating on proposed use

Recent Immigrants

Immigrants who came to Canada up to five years prior to a given census year

Resale Covenant

A legal agreement which requires that when a property is sold in the future, it must first be offered to identified individuals or organizations, such as a municipality, and/or that it is sold at a discounted value

Rental Housing Supplement

A form of assistance paid directly to a tenant based on the difference between actual negotiated market rent and a rent geared to income (RGI) rent paid directly by the tenant. Rental housing supplement payments are calculated by formula and often pay only a percentage of the gap

Shelter Allowance

An amount that is paid directly to the tenant to assist with rent. Shelter allowance payments are provided up to a maximum amount depending on family composition and may cover only a portion of the gap between actual negotiated market rent and the maximum allowance.

Social Housing / Assisted Housing / RGI Housing

Social housing refers to housing units provided under a variety of government housing programs by a regional housing authority, private non-profit, or cooperative housing corporation, or Aboriginal organization. Residents in rent geared to income units pay rents that are no more than 30% of their income

Special Needs Housing

A housing unit that is occupied by or is made available for occupancy by a household having one or more individuals who require accessibility modifications or some form of social as well as financial support in order to live independently. Examples include group homes and rooming houses

Supportive Housing

Supportive housing is housing linked with social services

Transitional Housing

Short-term accommodation for people in transition

Draft



HOUSING

COMPREHENSIVE STRATEGY

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Regional Planning Update

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- FEBRUARY 13, 2013**

1. That Council approve entering into full membership with the White Butte Regional Planning Committee, and:
 - a. That the Mayor and City Clerk are authorized to execute the appropriate Memorandum of Agreement as established by the Committee.
 - b. That the annual contribution of \$5000 be covered through the Office of the City Clerk's 2013 Operating budget.
 - c. That the Mayor and one member of Council be appointed to the White Butte Regional Planning Committee.
2. That two members of Council (one as an alternate) be appointed to the Moose Jaw-Regina Industrial Corridor Stakeholder Committee.
3. That the Administration gives notice to the RM of Sherwood (RM) of the City of Regina's (City) intent to review and negotiate amendments to the Fire Services Agreement between the RM and City.

EXECUTIVE COMMITTEE – FEBRUARY 13, 2013

The Committee adopted a resolution to concur in the recommendation contained in the report.

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That Council approve entering into full membership with the White Butte Regional Planning Committee, and:
 - a. That the Mayor and City Clerk are authorized to execute the appropriate Memorandum of Agreement as established by the Committee.
 - b. That the annual contribution of \$5000 be covered through the Office of the City Clerk's 2013 Operating budget.
 - c. That the Mayor and one member of Council be appointed to the White Butte Regional Planning Committee.

2. That two members of Council (one as an alternate) be appointed to the Moose Jaw-Regina Industrial Corridor Stakeholder Committee.
3. That the Administration gives notice to the RM of Sherwood (RM) of the City of Regina's (City) intent to review and negotiate amendments to the Fire Services Agreement between the RM and City.

CONCLUSION

The City of Regina has been facing a number of regional issues over the past few years as our region's economy grows and prospers. We recognize the importance of the City's role as leaders in sustainable regional growth, and value the importance of building relationships with regional stakeholders and the Province. It is through fostering regional partnerships, cost sharing arrangements and regional planning that the City and region will continue to prosper in a long term sustainable manner.

BACKGROUND

City Council, at its meeting of May 14, 2012, considered report CR12-66 and resolved to endorse a work plan involving immediate and longer-term actions to mitigate risks associated with dissolution of the Sherwood- Regina Planning District, potential establishment of an independent RM Official Community Plan (OCP), and wider regional planning issues related to growth management, servicing capacity and funding. City Council also approved funding of \$350,000 from the OCP Capital Budget to fund a regional servicing study and engage a regional planning consultant.

Significant progress in moving the regional agenda forward has been made including the following:

- Unanimous consent of the White Butte Regional Planning Committee to have the City of Regina join as a full member.
- The Moose Jaw Regina Industrial Corridor Stakeholder Committee.
- A comprehensive City and region water and wastewater servicing study has been initiated.
- Development of an interim extra-municipal servicing policy.
- Establishment of a Regional Planning Program.

The purpose of this report is to: provide an update on activity undertaken as part of the Regional Planning Program; seek approval for political representation in two broad regional planning initiatives; and obtain direction from Council to initiate re-negotiation of the City's agreement with the RM for Fire Services. There is also some merit in pursuing a comprehensive regional framework as a next step.

DISCUSSION

Inter-municipal Co-operation

1. White Butte Regional Planning Committee

The White Butte Regional Planning Committee, established in 2010, is an inter-municipal committee representing the RM of Edenwold, the Towns of Balgonie, Pilot Butte, White City and Village of Edenwold. The purpose of the Committee is to develop recommendations to the member municipal Councils which promote and foster joint planning and cooperation between the member municipalities and relevant provincial agencies, it has no legislative authority.

On August 7 2011, the City of Regina was requested by that Committee to come to their meetings as an observer. The Director of Planning was selected to attend these meetings on behalf of the City. Initial discussions on partnering opportunities took place in early 2012. Discussions however were put on hold pending a framework to advance these items.

Following the civic elections, the Committee established regional development sub-committees that would address regional planning, transportation, and communication in order to facilitate specific initiatives. With the establishment of these sub-committees it became apparent that the Committee was at a point where initiating these discussions again would be beneficial. As such, Mayor Fougere attended the December and January meetings and expressed interest that the City of Regina be a full member of the Committee to strengthen the region and our discussions on these important matters with the group.

A unanimous motion passed at the January meeting to adjust the Memorandum of Agreement of the White Butte Regional Planning Committee to enable the City of Regina to participate as a full member. The Committee will amend the White Butte Regional Planning Committee MOU to include the City of Regina as a member municipality. Each municipality will take the Agreement back to their respective councils for approval, which we anticipate to occur during the month of February.

The Committee structure constitutes the Mayor, one Councillor and one Administrative representative from each municipality. The Mayor has noted his commitment to this committee and has requested that the Director of Planning remain as the Administrative representative.

This is a positive step towards collaborative discussions around regional partnerships in water, wastewater, fire services, recreational and shared service delivery opportunities.

2. Moose Jaw-Regina Industrial Corridor Stakeholder Committee

The Moose Jaw-Regina Industrial Corridor Committee represents eight municipalities, including the cities of Moose Jaw and Regina. This Committee was established in 2010 to work cooperatively in developing and overseeing the implementation of mutually beneficial regional economic development strategies for the Moose Jaw-Regina Industrial Corridor along the Trans-Canada Highway between the two cities. This is a volunteer committee with no legislative authority.

The committee recently held a strategic planning session, which indicated that strong leadership from one or more elected officials in the partnership is necessary. The session also pointed to the benefits of a more formal structure, a clearly understood strategy and regional vision. The committee has been supported by the RROC and its counterpart in Moose Jaw, to bring the communities together to jointly market the region for economic development. The vision to date has been to work together to build on the economic assets, opportunities and infrastructure that adjoin the Cities of Regina and Moose Jaw.

The committee's current focus is on exploring opportunities to create a cooperative regional forum. The committee is in its formative period, where municipal officials from the region are exploring opportunities to work together. They have retained consultants to develop a strategic plan for the committee's development as an organization, as well as the creation of a strategic plan for regional development.

To date, individual municipalities have contributed to the committee financially and have received matching provincial funding to undertake regional cooperation and economic development marketing programs. It is anticipated that the eight (8) member municipalities, including the Cities of Regina and Moose Jaw, will be asked to contribute towards the costs of the committee and its creation of a regional vision and plan.

The committee, in the past, has expressed an interest for greater involvement from the City of Regina's leadership. A motion passed at the last meeting of the Committee (Appendix A) to request the City of Regina appoint new representatives to the committee:

- one elected official
- one alternate elected official

It is Administrations belief that it is critical the City maintain an active role in this committee to continue to build positive regional relationships and ensure a balance exists between sustainable regional growth and economic development aspirations. It is therefore recommended that two City Councillors (one as an alternate) be appointed to the Moose Jaw-Regina Industrial Corridor Stakeholder Committee.

3. City of Regina and Rural Municipality of Sherwood (RM)

Fire Services Agreement

Currently, the fees levied for fire services in the RM provide a high level of service at a modest cost. The rates charged to the RM through the Fire Services Agreement were initially set for cost recovery and based on limited RM development and not large-scale development opportunity as contained within their proposed OCP. Detailed analysis of the actual costs associated with serving the RM needs to be undertaken to determine up to date cost recovery for service provided.

In addition, while the Fire Service Agreement, originally signed in 2002 provides for fire service emergency response, there is no provision for building or fire code inspections or enforcement, pre-fire planning or fire investigation services. City of Regina inspectors do not have jurisdiction or legal authority to enter premises and issue orders to correct deficiencies outside of the city boundaries.

The implication for the City in the RM not having prevention and protection measures in place is that additional risk is placed on City response personnel as the service (under the current agreement) is reactionary-based.

The average call volume per year is 90 calls with an approximate increase of 10% per year and likely to accelerate over time. As the RM continues to develop industrial, commercial and residential projects as is proposed within their new OCP, greater demands will be placed on the City of Regina Fire and Protective Services Department's (RFPS) capacity to effectively serve them. With increased development and growth in the RM, the City's RFPS will be expected to respond with greater frequency to areas with inadequate water supply, unreported roadway restrictions, lack of building and fire code enforcement, emergency management plans or mitigation measures in place.

The City's agreement to provide fire services to the RM of Sherwood automatically renews each year with a one-year notification requirement before revisions or cancellation of the agreement can be enacted.

Review and negotiation on a new Fire Services Agreement between the City and RM will establish new fees that better reflect the cost of services based on current and future needs of the RM, provide inclusion of requirements for safety measures, mitigation and investigation and reporting. With a new Fire Services Agreement in place, City can better control the health, safety and economic risks that could affect the RFPS first responders and the citizens of Regina.

Therefore, the Administration recommends the City give notice to the RM of the City's intent to negotiate amendments to the Fire Services Agreement between the RM and City.

4. Other Significant Regional Opportunities

1) Regional Program

As regional issues continue to evolve and regional planning remains a high priority for the City, more committed staff resources are required as well as a comprehensive coordinated approach. As such, a regional program is being established that will coordinate all of the regional work under one structure to ensure that all areas of focus are being addressed adequately. Identification of resources and evaluation of other initiatives is currently being completed.

2) Provincial Role

Part of the regional program is to identify educational opportunities on regional planning and ensuring that people are aware of the inter-relationships of all of these programs. A key player in regional planning is the Province. It is important that the City engage the Province in establishing a relationship that will strategically look at growth in the region.

Regional Servicing

The City has received an increased number of requests for city services outside of City limits. In the absence of a long-term servicing analysis and a regional planning framework, there is currently no consistent strategy for assessing these requests, and there is no funding source to recoup the City's additional capital costs for servicing development beyond the City's boundaries.

A new strategy is required as the nature of servicing requests is changing. There are larger and more intensive types of development (e.g. multi-lot industrial subdivisions) pressures outside of City boundaries and more requests for full servicing. Providing regional services without a regional plan may create unforeseen negative impacts for the City in the future.

A comprehensive servicing study is underway to look at capacity and regional partnership opportunities for provision and funding of water and wastewater and septage services to adjacent municipalities and developments outside of the City limits, promoting a more sustainable and mutually beneficial regional land-use and servicing patterns, and to enhance the City's role as a regional utility provider.

The study will involve both extensive technical analysis and engagement with surrounding municipalities and other regional stakeholders. The study is anticipated to take one year to complete. As such, Administration has developed an interim policy and fee structure for extra-municipal servicing to provide a decision-making framework and internal procedures for reviewing requests for the provision of water and wastewater services outside of the City limits. The policy will remain in place until the comprehensive servicing study is complete, preferred options are determined and implementation completed. Consideration for approval of this policy will go to the Executive Committee in March.

An emerging issue that also needs immediate attention is septage hauling. Currently, the City is significantly subsidizing septage haulers who primarily are bringing effluent from the rural areas. Our current facility is a temporary facility that is anticipated to be decommissioned in 2015 as it will have reached capacity. As such, a new facility is required to be built by the City for its own purposes and as such a complete review of our septage policy will be undertaken and discussions with the RM will be initiated in order to address hauling in the long term and whether a partnership can be struck on a joint facility.

RECOMMENDATION IMPLICATIONS

Financial Implications

Membership for the White Butte Regional Planning Committee will require an annual contribution of \$5000 to be funded from the Office of the City Clerk's 2013 Operating budget and included as a budget item in the 2014 budget.

Environmental Implications

There are no direct environmental implications with respect to the regional planning initiatives outlined in this report.

Policy and/or Strategic Implications

- 1) The Regional Planning Program and initiatives presented in this report are consistent and align with the Corporate Strategic Plan with respect to growth management and the Design Regina (OCP) priority regarding regional cooperation.
- 2) The work program and initiatives strategically align with the Government of Saskatchewan's desire for regional planning partnerships through the Statements of Provincial Interest.
- 3) The work program and initiatives are consistent with the Saskatchewan Plan for Growth – Vision 2020 and Beyond, which recognizes the importance of planning initiatives at the provincial, regional and municipal levels to ensure infrastructure investments are co-ordinated and aligned with future population growth and private-sector economic growth.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

A copy of this report will be forwarded to the RM of Sherwood and the Ministry of Government Relations.

DELEGATED AUTHORITY

The disposition of this report requires City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Joni Swidnicki, Secretary

BOX 190, Pense, Saskatchewan, S0G 3W0
Ph: (306) 345-2303 • Fax: (306) 345-2583

E-mail: rm160@sasktel.net
www.pense160.ca

January 30, 2013

Mayor Michael Fougere
City of Regina
P.O. Box 1790
2476 Victoria Avenue
Regina, Saskatchewan
S4P 3C8

Dear Mayor Fougere,

Re: Moose Jaw - Regina Industrial Corridor Stakeholders Committee

I am writing on behalf of the Moose Jaw - Regina Industrial Corridor Stakeholders Committee, which has been very active for the past two years. We have seen changes on the committee due to the recent municipal elections. We want to continue to move forward with the work and goals of our group. At our last meeting, held on December 13, 2012, Jill Beck, Manager of Long Range Planning, City of Regina, provided us with what we believe will become the new vision statement in our Terms of Reference document. It is: "To achieve sustainable growth and economic development for the benefit of all communities within the region."

A resolution was passed at this meeting requesting that the City of Regina appoint new representatives to the committee (comprising of one elected official and one alternate elected official). This request is due to the recent municipal election and in accordance with our Terms of Reference and Memorandum of Agreement.

We look forward to continued City participation. Please send the appointee information to my attention.

Sincerely,



Carolynn Meadows
Acting Secretary, Moose Jaw - Regina Industrial Corridor Stakeholders Committee

cc: Councillor Barbara Young
Councillor Bob Hawkins
Councillor Shawn Fraser
Councillor Bryon Burnett
Councillor John Findura
Councillor Wade Murray
Councillor Sharron Bryce

Councillor Mike O'Donnell
Councillor Terry Hincks
Councillor Jerry Flegel
Glen Davies, City Manager
Jason Carlston, Deputy City Manager, Community P & D
Diana Hawryluk, Director of Planning
Jill Beck, Manager of Long Range Planning

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: RRI Stadium Project – Engineering Services for Design and Construction of Site
Preparation Works

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- FEBRUARY 13, 2013**

1. The Deputy City Manager & CFO be authorized to award and finalize the terms of an agreement with the successful proponent chosen from the request for proposals (Site Preparation RFP). This RFP will be issued to obtain engineering services relating to the design and construction of the site preparation for the RRI Stadium Project.
2. The City Clerk be authorized to execute the agreement awarded to the successful proponent as a result of the Site Preparation RFP after review and approval by the City Solicitor.

EXECUTIVE COMMITTEE – FEBRUARY 13, 2013

The Committee adopted a resolution to concur in the recommendation contained in the report.

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Terry Hincks, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on January 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. The Deputy City Manager & CFO be authorized to award and finalize the terms of an agreement with the successful proponent chosen from the request for proposals (Site Preparation RFP). This RFP will be issued to obtain engineering services relating to the design and construction of the site preparation for the RRI Stadium Project.
2. The City Clerk be authorized to execute the agreement awarded to the successful proponent as a result of the Site Preparation RFP after review and approval by the City Solicitor.

CONCLUSION

On January 28, 2013, City Council provided approval to proceed with the first stage of procurement for the RRI Stadium Project, including the funding to support this Site Preparation RFP. In addition to the procurement process to identify the proponent that will design, build and finance the RRI Stadium Project, several preliminary items are required to be completed, including design and construction works to prepare the site for construction of the stadium.

Approval of the recommendations in this report will give authority for the Deputy City Manager & CFO to initiate the site preparation work including the procurement of an engineering firm to support and deliver the majority of the key initiatives relating to site preparation work to facilitate the eventual construction of the stadium.

BACKGROUND

On January 28, 2013, City Council approved report CR13-6, which included the following recommendation:

That the Administration continue the procurement process, including the issuance of the request for qualifications and development of the request for proposals and all site preparation and development, based on approved funding commitments and agreements identified within this report.

In accordance to this recommendation, the Administration has issued the Site Preparation RFP in order to identify an engineering firm to provide the required design and construction supervision relating to site preparation for the RRI Stadium Project. The estimated cost of the services required by the Site Preparation RFP will exceed \$500,000.00 and require the approval of City Council in accordance with *The Regina Administration Bylaw No 2003-69*.

DISCUSSION

The City of Regina requires the services of an external firm to provide design and construction supervision to support and deliver the majority of the key initiatives relating to the site preparation work for the RRI Stadium Project. The engineering design services are required to be completed by the end of spring 2013 in order to permit the City to achieve its current procurement schedule. The engineering design services will also play a key role in managing, planning and instructing the successful proponent chosen to ultimately design and construct the RRI Stadium Project.

The work that is contemplated by the Site Preparation RFP is needed to prepare the stadium site and to install all fundamental aspects required for the proper function of the proposed stadium. These works include the demolition and/or removal of all existing site structures and underground facilities located within the building 'footprint' of the stadium. They also include the installation of transportation, water, waste water and storm water management systems that will establish the required municipal services.

RECOMMENDATION IMPLICATIONS

Financial Implications

The costs for the services contemplated by the Site Preparation RFP will be determined by the following factors: market demand for engineering services, expected project complexity, expected project length and overall estimated project cost. The Administration will select a proponent based on the criteria established within the Site Preparation RFP.

A total budget of \$278.2 million for the RRI Stadium Project was approved by Council on January 28, 2013, of which \$28.2 million was allocated to the site preparation requirements. This budget included the acquisition of engineering services for the site preparation works.

Environmental Implications

There are no environmental implications related specifically to this report; however the design of the site preparation works will consider environmental impacts and provide solutions for the construction phase of the site preparation works.

Policy and/or Strategic Implications

The site preparation works will enable the City to manage growth and community development by providing the essential services for the Stadium Project. This will ultimately allow for a more focused multi-use event complex located at Evraz Place and also allow for the planning of the redevelopment of the old stadium site. It will also allow us to strengthen city infrastructure and manage assets by directly provided new municipal services and upgraded existing services to our current standards. As this work is not part of the stadium itself and will be completed prior to stadium construction, it is being procured outside the stadium P3 procurement.

Other Implications

There are no other implications related specifically to this report; however the design of the site preparation works will provide guidance on subject matter that is important to the general public. Some examples of this subject matter will include, but is not limited to stadium parking details, material haul route plans, construction staging, and construction traffic detours.

Accessibility Implications

There are no accessibility implications related specifically to this report; however the design of the site preparation works will provide accessibility that is consistent with North American Design Standards.

COMMUNICATIONS

Regular City of Regina procurement processes have been used to post and procure these professional services. Upon award of the contract to the successful proponent, communication and engagement plans will be developed to ensure proper coordination with other elements of the RRI Stadium Project.

DELEGATED AUTHORITY

The recommendations in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "Joni Swidnicki".

Joni Swidnicki, Secretary

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Sale of Property 3415 Aberdeen Street Lot 12, Block 84, Plan AX4852 &
5215 Assiniboine Avenue Lots 9/10, Block 86, Plan AX4852

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- FEBRUARY 12, 2013**

1. That the sale of 3415 Aberdeen Street, land description Lot 12, Block 84, Plan AX4852 and 5215 Assiniboine Avenue, land description Lot 9/10, Block 86, Plan AX4852 to Beaucorp Ventures Ltd. be approved under the terms and conditions shown in the body of this report;
2. That the Administration be authorized to finalize the terms and conditions of the legal sale documents;
3. That the City Clerk be authorized to execute the legal sale documents as prepared by the City Solicitor.

FINANCE AND ADMINISTRATION COMMITTEE – FEBRUARY 12, 2013

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #4 does not require City Council approval.

Councillors: Bryon Burnett, Shawn Fraser, Bob Hawkins, Terry Hincks and Wade Murray were present during consideration of this report by the Finance and Administration Committee.

The Finance and Administration Committee, at its meeting held on February 12, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the sale of 3415 Aberdeen Street, land description Lot 12, Block 84, Plan AX4852 and 5215 Assiniboine Avenue, land description Lot 9/10, Block 86, Plan AX4852 to Beaucorp Ventures Ltd. be approved under the terms and conditions shown in the body of this report;
2. That the Administration be authorized to finalize the terms and conditions of the legal sale documents;
3. That the City Clerk be authorized to execute the legal sale documents as prepared by the City Solicitor; and

4. That this report be forwarded to the February 25, 2013 City Council meeting to allow time for public notice to be given.

CONCLUSION

When considering the sale of any City-owned land, the Administration typically ensures that the land for sale is made available publicly. In this case, the subject land is to be sold to Beaucorp Ventures Ltd. without any public process. The sales of these two lots are supported as it is unserviced land that is within an area that is proposed for development and the sale will enable the development to proceed.

BACKGROUND

Beaucorp Ventures Ltd., the adjacent landowner approached the City advising that they intend on developing the lands south west of the Regina Airport and require the subject lands before being able to proceed with their Concept Plan submission to Planning and Development. The subject lands which are directly south of the airport are shown in the South West Sector Plan as an area suitable for future light industrial development. Within this area the city owns two parcels of land that were obtained through the tax title process. This area is currently undeveloped and no services are available to these City owned lots. Subsection 101 (1) of *The Cities Act* stipulates that “No council shall delegate: (k) the sale or lease of land for less than fair market value and without a public offering”. Accordingly, since the subject property has never been made publicly available for sale, City Council’s approval of this sale is required and is the subject of this report.

DISCUSSION

The city obtained the two parcels through the tax title process. The lot at 3415 Aberdeen Street is 3,125 square feet while the lot at 5215 Assiniboine Avenue is 6,750 square feet. Both lots are unserviced. Beaucorp Ventures owns the adjacent land to these parcels and is preparing to develop the land. Beaucorp Ventures Ltd. is prepared to purchase the subject property with the following terms and conditions:

Purchaser:	Beaucorp Ventures Ltd
Land Description:	Lot 9/10, Block 86, Plan AX4852, Area 6,750 square feet Lot 12, Block 84, Plan AX4852, Area 3,125 square feet
Purchase Price:	\$15,000.00 net as per 2013 appraised value
Payment Terms:	Cash on closing
Possession Date:	Closing Date
Closing Date:	Within 30 days following all necessary approvals
Other Terms:	Conditional upon the approval of City Council

RECOMMENDATION IMPLICATIONS

Financial Implications

If the recommendations in this report are approved the sale would be at market value and the revenue would be \$15,000.

Environmental Implications

None with respect to this report.

Strategic Implications

The land is surplus to the City's needs and is not serviced. The sale of the land will enable development of the adjacent land.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

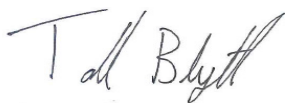
Beaucorp Ventures Ltd. will be provided a copy of this report and will be informed on the progress of the sale, and subdivision process. Public notice as required by *The Cities Act* will be provided before this report is considered by City Council.

DELEGATED AUTHORITY

The sale of City-owned property without a public offering requires the approval of City Council.

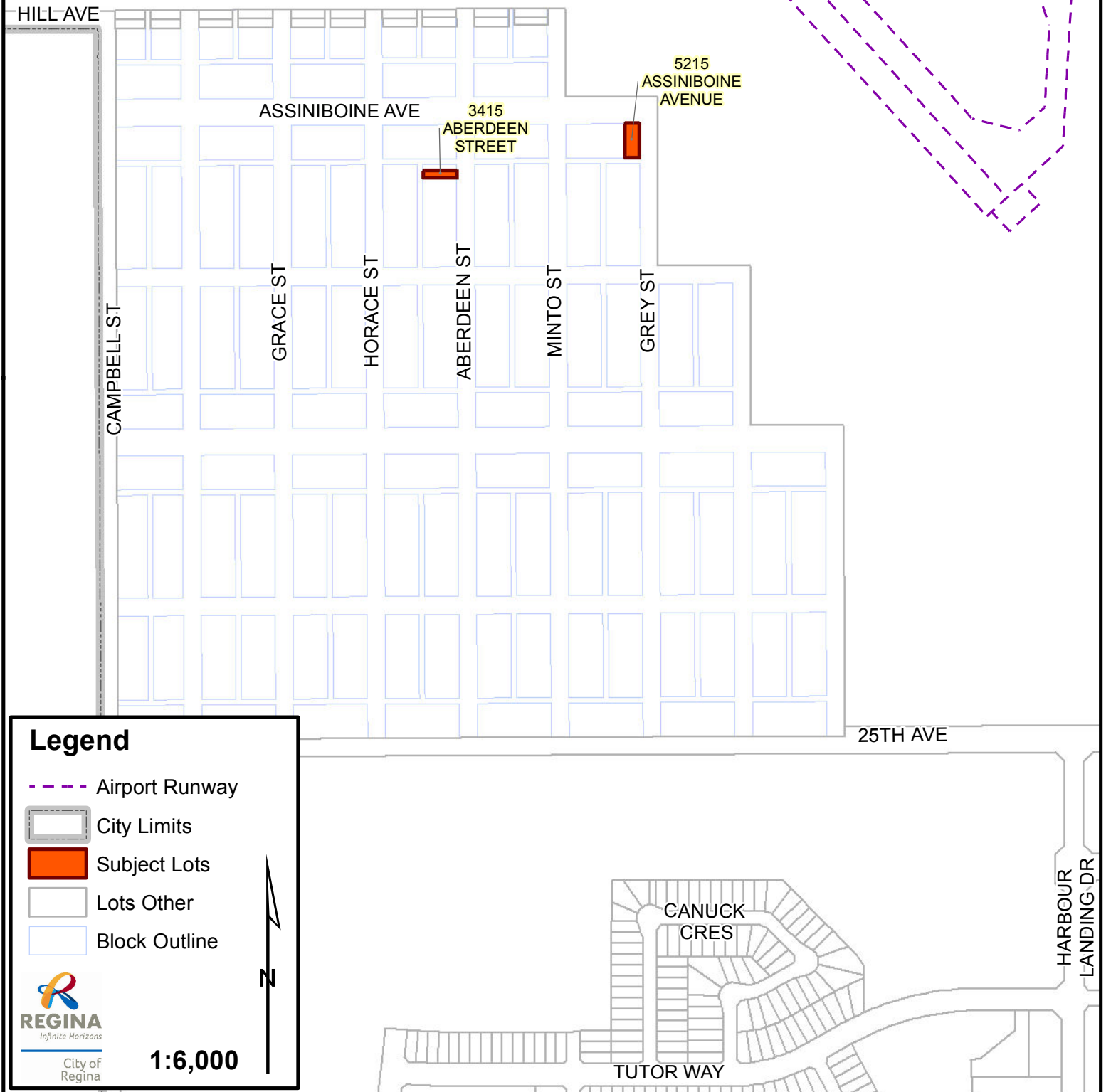
Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



Todd Blyth, Secretary

Appendix A



February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Traffic Bylaw #9900 Amendment

**RECOMMENDATION OF THE PUBLIC WORKS COMMITTEE -
- FEBRUARY 14, 2013**

1. The amendments to *The Regina Traffic Bylaw, #9900* contained within this report be approved.
2. The City Solicitor be requested to prepare the amending bylaws effective January 22, 2013.

PUBLIC WORKS COMMITTEE – FEBRUARY 14, 2013

Robert Klassen addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillors: Sharron Bryce, John Findura and Bob Hawkins were present during consideration of this report by the Public Works Committee.

The Public Works Committee, at its meeting held on February 14, 2013, considered the following report from the Administration:

RECOMMENDATION

1. The amendments to *The Regina Traffic Bylaw, #9900* contained within this report be approved.
2. The City Solicitor be requested to prepare the amending bylaws effective January 22, 2013.
3. That item #MN10-13 be removed from the list of outstanding items for the Public Works Committee.

CONCLUSION

The Traffic Bylaw Working Group that is formed to critically review all sections of the Traffic Bylaw, present these proposed changes for ratification.

BACKGROUND

The Traffic Bylaw Working Group consists of representatives from the Regina Police Services, Office of the City Solicitor, Bylaw and Licensing Branch, Parking Services Branch, Engineering Services Branch and Traffic Control and Parking Branch. The Traffic Bylaw Working Group reviews the Traffic Bylaw #9900 and submits any recommended bylaw amendments.

The Traffic Bylaw working group has also reviewed the following motion from City Council, at its meeting held on December 20, 2010, resolved the following:

“That the Administration review Section 68(2) of the Traffic Bylaw and provide recommendations to the Public Works Committee on how Section 68(2) can be amended or enhanced to ensure public safety while considering the use of the parking lane during the winter months.”

Section 68 of the Traffic Bylaw prohibits an extension cord from being laid across a sidewalk as follows:

Cord Across the Sidewalk

68. (1) *No person shall place or leave any cord or cable across, above, or on any public highway or sidewalk.*
- (2) *No person shall allow any cord or cable left across, above, or on any public highway or sidewalk to be attached to their vehicle while that vehicle is parked on a street.*

The group reviewed this motion request, exploring options and alternatives to the existing bylaw and the impact the options may have on public safety.

DISCUSSION

There are three main reasons for changing the Traffic Bylaw #9900:

1. To add new clauses or change intent of existing clauses – changes may be necessary to adapt to provincial legislation, changing conditions or public needs.
2. To clarify intent – changes may be necessary, because certain sections may be ambiguous or difficult to understand. In some cases, changes are necessary to update names and titles of responsible parties or sections.
3. Housekeeping – to correct typographical and grammatical errors, if there are any changes required.

The following are recommended changes to existing Traffic Bylaw #9900 in detail. Correspondingly, these changes are discussed briefly below:

Section 1 – Definitions – is amended to serve two main purposes. To provide the definitions of “disability parking permit” and “obstruction” that are not currently included in the definitions. The second purpose is to provide consistent terminology of disability parking permit with agencies that issue the permits and to provide consistent terminology of “obstruction” that is referred to throughout the Traffic Bylaw #9900.

Section 10 – Speed Limits – is amended to serve three main purposes. The first purpose is to update sections of the speed limit table to include streets recently declared within the city limits having a speed limit greater than 50 kilometres per hour. The second purpose is to update street names in the table that are incorrect and do not correspond with the City of Regina Map or geographic information system (GIS) system. The third purpose is to update the speed limit table where there are typographical errors.

Section 34 – Angle Parking – is amended for one main purpose, to allow vehicles to be backed into a parking stall, but prohibiting this action if the parking stall is less than 90 degrees.

Section 43 – Private Property – is amended to serve two main purposes. The first purpose of this amendment is to update the type of disability permits or placards to “disability parking permit” for consistency throughout the Traffic Bylaw #9900 as referred to in the proposed definitions in Section 1. The second purpose is to add that a valid permit or proof of payment shall be displayed in the windshield when parked in a stall reserved for persons with disabilities, within a private lot for which payment for parking is required.

Section 50 – Parking Zones for Persons with Disabilities – is amended for one main purpose, to update the type of disability permits or placards to “disability parking permit” for consistency throughout the Traffic Bylaw #9900 as referred to in the proposed definitions in Section 1.

Section 62 – Parking Permits for Persons with Disabilities – is amended to serve one main purpose, to update the type of disability permits or placards to “disability parking permits” for consistency throughout the Traffic Bylaw #9900 as referred to in the proposed definitions in Section 1.

Section 65 – Temporary Street Use Permit – is amended to serve one main purpose, to remove the clause of “obtaining a temporary street use permit” from Section 65. In conjunction with the proposal Section 1 - Definitions and Section 68 - Cord Across the Sidewalk, amending the proposed text in Section 65 will not require a temporary street use permit for electrical cords across sidewalks.

Section 68 – Cord Across the Sidewalk – is repealed to serve one main purpose, to address the Notice of Motion, submitted at the City Council meeting in 2010, that the administration review Section 68(2) of the Traffic Bylaw and provide recommendations to the Public Works Committee on how Section 68(2) can be amended. Options were considered, including the following: leave this section of the bylaw ‘as is’, repeal the bylaw, or establish a street use permit system for electrical cords. The option of repealing this section of the bylaw was found to be most effective while providing public safety.

The current bylaw prohibits placing an electrical cord or cable across a public highway or sidewalk and connecting a cord to a vehicle parked on street. Section 68 can be repealed to ensure public safety while considering the use of the parking lane during the winter months. The bylaw still prohibits placing a cord across a sidewalk if it is an "obstruction", in conjunction to the proposed amendments in Section 1-Definitions and Section 65 - Temporary Street Use Permit.

Schedule J – Fees and Charges – is amended to serve two main purposes. The first purpose is to correct typographical errors in the table (business motor vehicle permits). The second purpose is to update the information in the table to correctly reflect the information in the text contained in the Bylaw (over dimensional heights).

Schedule K – Notice of Violations – is amended to serve two main purposes. The first purpose is to update the information in the table to correctly reflect the information in the text portion of the Bylaw, as a result of the proposed Section 34(1)(b) - Angle Parking. The second purpose is to add fines to the table to reflect the text portion of the Bylaw as a result of the proposed Section 34(2) - Angle Parking.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are printing and duplicating costs that will be incurred to reprint the Traffic Bylaw. The approximate cost is \$500.00. These costs are included and approved in the Traffic Control and Parking operating budgets.

Environmental Implications

None with respect to this report.

Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

All amendments will be communicated through a Public Notice in the Leader Post and available on the City of Regina website.

DELEGATED AUTHORITY

Amendments to *The Regina Traffic Bylaw, #9900* requires City Council approval.

Respectfully submitted,

PUBLIC WORKS COMMITTEE



Elaine Gohlke, Secretary

APPENDIX A

TRAFFIC BYLAW AMENDMENTS Detailed Description

a) SECTION 1 – DEFINITIONS

Purpose for the Amendment:

The proposed bylaw amendment has two main purposes. To provide the definitions of “disability parking permit” and “obstruction” that are not currently included in the definitions. Adding “disability parking permit” to the definition section will support the amendments proposed in Section 43-Private Property, Section 50-Parking Zones for Persons with Disabilities and Section 62-Parking Permits for Persons with Disabilities. Adding “obstruction” to the definition section will support the proposed amendments to Section 62-Temporary Street Use Permits and Section-68 Cord Across the Sidewalk. The second purpose is to provide consistent terminology of “disability parking permit” with agencies that issue the permits and to provide consistent terminology of “obstruction” that is referred to throughout the Traffic Bylaw #9900.

Existing Wording:

There are no current definitions existing for the terms “disability parking permit” or “obstruction”.

Proposed Wording:

“disability parking permit” means any valid temporary or permanent permit, plate, plaque or other form of notice card designed to be displayed in a vehicle and depicting thereon the international symbol of the disabled, duly issued by the Saskatchewan Abilities Council or another agency or governmental jurisdiction recognized to have issuing authority;

“obstruction” means anything that unduly interferes with the movement of traffic, pedestrians or constitutes a threat to public safety.

b) SECTION 10 – SPEED LIMITS

Purpose for the Amendment:

The proposed bylaw amendment has three main purposes. The first purpose is to update sections of the speed limit table to include streets recently declared within city limits that have a speed limit greater than 50 kilometers per hour. Some of these changes are due to annexation of new roads for the Global Transportation Hub (GTH), while other changes reflect the speed limits that will be most appropriate and safe, given the anticipated usage. The second purpose is to update 22nd Avenue to Hill Avenue to correspond to the Regina City map and GIS system.

The third purpose is to correct typographical errors. In 2010 Traffic Bylaw amendments were proposed and approved by council. However, the table submitted was incorrect. These typographical errors are being brought forward in this report to ensure all proposed and approved amendments are correctly included into the Traffic Bylaw#9900. The proposed revision will include:

Sections 10(1) (a)

Remove the following from the Speed Limit Table:

- Pinkie Road from 1.6 km. South of 9th Avenue North to 9th Avenue North 80km/hr (due to GTH).
- Lewvan Drive from South City Limit to 150m. South of 13th Avenue 80km/hr.

Add the following to the Speed Limit Table:

- Dewdney Avenue from West City Limit to Courtney Street with a speed limit of 80km/hr. (due to GTH).
- Fleming Road from Dewdney Avenue to South City Limit with a speed limit of 60km/hr (due to GTH).
- Lewvan Drive from 150m. North of Parliament Avenue to 150m. South of 13th Avenue with a speed limit of 80km/hr.
- Lewvan Drive from South city Limit to 150m. North of Parliament Avenue with a speed limit of 70km/hr.
- Pinkie Road from Dewdney Avenue to North City Limit with a speed limit of 70km/hr (due to GTH).
- Pinkie Road from South City Limit to Dewdney Avenue with a speed limit of 80km/hr (due to GTH).

Revise the following in the Speed Limit Table:

- Modification of 22nd Avenue to Hill Avenue to the following in the table:
 - Hill Avenue from Campbell Street to Courtney Street
 - Campbell Street from Hill Avenue to 25th Avenue
 - Courtney Street from Hill Avenue to Dewdney Avenue
- Modification of Arcola Avenue East City Limit to 150m East of Prince of Wales Drive to 80km/hr.

Existing Wording:

The sections in the existing table that will be affected by the amendments proposed are highlighted in bold.

Speed Limits

10. (1) No person shall operate a vehicle on any public highway in excess of the speed limit established as follows:
- a) The speed limits for the following streets are set out in the table below:

Description	From	To	Limit (km/h)
9 th Avenue North	Pasqua Street	West City Limit	70
12 th Avenue	Lorne Street	Scarth Street	20
13 th Avenue	150 m. West of Campbell Street	West City Limit	70
22nd Avenue	Campbell Street	Courtney Street	70
25 th Avenue	Campbell Street	Lewvan Drive	70
Albert Street	South City Limit	400 m. South of Gordon Road	70
Albert Street	400 m. North of Ring Road	200 m. South of North City Limits	70
Albert Street	200 m. South of North City Limits	North City Limits	100
Arcola Avenue	50 m. East of Victoria Avenue	Hwy #1 Entrance Ramp	60
Arcola Avenue	150 m. East of Prince of Wales Drive	Hwy #1 Entrance Ramp	70
Arcola Avenue	East City Limit	150 m. East of Prince of Wales Drive	100
Broad Street	150 m. South of Hillsdale Street	23 rd Avenue	70
Campbell Street	22nd Avenue	25th Avenue	70
Century Crescent	All	All	30
Courtney Street	22nd Avenue	Dewdney Avenue	70
Frederick W. Hill Mall	All	All	20
Fleet Street	50 m. North of the CNR tracks	50 m north of Highway No. 46	60
Fleet Street	50 m. North of Highway No. 46	North City Limit	70
Highway #1 Bypass	780 m. East of Albert Street	Victoria Avenue	100
Lewvan Drive	150 m. South of 13 th Avenue	3 rd Avenue North	70
Lewvan Drive	South City Limit	150 m. South of 13th Avenue	80
McDonald Street	East City Limit	100 m. East of Kress Street	70
Pasqua Street	150 m. North of 9 th Avenue North	150 m. North of Pasqua Gate	60
Pasqua Street	150 m. North of Pasqua Gate	North City Limit	70
Pinkie Road	1.6 km. South of 9th Avenue North	9th Avenue North	80
Pioneer Drive	All	All	30
Prince of Wales Drive	50 m. North of Assiniboine Avenue	50 m. South of Quance Street	60
Ring Road	200 m. East of Pasqua Street	Pasqua Street	70
Ring Road	Victoria Avenue	200 m. East of Pasqua Street	100
Ross Avenue	150 m. West of Park Street	150 m. East of Winnipeg Street	70
Saskatchewan Drive	150 m. West of McTavish Street	Lewvan Drive	70
St. Chads Crescent	All	All	40
Victoria Avenue	East City Limit	150 m. East of Park Street	70
Wascana Parkway	150 m. North of Grant Road	23 rd Avenue	70
Winnipeg Street	50 m. North of 9 th Avenue North	North City Limit	60

Proposed Wording:

The proposed changes are highlighted in bold in the table below:

10. (1) No person shall operate a vehicle on any public highway in excess of the speed limit established as follows:
 - a) The speed limits for the following streets are set out in the table below:

Description	From	To	Limit (km/h)
9 th Avenue North	Pasqua Street	West City Limit	70
12 th Avenue	Lorne Street	Scarth Street	20
13 th Avenue	150 m. West of Campbell Street	West City Limit	70
25 th Avenue	Campbell Street	Lewvan Drive	70
Albert Street	South City Limit	400 m. South of Gordon Road	70
Albert Street	400 m. North of Ring Road	200 m. South of North City Limits	70
Albert Street	200 m. South of North City Limits	North City Limits	100
Arcola Avenue	50 m. East of Victoria Avenue	Hwy #1 Entrance Ramp	60
Arcola Avenue	150 m. East of Prince of Wales Drive	Hwy #1 Entrance Ramp	70
Arcola Avenue	East City Limit	150 m. East of Prince of Wales Drive	80
Broad Street	150 m. South of Hillsdale Street	23 rd Avenue	70
Campbell Street	Hill Avenue	25th Avenue	70
Century Crescent	All	All	30
Courtney Street	Hill Avenue	Dewdney Avenue	70
Dewdney Avenue	West City Limit	Courtney Street	80
Diefenbaker Dr.	All	All	60
Frederick W. Hill Mall	All	All	20
Fleet Street	50 m. North of the CNR tracks	50 m north of Highway No. 46	60
Fleet Street	50 m. North of Highway No. 46	North City Limit	70
Fleming Road	Dewdney Avenue	South City Limit	60
Highway #1 Bypass	780 m. East of Albert Street	Victoria Avenue	100
Hill Avenue	Campbell Street	Courtney Street	70
Lewvan Drive	150 m. North of Parliament Avenue	150 m. South of 13th Avenue	80
Lewvan Drive	South City Limit	150 m. North of Parliament Avenue	70
McDonald Street	East City Limit	100 m. East of Kress Street	70
Pasqua Street	150 m. North of 9 th Avenue North	150 m. North of Pasqua Gate	60
Pasqua Street	150 m. North of Pasqua Gate	North City Limit	70
Pinkie Road	Dewdney Avenue	North City Limit	70
Pinkie Road	South City Limit	Dewdney Avenue	80
Pioneer Drive	All	All	30
Prince of Wales Drive	50 m. North of Assiniboine Avenue	50 m. South of Quance Street	60
Ring Road	200 m. East of Pasqua Street	Pasqua Street	70
Ring Road	Victoria Avenue	200 m. East of Pasqua Street	100
Ross Avenue	150 m. West of Park Street	150 m. East of Winnipeg Street	70
Saskatchewan Drive	150 m. West of McTavish Street	Lewvan Drive	70
St. Chads Crescent	All	All	40
Victoria Avenue	East City Limit	150 m. East of Park Street	70
Wascana Parkway	150 m. North of Grant Road	23 rd Avenue	70
Winnipeg Street	50 m. North of 9 th Avenue North	North City Limit	60

c) SECTION 34 – ANGLE PARKING

Purpose for the Amendment:

The proposed bylaw amendment has one main purpose. To allow vehicles to be backed into a parking stall, but prohibiting this action if the parking stall is less than 90 degrees.

Section 34(1)(b) prohibits a person from parking with the front end of the vehicle more than 0.3 meters away from the curb. Prohibiting vehicles to be backed into 45 or 60 degree angle parking stalls is logical as they will protrude into the traffic flow, or if backed in will be positioned facing the wrong way into the traffic flow on a one way street.

However, the recent modifications of two way traffic on Lorne Street, and the parking stalls being altered from 60 degree angles to 90 degree angles prevents vehicle utilizing these 90 degree angle parking stalls from backing in. Exiting 90 degree angle parking stalls causes vehicles to encounter more obstacles than if they were to pull out directly into traffic. Reversing into traffic, from a 90 degree angle, the drivers view is obstructed by the vehicles parked in the parking stall south of their location. The new design also results in drivers having to park use more than one manoeuvre, causing traffic to slow down, or in some cases stop and wait, thus disrupting the flow of traffic longer than is necessary.

Further to this point, section 6.1 of the Saskatchewan Government Insurance Drivers Handbook 2010 recommends backing into a parking stall where the angle is at 90 degrees. The intent of their reasoning for backing in is that the vehicle is already warmed up from driving and the front end swing occurs in the aisle, not between two parked cars, increasing public safety.

Existing Wording:

The sections in the existing phrase that will be affected by the amendments proposed are highlighted in bold.

34. (1) No person shall park a vehicle on any street where angle parking is provided except:

- a) in accordance with signs or markings designating a parking stall;
- b) with the front end of the vehicle within 0.3 metres of the curb; and**
- c) where the vehicle measures less than six metres in overall length.

Proposed Wording:

The proposed changes will be highlighted in bold.

34. (1) No person shall park a vehicle on any street where angle parking is provided except:

- a) in accordance with signs or markings designating a parking stall;
- b) where the angle of the parking stall is less than 90 degrees with the leading edge of the vehicle's bumper within 0.3 metres of the curb; and**
- c) where the vehicle measures less than six metres in overall length.

34. (2) No person shall back a vehicle into a parking stall that is less than 90 degrees.

d) SECTION 43 – PRIVATE PROPERTY

Purpose for the Amendment:

The current Bylaw prohibits any person parking in a stall in private property reserved for persons with disabilities unless a valid license plate sticker or a valid placard is displayed in the windshield.

The proposed bylaw amendment has two main purposes: The first purpose is to update the type of disability validations that are issued, reflecting the terminology as proposed definitions in Section 1, providing consistency of the terminology throughout the Traffic Bylaw #9900. The second purpose is to add that a valid permit or proof of payment shall be displayed in the windshield when parked in a stall reserved for persons with disabilities, within a private lot for which payment for parking is required.

Existing Wording:

The sections in the existing phrase that will be affected by the amendments proposed are highlighted in bold.

43. (1) No person shall park or stop a vehicle on private property in a zone indicated by signs as "no parking or "no stopping.
- (2) No person shall park or stop a vehicle on private property within a stall on private property marked by signs as reserved for persons with disabilities, unless the vehicle displays:
- a) **in the front windshield, a valid license plate sticker or placard issued by Saskatchewan Government Insurance, for persons with disabilities; or**
 - b) **in the front windshield, a temporary or permanent placard, issued by Saskatchewan Abilities Council for persons with disabilities.**
- (3) No person shall park or stop a vehicle on private property in areas other than subsection (1) or (2), without the express consent of the owner, occupant or permittee of that property.

Proposed Wording:

The proposed changes will be highlighted in bold below.

43. (1) No person shall park or stop a vehicle on private property in a zone indicated by signs as "no parking or "no stopping.
- (2) No person shall park or stop a vehicle on private property within a stall on private property marked by signs as reserved for persons with disabilities, unless the vehicle displays:
- a) **a valid Disability Parking Permit: and**
 - b) **if the stall is contained within a lot for which payment for parking is required, a valid permit (ticket) or other proof of payment as is required for that lot is prominently displayed in the front windshield of the vehicle.**
- (3) No person shall park or stop a vehicle on private property in areas other than subsection (1) or (2), without the express consent of the owner, occupant or permittee of that property.

e) SECTION 50 – PARKING ZONES FOR PERSONS WITH DISABILITIES

Purpose for the Amendment:

The current Bylaw prohibits parking in an on-street parking stall reserved for persons with disabilities unless a permit or a placard, issued by authorized agencies, is displayed in the front windshield.

The proposed bylaw amendment has one main purpose: To update the type of disability permits or placards to “disability parking permit” for consistency throughout the Traffic Bylaw #9900 as referred to in the proposed definitions in Section 1.

Existing Wording:

The sections in the existing phrase that will be affected by the amendments proposed are highlighted in bold

50. (1) No person shall park or stop a vehicle in any on-street parking stall or zone marked by signs as reserved for persons with disabilities unless the vehicle displays:
- a) **in the front windshield, a valid license plate sticker or placard issued by Saskatchewan Government Insurance, for persons with disabilities; or**
 - b) **in the front windshield, a temporary or permanent placard issued by Saskatchewan Abilities Council for persons with disabilities.**

Proposed Wording:

The proposed changes will be highlighted in bold below.

50. (1) No person shall park or stop a vehicle in any on-street parking stall or zone marked by signs as reserved for persons with disabilities unless **the vehicle prominently displays, in the front windshield, a Disability Parking Permit.**

f) SECTION 62 – PARKING PERMITS FOR PERSONS WITH DISABILITIES

Purpose for the Amendment:

The proposed bylaw amendment serves one main purpose: to update the type of disability permits or placards to “disability parking permits” for consistency throughout the Traffic Bylaw #9900 as referred to in the proposed definitions in Section 1.

Existing Wording:

The sections in the existing phrase that will be affected by the amendments proposed are highlighted in bold.

62. (1) The Deputy City Manager is hereby authorized to issue monthly or annual parking permits **to the registered owner of a vehicle bearing a license plate or placard issued by Saskatchewan Government Insurance for persons with disabilities, or a temporary placard issued by the Saskatchewan Abilities Council for persons with disabilities.**
- (2) **Any vehicle displaying valid Parking Permits for Persons with Disabilities** issued for that vehicle by the Deputy City Manager pursuant to subsection (1), may park for up to three hours in a metered parking stall with a time limit of one hour or more, on payment of a fee set forth in Schedule "J".

Proposed Wording:

The proposed changes will be highlighted in bold.

62. (1) The Deputy City Manager is hereby authorized to issue monthly or annual parking permits **to any person who has been issued a Disability Permit.**
- (2) **Any vehicle prominently displaying, in the front windshiled, a Disability Parking Permit and a vaild City of Regina parking Permit for Persons with Disabilities** issued for that vehicle by the Deputy City Manager pursuant to subsection (1), may park for up to three hours in a metered parking stall with a time limit of one hour or more, on payment of a fee set forth in Schedule “J”.

g) SECTION 65 - TEMPORARY STREET USE PERMIT

Purpose for the Amendment:

The proposed bylaw amendment is a result of a Notice of Motion from Mayor Pat Fiocco and Councillor Mike O'Donnell submitted at the City Council meeting held on Monday, December 20, 2010 requesting the Administration to review Section 68 (2) of the .

The Notice of Motion states:

“BE IT RESOLVED that the Administration review Section 68(2) of the Traffic Bylaw and provide recommendations to the Public Works Committee on how Section 68(2) can be amended or enhanced to ensure public safety while considering the use of the parking lane during the winter months.”

The current Bylaw prohibits public to occupy a public highway, sidewalk or boulevard or to cause an encroachment or obstruction without obtaining a temporary street use permit.

The purpose of the amendment is to remove the clause of “obtaining a temporary street use permit”. In conjunction with the proposal Section 1-Definitions and Section 68-Cord across the Sidewalk, amending the proposed text in Section 65 will not require a temporary street use permit. This amendment prohibits placing a cord across a sidewalk if it is an obstruction as per the proposed definition in Section I. As proposed in Section 1-Definitions; an “obstruction” means anything that unduly interferes with the movement of traffic, pedestrians or constitutes a threat to public safety. This will ensure the safety of the public.

Existing Wording:

The sections in the existing phrase that will be affected by the amendments proposed are highlighted in bold.

65. (1) No person shall occupy any public highway, pedestrian mall, sidewalk or boulevard or cause any encroachment or obstruction **thereon or thereof without first obtaining a Temporary Street Use Permit.**

Proposed Wording:

- 65 (1) No person shall occupy any public highway, pedestrian mall, sidewalk or boulevard or cause any encroachment or obstruction thereon.

h) SECTION 68 – CORD ACROSS THE SIDEWALK

Purpose for the Amendment:

The current bylaw prohibits the use of cords on any road right of way. In conjunction with Section 1-Definitions and Section 65-Temporary Street Use Permit, a cord can be viewed as an obstruction, and Section 68 can be repealed. The bylaw still prohibits placing a cord across a sidewalk if it is an “obstruction” as per the proposed definition in Section I; an “obstruction” means anything that unduly interferes with the movement of traffic, pedestrians or constitutes a threat to public safety.

Existing Wording:

Cord Across the Sidewalk

68. (1) No person shall place or leave any cord or cable across, above, or on any public highway or sidewalk.
- (2) No person shall allow any cord or cable left across, above, or on any public highway or sidewalk to be attached to their vehicle while that vehicle is parked on a street.

Repeal all the above Section 68

i) SCHEDULE J – FEES AND CHARGES

Purpose for the Amendment:

The proposed bylaw amendment serves two main purposes. the first purpose is to update typographical errors . The second purpose is to correctly align the schedule with the text contained in Traffic Bylaw #9900.

Currently, the Fees and Charges table lists the Business Motor Vehicle Parking Permit as a fee being charged on a monthly basis. A report dated October 6, 2008 from the Works and Utilities Committee proposed changes to the fees for the Business Motor Vehicle Parking Permit. However, the fee was applicable on a yearly basis. When the prices were updated, the typographical error occurred, changing the fee from yearly to monthly, when it should have remained a yearly charge.

The text portion of the Traffic Bylaw #9900, Section 72, requires dimensions not to exceed 3.7 meters in width, 4.2 meters in height, and 25 meters in length. In the existing table for Schedule "J"-Fees and Charges, the dimensions for over dimensional loads are not correctly aligned with the text portion in the Traffic Bylaw #9900 Section 72. The existing table lists a height of 5.2 meters, which creates a hazard for the over dimensional loads as the bridge heights are lower than 5.2 meters.

Existing Wording:

The sections in the existing table that will be affected by the amendments proposed are highlighted in bold.

SCHEDULE "J" - FEES AND CHARGES

63.1	Business Motor Vehicle Parking Permit	\$65.00 /vehicle/ month
72	Overdimensional Load Permit	\$50 for any load over 5.2 metres in height or 6 metres in width

Proposed Wording:

The proposed changes are highlighted in bold in the table below.

SCHEDULE "J" - FEES AND CHARGES

63.1	Business Motor Vehicle Parking Permit	\$65.00 /vehicle/ year
72	Overdimensional Load Permit	\$50 for any load over 3.7 metres in width, 25 metres in length or 4.2 metres in height

j) **SCHEDULE K – NOTICE OF VIOLATION**

Purpose for the Amendment:

The proposed bylaw amendment serves two main purpose. The first purpose is to correctly align the schedule with the text contained in Traffic Bylaw #9900. The second purpose is to add the fine for violation of backing into a parking stall.

Existing Wording:

The sections in the existing table that will be affected by the amendments proposed are highlighted in bold.

SCHEDULE "K" - NOTICE OF VIOLATION:

34(1)(b)	\$50.00	Parked in angle parking stall with front end of vehicle more than 0.3 metres away from curb.
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Proposed Wording:

The proposed changes are highlighted in bold in the table below.

SCHEDULE "K" - NOTICE OF VIOLATION:

34(1)(b)	\$50.00	Parked in angle parking stall with the leading edge of vehicle more than 0.3 metres away from curb.
34(2)	\$50.00	Backing a vehicle into a parking stall that is less than 90 degrees

BYLAW NO. 2013-7

THE REGINA TRAFFIC AMENDMENT BYLAW, 2013

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 Bylaw No. 9900, being *The Regina Traffic Amendment Bylaw* is amended in the manner set forth in this bylaw.

Statutory Authority

- 2 The statutory authority for this Bylaw is clause 8(1)(f) and clause 8(3)(b) of *The Cities Act*.
- 3 Section 1 is amended by adding the following definition after the definition of “Director”:

““**disability parking permit**” means any valid temporary or permanent permit, plate, plaque or other form of notice card designed to be displayed in a vehicle and depicting thereon the international symbol of the disabled, duly issued by the Saskatchewan Abilities Council or another agency or governmental jurisdiction recognized to have issuing authority;”

- 4 Section 1 is amended by adding the following definition after the definition of “non-ambulatory”:

““**obstruction**” means anything that unduly interferes with the movement of traffic, pedestrians or constitutes a threat to public safety.”

- 5 Clause 10(1) is repealed and the following substituted:

“10. (1) No person shall operate a vehicle on any public highway in excess of the speed limit established as follows:

- (a) The speed limits for the following streets are set out in the table below:

Approved as to form this _____ day of _____, 20____.

City Solicitor

Description	From	To	Limit (km/h)
9 th Avenue North	Pasqua Street	West City Limit	70
12 th Avenue	Lorne Street	Scarth Street	20
13 th Avenue	150 m. West of Campbell Street	West City Limit	70
25 th Avenue	Campbell Street	Lewvan Drive	70
Albert Street	South City Limit	400 m. South of Gordon Road	70
Albert Street	400 m. North of Ring Road	200 m. South of North City Limits	70
Albert Street	200 m. South of North City Limits	North City Limits	100
Arcola Avenue	50 m. East of Victoria Avenue	Hwy #1 Entrance Ramp	60
Arcola Avenue	150 m. East of Prince of Wales Drive	Hwy #1 Entrance Ramp	70
Arcola Avenue	East City Limit	150 m. East of Prince of Wales Drive	80
Broad Street	150 m. South of Hillsdale Street	23 rd Avenue	70
Campbell Street	Hill Avenue	25 th Avenue	70
Century Crescent	All	All	30
Courtney Street	Hill Avenue	Dewdney Avenue	70
Dewdney Avenue	West City Limit	Courtney Street	80
Frederick W. Hill Mall	All	All	20
Fleet Street	50 m. North of the CNR tracks	50 m north of Highway No. 46	60
Fleet Street	50 m. North of Highway No. 46	North City Limit	70
Fleming Road	Dewdney Avenue	South City Limit	60
Highway #1 Bypass	780 m. East of Albert Street	Victoria Avenue	100
Hill Avenue	Campbell Street	Courtney Street	70
Lewvan Drive	150 m. North of Parliament Avenue	150 m. South of 13 th Avenue	80
Lewvan Drive	South City Limit	150 m. North of Parliament Avenue	70
McDonald Street	East City Limit	100 m. East of Kress Street	70
Pasqua Street	150 m. North of 9 th Avenue North	150 m. North of Pasqua Gate	60
Pasqua Street	150 m. North of Pasqua Gate	North City Limit	70
Pinkie Road	Dewdney Avenue	North City Limit	70
Pinkie Road	South City Limit	Dewdney Avenue	80
Pioneer Drive	All	All	30
Prince of Wales Drive	50 m. North of Assiniboine Avenue	50 m. South of Quance Street	60
Ring Road	200 m. East of Pasqua Street	Pasqua Street	70
Ring Road	Victoria Avenue	200 m. East of Pasqua Street	100
Ross Avenue	150 m. West of Park Street	150 m. East of Winnipeg Street	70
Saskatchewan Drive	150 m. West of McTavish Street	Lewvan Drive	70
St. Chads Crescent	All	All	40
Victoria Avenue	East City Limit	150 m. East of Park Street	70
Wascana Parkway	150 m. North of Grant Road	23 rd Avenue	70
Winnipeg Street	50 m. North of 9 th Avenue North	North City Limit	60

6 Section 34 is repealed and the following substituted:

- “34. (1) No person shall park a vehicle on any street where angle parking is provided except:
- a) in accordance with signs or markings designating a parking stall;
 - b) where the angle of the parking stall is less than 90 degrees with the leading edge of the vehicle’s bumper within 0.3 meters of the curb; and
 - c) where the vehicle measures less than six meters in overall length.

34. (2) No person shall back a vehicle into a parking stall that is less than 90 degrees.”

7 Subsection 43(2) is repealed and the following substituted:

- “43. (2) No person shall park or stop a vehicle on private property within a stall on private property marked by signs as reserved for persons with disabilities, unless the vehicle displays:
- a) a valid Disability Parking Permit; and
 - b) if the stall is contained within a lot for which payment for parking is required, a valid permit (ticket) or other proof of payment as is required for that lot is prominently displayed in the front windshield of the vehicle.”

8 Subsection 50(1) is repealed and the following substituted:

- “50. (1) No person shall park or stop a vehicle in any on-street parking stall or zone marked by signs as reserved for persons with disabilities unless the vehicle prominently displays, in the front windshield, a Disability Parking Permit.”

9 Section 62 is repealed and the following substituted:

- “62. (1) The Deputy City Manager is hereby authorized to issue monthly or annual parking permits to any person who has been issued a Disability Permit.
- (2) Any vehicle prominently displaying, in the front windshield, a Disability Parking Permit and a valid City of Regina Parking Permit

for Persons with Disabilities issued for that vehicle by the Deputy City Manager pursuant to subsection (1), may park for up to three hours in a metered parking stall with a time limit of one hour or more, on payment of a fee set forth in Schedule “J”.

- (3) This permit is not valid in Wascana Centre, University of Regina, Regina Airport or at any Hospital.
- (4) This permit must be prominently displayed on the front windshield of the vehicle so as to be clearly visible.”

10 Subsection 65(1) is repealed and the following substituted:

“65 (1) No person shall occupy any public highway, pedestrian mall, sidewalk or boulevard or cause any encroachment or obstruction thereon.”

11 Subsection 65(2) is repealed and the following substituted:

“65 (2) Notwithstanding subsection (1), the Director may issue a temporary street use permit for temporary use of a public highway, sidewalk, boulevard or pedestrian mall.”

12 Section 68 is repealed.

13 Schedule “J” is amended as follows:

“Section	Description	Fee
63.1	Business Motor Vehicle Parking Permit	\$65.00/vehicle/year
72	Overdimensional Load Permit	\$50 for any load over 3.7 meters in width, 25 meters in length or 4.2 meters in height”

14 Schedule “K” is amended as follows:

“Section	Amount	Description
34(1)(b)	\$50.00	Parked in angle parking stall with the leading edge of vehicle more than 0.3 meters away from curb.
34(2)	\$50.00	Backing a vehicle into a parking stall that is less than 90 degrees.”

Coming Into Force

15 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 25th DAY OF February 2013.

READ A SECOND TIME THIS 25th DAY OF February 2013.

READ A THIRD TIME AND PASSED THIS 25th DAY OF February 2013.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2013-7

THE REGINA TRAFFIC AMENDMENT BYLAW, 2013

PURPOSE:	To amend <i>The Regina Traffic Bylaw</i> No. 9900.
ABSTRACT:	The Bylaw amends a variety of sections of the bylaw dealing with cords across sidewalks, speed limits, angle parking, private property, parking zones for people with disabilities, parking permit for persons with disabilities, temporary street use permits, fees and charges and notice of violation.
STATUTORY AUTHORITY:	Section 8 of <i>The Cities Act</i>
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Public Works Committee, February 14, 2013, PW13-4
AMENDS/REPEALS:	Bylaw No. 9900
CLASSIFICATION:	Administrative
INITIATING DIVISION:	City Operations
INITIATING DEPARTMENT:	Traffic Control and Parking

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Applications for Zoning Bylaw Amendment and Lane Closure (12-Z-25/12-CL-9.)
Portion of the East-West Lane, Block 332
Located between 1916 and 1922 Elphinstone Street

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- FEBRUARY 13, 2013**

1. That the application for the proposed amendments to the *Regina Zoning Bylaw No. 9250*, as contained in this report, be DENIED.
2. The application for the closure and sale of a portion of the lane, as contained in this report, be DENIED.

REGINA PLANNING COMMISSION – FEBRUARY 13, 2013

Rylan Graham, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

A motion was made to concur in the recommendation and upon a vote by Commission members the motion was declared LOST.

The Commission then adopted the following resolution:

1. That the application for the proposed amendments to the *Regina Zoning Bylaw No. 9250* as contained in this report be DENIED.
2. The application for the closure and sale of a portion of the lane as contained in this report be DENIED.

Councillors: Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Ron Okumura, Phil Selenski and Laureen Snook were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* as follows be APPROVED:

- (a) That the property located at 1922 Elphinstone Street (south of existing lane) and comprised of Lots 11 and 12, Block 332, Plan No. DV4420, be rezoned from C – Contract to MAC - Major Arterial Commercial;
 - (b) That the contract zone agreement as authorized by Bylaw No. 9813 for 1922 Elphinstone Street be struck from Table 9.1 (Current Contract Zoning Agreements).
2. That the application for the closure and sale of a portion of the lane described as "all that portion of the east-west Lane in Block 332, Registered Plan No. DV4420 in Regina, Saskatchewan, as shown on the Plan of Proposed Subdivision, prepared by P. Shrivastava S.L.S. and dated July 31, 2012", be APPROVED.
3. That the City Solicitor be directed to discharge the contract zone agreement registered on the title.
4. That the City Solicitor be directed:
 - (a) to prepare the required Zoning Bylaw amendments and the bylaw to authorize closure and sale of the aforementioned lane; and
 - (b) to arrange for discharge of the interest registered on the titles to the aforementioned Lots 11 and 12, pertaining to the existing contract zone agreement.
5. That this report be forwarded to the March 18, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The proposed zoning amendment for Lots 11 and 12, located at 1922 Elphinstone Street is summarized below:

- The property at 1916 Elphinstone Street which is zoned MAC – Major Arterial Commercial will continue to operate as a restaurant (Dairy Queen)
- The property at 1922 Elphinstone Street is currently zoned C – Contract and will be rezoned to MAC – Major Arterial Commercial
- The subject property is located within the Cathedral Neighbourhood

The proposed road closure of a portion of the east-west lane in Block 332 is summarized below:

- Located between 1916 and 1922 Elphinstone Street
- The purpose of the closure is to provide the purchaser with additional land area to accommodate on-site parking for patrons of the restaurant
- Access to the remaining portion of the lane will be possible through two alternate points of entry

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the property at 1922 Elphinstone Street. In addition, a lane closure application has been submitted for a portion of public lane that separates 1916 and 1922 Elphinstone Street.

These applications are being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan), The Planning and Development Act, 2007* and *The Cities Act*.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only. The proposed subdivision is intended to consolidate the closed lane with the adjacent properties at 1916 and 1922 Elphinstone Street to form one larger parcel.

DISCUSSION

The City of Regina's Real Estate Branch proposes to legally close a portion of the aforementioned lane. A total area of 232.26 m² is to be closed which would then be consolidated with the adjacent properties on either side, located at 1916 and 1922 Elphinstone Street. The proposed lane closure is intended to provide the purchaser with additional land area to accommodate on-site parking for patrons of the existing restaurant at 1916 Elphinstone Street.

As the lane and the subject properties would be consolidated into a single parcel, rezoning of the property that is currently under contract zoning is necessary to establish a single zone designation for the whole of the consolidated property. The existing Contract Zone agreement, dating back to September 1996, was established to allow the applicant to utilize the property at 1922 Elphinstone Street as an employee parking lot and outdoor eating area. That property would be re-zoned from C- Contract to MAC – Major Arterial Commercial to be consistent with the current zoning of the property at 1916 Elphinstone Street.

Closure of the lane and consolidation with the two adjacent properties would result in the following parcel:

Proposed Parcel/Lot	Land Use	Resulting Parcel Size
A	Restaurant	0.24 ha

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion of the lane between 1916 and 1922 Elphinstone Street is \$7800.00 plus GST. Consolidation of the closed lane with the adjacent properties will result in a modest increase in the property tax assessment attributable to each of the property owners.

The closure and sale of the lane will relieve the City of any obligations for its maintenance or physical condition.

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	October 22, 2012
Zoning Bylaw amendment will be published in the Leader Post on:	March 2, 2013 March 9, 2013
Bylaw to authorize closure and sale of land will be published on:	March 9, 2013

DELEGATED AUTHORITY

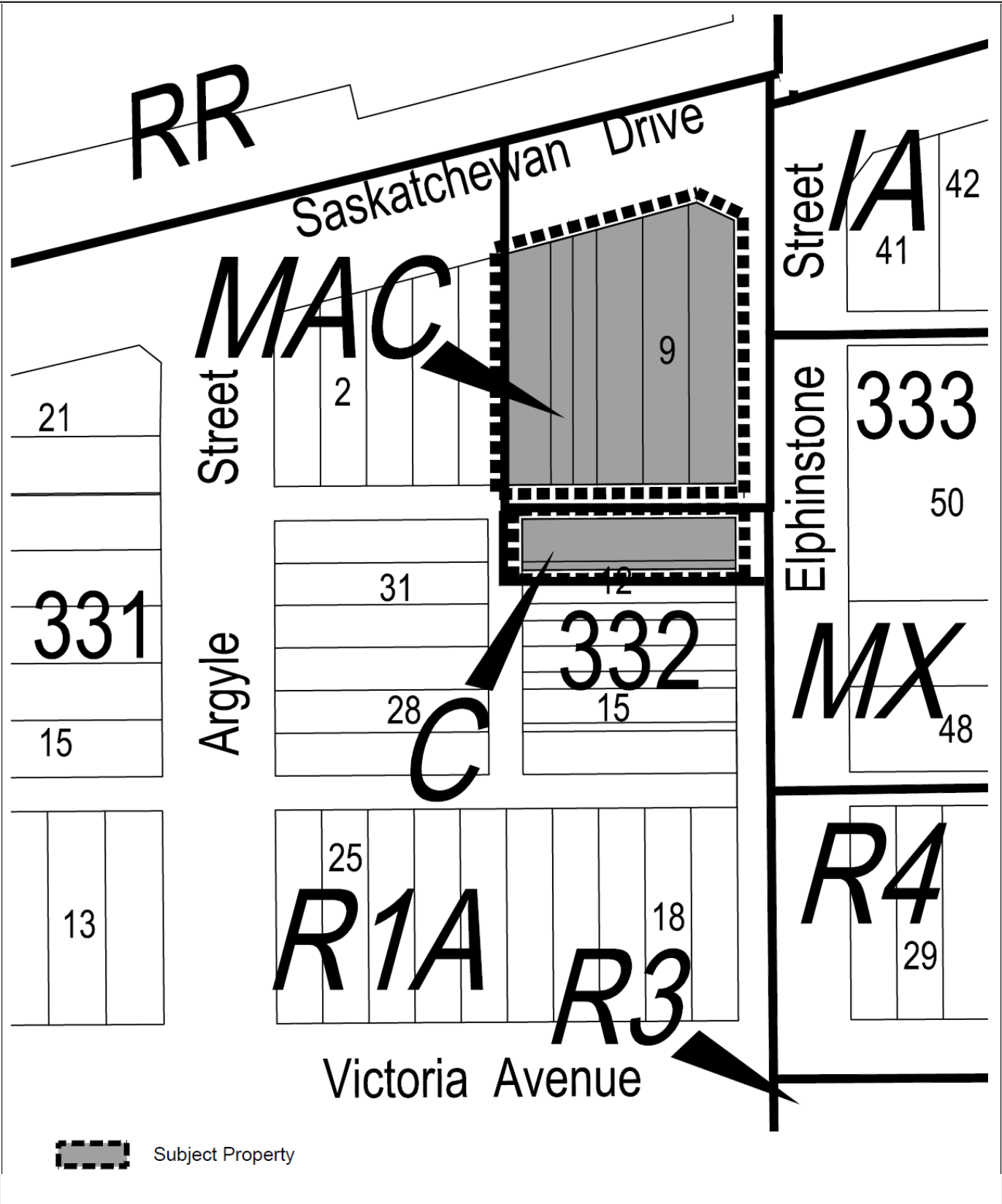
City Council's approval is required for the Zoning Bylaw amendments pursuant to Part V of *The Planning and Development Act, 2007*, and for the lane closure pursuant to Section 13 of *The Cities Act*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



Planning Department



Planning Department

Project	12-Z-25/12-CL-9	Civic Address/Subdivision	1922 Elphinstone Street and a Portion of the East-West lane in Block 332
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**1922 Elphinstone Street and a Portion of the East-West
lane in Block 332**

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Discretionary Use (12-DU-25) Proposed Vocational School in IA - Light
Industrial Zone - 335 Maxwell Crescent

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- JANUARY 30, 2013**

1. That the discretionary use application for proposed vocational school located at 335 Maxwell Crescent, being Lots 4 and 5, Block 21, Plan No. 77R56670, Ross Industrial subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by 24-7 Intouch and dated October 18, 2012; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*

REGINA PLANNING COMMISSION – JANUARY 30, 2013

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #2 does not require City Council approval.

Councillors: Jerry Flegel, Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Dallard LeGault, Ron Okumura, Phil Selenski, Laureen Snook and Sherry Wolf were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on January 30, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for proposed vocational school located at 335 Maxwell Crescent, being Lots 4 and 5, Block 21, Plan No. 77R56670, Ross Industrial subdivision be APPROVED and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by 24-7 Intouch and dated October 18, 2012; and
 - b) The development shall comply with all applicable standards and regulations in

Regina Zoning Bylaw No. 9250

2. That this report be forwarded to the February 25, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to operate a vocational school within an existing building on the subject property. The site is currently zoned IA – Light Industrial Zone in which a vocational school is a discretionary use. The existing on-site parking exceeds the minimum standard and should be sufficient to accommodate the parking demands of students, staff, and any additional visitors.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and are consistent with the policies contained in *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*

BACKGROUND

An application for a Discretionary Use has been submitted, pertaining to the property at 335 Maxwell Crescent. The applicant proposes to utilize space within an existing building to operate a vocational school.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877* (Regina's Official Community Plan), and *The Planning and Development Act, 2007*.

DISCUSSION

The Planning Department has received the above application under the Discretionary Use review procedure.

The applicant proposes to operate a vocational school within an existing building at 335 Maxwell Crescent. The applicant does not intend to make any exterior alterations to the building. The proposed school is a private institute that supports the Workers Compensation Board by assisting individuals in upgrading their skills and to re-enter the workplace. Training consists of academic grade 11 and 12, GED 12 prep, office education, computer application courses, and distance education programs. The subject property originally housed facilities associated with what is now the Regina campus of SIAST.

The existing building is 1858 m² in area. The school proposes to occupy 1180.5 m², while the remaining 677.5 m² will continue to be used as office space by another organization. The combined uses in the building require 22 parking stalls. In total 89 parking stalls are provided for the proposed school and existing office. An additional 82 parking stalls are located on site and rented to an off-site user.

The surrounding land uses are light industrial to the east and south, and medium industrial to the west and north.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject property is located within an established industrial area that already receives a full complement of municipal services. The proposal would not require the development of additional infrastructure and, therefore, would not materially affect the extent or cost of municipal services provided to this area. The costs of water, sewer and storm drainage services are fully recovered through the utility charges.

Environmental Implications

None with respect to this report.

Strategic Implications

The proposed development is consistent with the City's vision of managing growth and community development, by optimizing existing infrastructure capacity.

Other Implications

None with respect to this report.

Accessibility Implications

Currently transit service is limited to this area with a bus running during peak times only (Monday to Friday) along Henderson Drive. However, transit services are being examined and readjusted in this area which could potentially see hours expanded to regular service Monday through Saturday and with limited service on Sunday.

COMMUNICATIONS

Public notification signage was posted on the subject property on December 12, 2012.

Information regarding the applicant's proposal was sent via mail to approximately 55 owners and occupants of properties in the immediate area on December 10, 2012.

The Administration received two comments in response. Both respondents expressed support for the proposed development.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

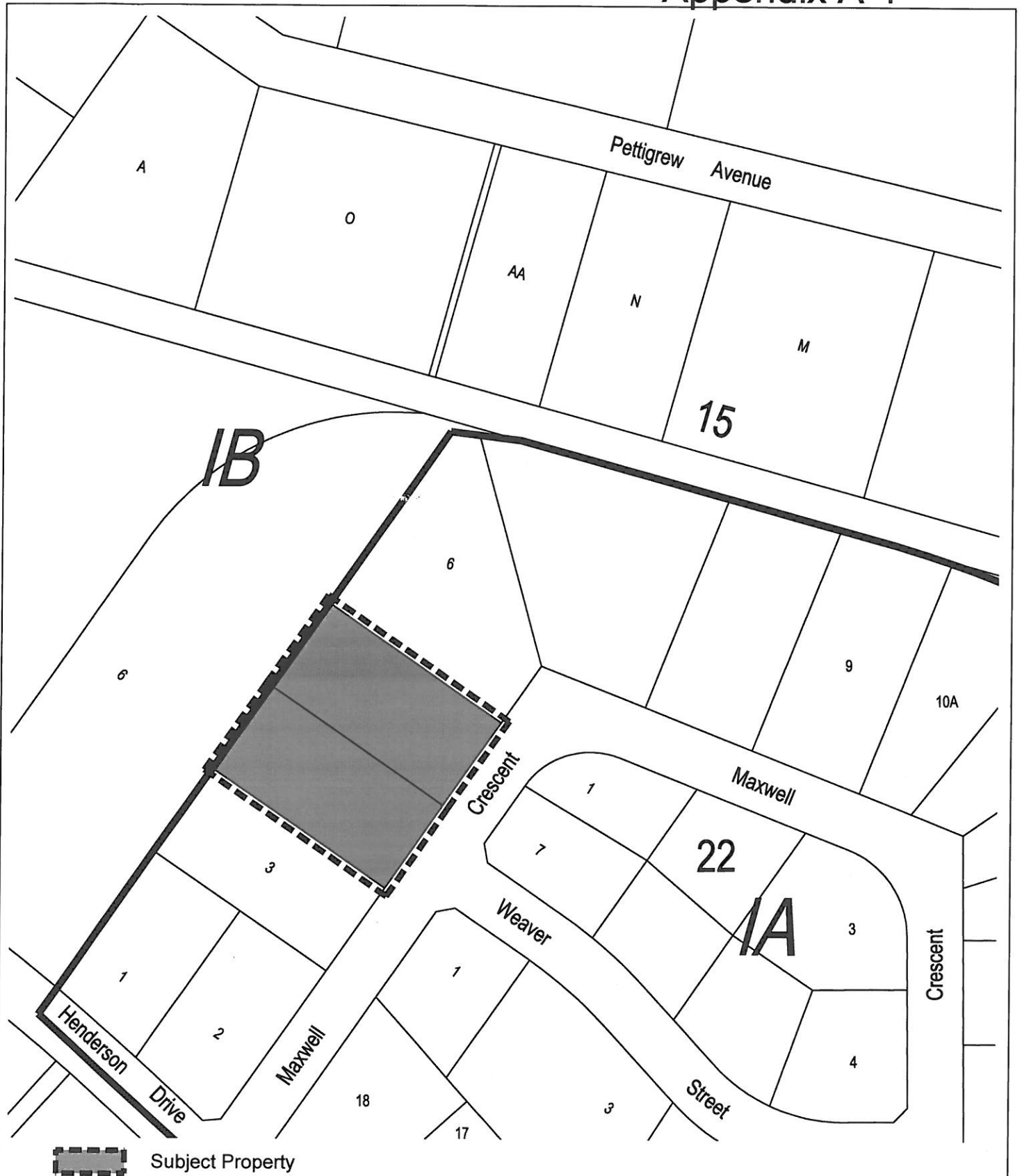
Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary

Appendix A-1





Subject Property

Date of Photography : 2009



Planning Department

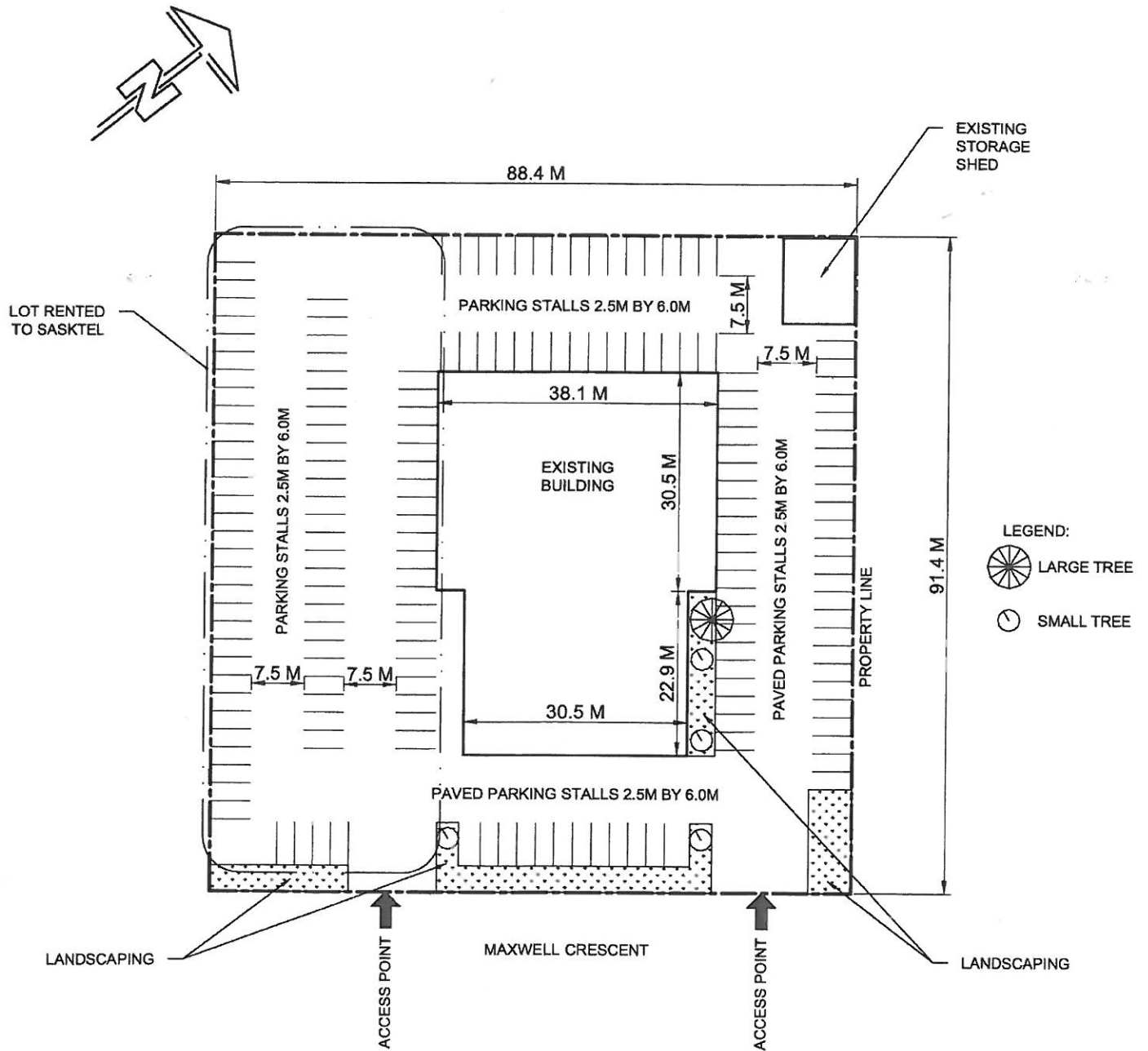


Project 12-DU-25

Civic Address/Subdivision 335 Maxwell Crescent

Appendix A-3.1

OCTOBER 18, 2012
PREPARED BY 24-7 INTOUCH



SITE PLAN
235 MAXWELL CRESCENT

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Discretionary Use (12-DU-35) Proposed Planned Group of Townhouses,
Parcels C & D, NW corner James Hill Road and Gordon Road

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- FEBRUARY 13, 2013**

1. That the discretionary use application for a proposed planned group of townhouses located at the NW corner of James Hill Road and Gordon Road, being Parcels C and D, located in Harbour Landing Phase 8 be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, titled Oak Park Living Life Town homes dated November 13, 2012;
 - b) The entrance at Gordon Road shall be rights-in and rights-out only; and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*

REGINA PLANNING COMMISSION – FEBRUARY 13, 2013

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Neil Braun, representing Oak Park Living, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #2 does not require City Council approval.

Councillors: Jerry Flegel, Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Ron Okumura, Phil Selenski and Laureen Snook were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for a proposed planned group of townhouses located at the NW corner of James Hill Road and Gordon Road, being Parcels C and D, located in Harbour Landing Phase 8 be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.2 inclusive, titled Oak Park Living Life Town homes dated November 13, 2012;

- b) The entrance at Gordon Road shall be rights-in and rights-out only; and
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*

2. That this report be forwarded to the February 25, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- A planned group of townhouses/garden suites
- The subject property is zoned R6-Residential Multiple Housing Zone.
- Located within Harbour Landing Phase 8
- Compliant with zoning, the Official Community Plan (OCP) and the Harbour Landing Concept Plan

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on: nature of the proposed (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

Land Use Details		
	Existing	Proposed
Zoning	R6	R6
Land Use	Vacant Land	Planned Group of Dwellings
Number of Dwelling Units	n/a	110
Building Area	n/a	5,052.63 m ²

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	110 (1 space per unit x 110 units)	136
Minimum Lot Area (m ²)	13,200 m ² (120 m ² per unit x 110 units)	16,400 m ²
Minimum Lot Frontage (m)	128 m (4.0 m per unit x 32 units facing the front yard – Gordon Road)	221 m
Maximum Height (m)	20 m	10 m
Gross Floor Area	n/a	5,019.14 m ²
Floor Area Ratio	Max. 0.85	0.31
Site Coverage (%)	Max. 50%	31%

Surrounding land uses include vacant property zoned for high density residential development to the north, an approved medium density residential development to the east, vacant property zoned for high density residential development to the south and the city limits to the west.

The development consists of 13 separate buildings comprising a combination of townhouses and garden suites, the developer's term for a dwelling that has living space on one floor. The garden suites, where provided, are stacked. All units have separate exterior entrances. Two communal amenity areas are provided.

Three accessible parking stalls are provided. Space for parking six bicycles is also provided. All parking areas adjacent to Gordon Road and Delhaye Way will be screened with landscaping.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets.

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

The Transit Department has indicated that higher density residential development is likely to generate a demand for transit service and that transit service has been planned. The timing of the extension of transit service would be contingent upon available budget, demand for service, rate of land development in the area, and the ability to link the service to that which is provided in adjacent areas.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to:

- 3.3– To achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods.
- 7.1 d) – To promote the development of sustainable suburban neighbourhoods.
- 7.1 g) – To encourage higher density housing and mixed use development along or adjacent to major arterial streets.

- 7.12 a) – That the City should encourage/require developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and capabilities within each new neighbourhood.
- 7.14 c) – That the City shall ensure that higher density residential development is compatible with adjacent land uses and will not be affected by noise from industrial uses or major truck transportation routes.

The proposed development responds to the current market demand for higher density residential development and accommodates a demographic that chooses not to purchase a single detached dwelling. Gordon Road is a major arterial roadway but is not a designated truck route. The development is located in an area of Harbour Landing that does not contain any industrial land uses and no such uses are proposed in the vicinity.

The proposal is also consistent with the policies contained in Part B: Southwest Sector Plan of the OCP with respect to:

- 5.2– A variety of housing types will be accommodated in new areas. High density housing along road defining the edges of neighbourhoods may consist of townhouses, apartments and planned groups of dwellings.

The Southwest Sector Plan recognizes the need to provide a mix of housing types within new communities to meet the needs of various household types and incomes while endeavouring to achieve a compact urban form. This development proposes a planned high density residential complex comprised of two storey and single story residences.

The proposed development is consistent with the purpose and intent of the R6- Residential Multiple Housing Zone. The R6 Zone encourages higher density housing along major arterial streets and supports a variety of residential development options with a net density in excess of 50 dwelling units per hectare. The density of this development (51.64 units per hectare) conforms to the approved Harbour Landing Concept Plan which identified the property for high density residential development.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides three parking stalls for persons with disabilities which meets the minimum requirement.

COMMUNICATIONS

Public notification signage posted on:	November 27, 2012
Letter sent to immediate property owners	Due to the remoteness of the development there were no residents within the minimum 75 metre radius of the site to notify. The current property owner was notified by mail of the applicant's plans.

No comments resulting from the sign posting or mail notification were received.

DELEGATED AUTHORITY

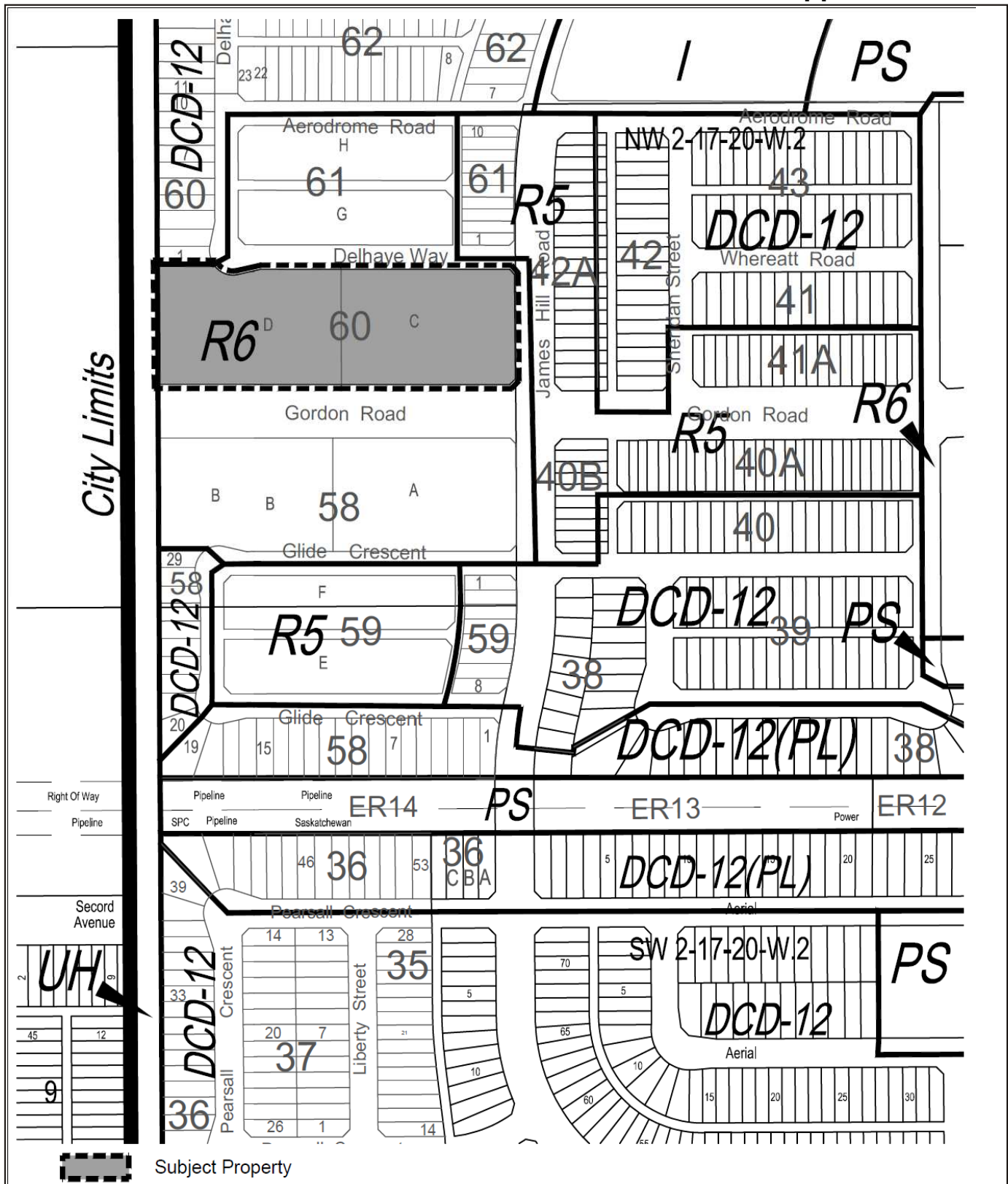
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary



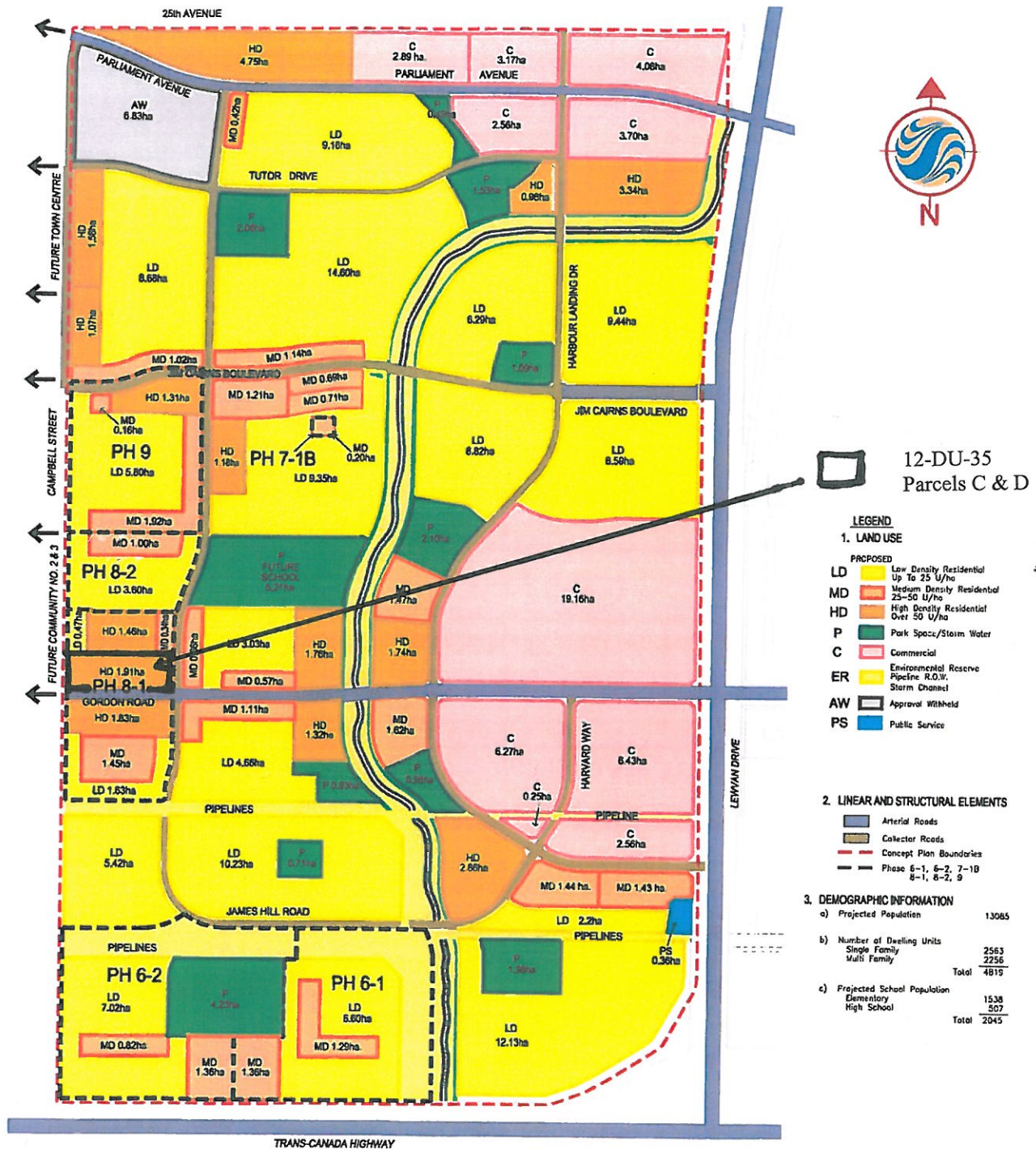
Planning Department

Project 12-DU-35

Civic Address/Subdivision

Parcels C&D, NW corner James Hill Road and Gordon Road – Harbour Landing Phase 8

Appendix A-2



V:\1131\active\113100100\planning\concept-plan-amendment\june12\ph6-1_8-1_7-1b_modified_concept.dwg
2012-06-08 02:07PM By: jhovdebo

0 125 375 625
1:12500

JUNE, 2012
113100100

ORIGINAL .NET - ANSI A



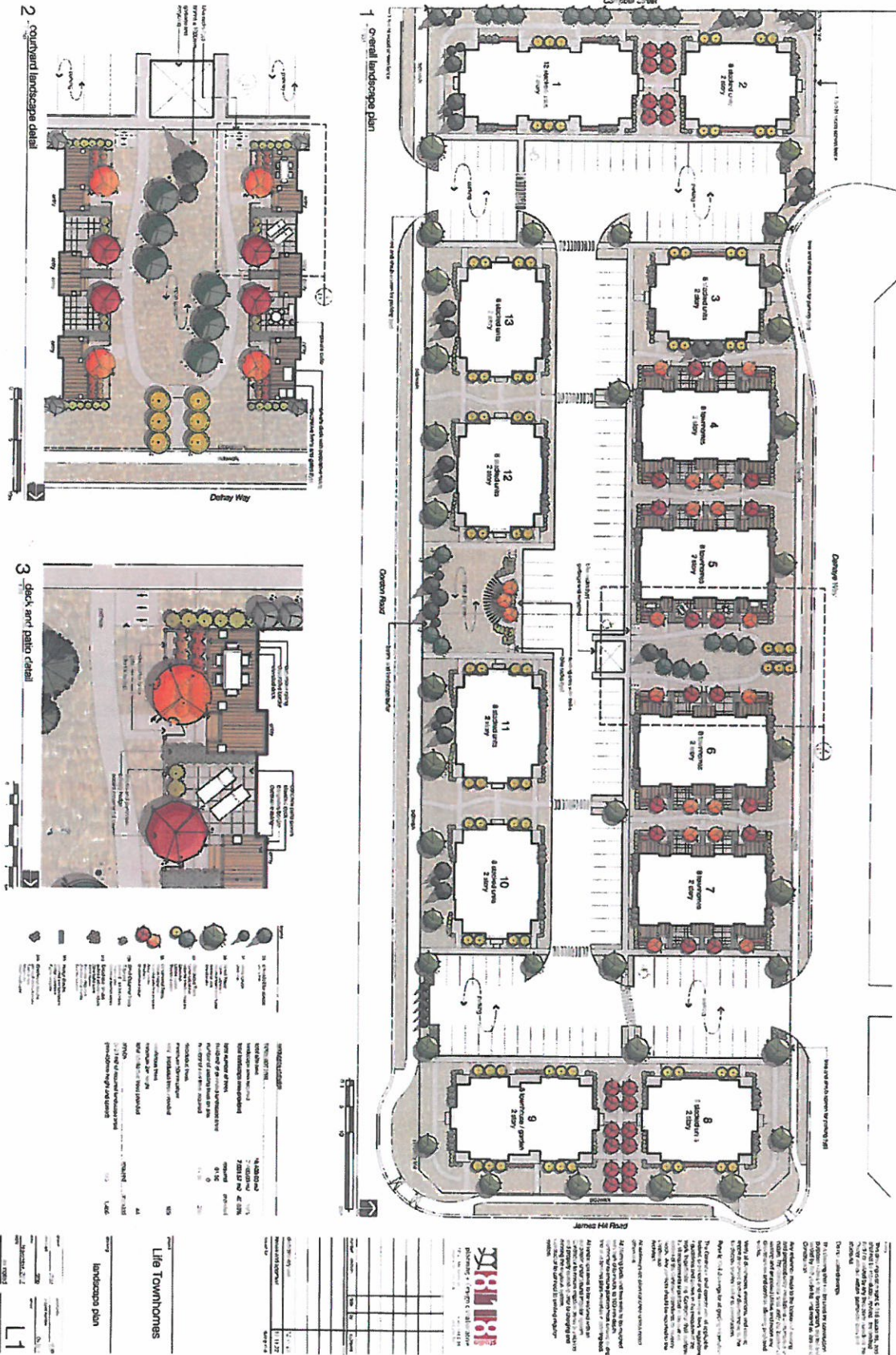
Stantec Consulting Ltd.
300, 1919 Rose Street
Regina SK Canada
S4P 3P1
Tel. 306.781.6350
Fax. 306.359.0233
www.stantec.com



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.0
Title
PROPOSED CONCEPT PLAN

Appendix A-3.1a



Architectural drawing showing four elevations of a building: NORTH SIDE ELEVATION, WEST ELEVATION, EAST ELEVATION, and SOUTH SIDE ELEVATION. The drawing includes a title block with the following information:

oakpark
LIVING

Life Townhomes

8 PLEX TOWNHOME

A1

2' = 1'-0"

EAST ELEVATION



PRODUCT TITLE

8 PLEX TOWNHOME

DRAWING TITLE

[illegible]

DATE	2017-01-10
TIME	10:00
LOCATION	1000
REMARKS	1000

A1

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Discretionary Use (12-DU-27)
Proposed Warehousing of Hazardous Materials - 1121 E Pettigrew Avenue

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- FEBRUARY 13, 2013**

That the discretionary use application for a proposed warehouse and distribution facility involving hazardous materials on the property located at 1121 E Pettigrew Avenue, being, Block 15, Plan No. 101922049, Ross Industrial Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by McGinn Architecture Limited and dated September 26, 2012;
- b) Prior to the issuance of a building permit, the applicant shall submit for review a comprehensive fire safety plan, and a spill mitigation plan to the Fire & Protective Services Department;
- c) The development shall comply with the applicable performance regulations contained in Table 10.3 of the Zoning Bylaw, for properties located within the Low Sensitivity Aquifer Protection Overlay Zone; and
- d) The development shall comply with all other applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – FEBRUARY 13, 2013

The following addressed the Commission:

- Rylan Graham, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Brent Fuller, representing McKesson Canada; and
- Patrick McGinn, representing McGinn Engineering Ltd., and Rob Sharratt, representing North 49 Lubricants.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #2 does not require City Council approval.

Councillors: Jerry Flegel, Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Ron Okumura, Phil Selenski and Laureen Snook were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for a proposed warehouse and distribution facility involving hazardous materials on the property located at 1121 E Pettigrew Avenue, being, Block 15, Plan No. 101922049, Ross Industrial Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1, prepared by McGinn Architecture Limited and dated September 26, 2012;
 - b) Prior to the issuance of a building permit, the applicant shall submit for review a comprehensive fire safety plan, and a spill mitigation plan to the Fire & Protective Services Department;
 - c) The development shall comply with the applicable performance regulations contained in Table 10.3 of the Zoning Bylaw, for properties located within the Low Sensitivity Aquifer Protection Overlay Zone; and
 - d) The development shall comply with all other applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the February 25, 2013 meeting of City Council.

CONCLUSION

The subject application involves the following proposal:

- The subject property is located within Ross Industrial Subdivision
- The subject property is currently zoned IB - Medium Industrial
- The applicant proposes to develop a 650.3 m² facility for the warehousing and distribution of Hazardous Materials, on a property that is currently undeveloped.
- The proposed facility will be occupied by an industrial lubricants company that distributes a variety of oils and lubricants, including: engine oils, gear lubes, hydraulic and transmission oils, synthetic compressor oils, antifreeze products, fuel conditioners, motorsport oils, wire line grease, and diesel exhaust fluid.
- The applicant intends to warehouse 210,000 litres of lubricating oil on-site.
- There will be no manufacturing of these products on the subject property.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is consistent with the policies contained in *Regina Development Plan Bylaw No. 7877* (Official Community Plan).

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877* (Official Community Plan), and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses, based on the nature of the proposal (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

Land Use Details		
	Existing	Proposed
Zoning	IB - Medium Industrial	IB - Medium Industrial
Land Use	Vacant	Warehousing/Processing, Hazardous Materials/Wastes
Building Area	N/A	650m ²

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	5 stalls (1 space per 150 square metres of gross area)	7stalls
Minimum Lot Area (m ²)	2000 m ²	5032 m ²
Minimum Lot Frontage (m)	30m	47 m
Maximum Building Height (m)	15 m	9 m
Maximum Floor Area Ratio	2	0.22
Maximum Coverage (%)	75%	13%

Surrounding land uses include light industrial to the south, and medium industrial in all other directions.

The applicant proposes to provide a double row of shrubs and five street trees along the north property line, seven trees along the east property line, and 8 trees along the west property line.

The proposed development is consistent with the purpose and intent of the IB – Medium Industrial zone with respect to:

- Accommodating a wide range of land uses including manufacturing, processing, assembly, distribution, service and repair activities that carry out some of their operations outdoors or require outdoor storage.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject property which is currently un-serviced is located in an area having access to a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of service connection and the cost for any upgrades or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

The proposal is consistent with the following policy contained in Part A: Policy Plan of the Official Community Plan:

- Section 4.7(c) – “That the Aquifer Protection Overlay Zone and development standards that have been superimposed on industrial areas of the city situated on the Regina aquifer system be maintained on existing industrial areas and applied to future industrial areas to ensure the protection of groundwater resources.

The above provision applies to the subject property as it is within the low-sensitivity aquifer area. The development would be subject to performance standards in the Zoning Bylaw to prevent contamination of the aquifer including:

- A secondary containment and a spill prevention system for above ground storage tanks.
- A maximum depth of 6 and ensuring that excavations shall not expose the aquifer or negatively impact the aquifer.
- Development of containment ponds where required to minimize seepage into any underlying aquifers.
- Proper sealing of all holes created by the removal of piles, foundations, drilling or any other similar activity to minimize seepage into underlying aquifer.
- Annual soil test reports and/or other contamination detection measure reports as required by the City, federal, and provincial agencies having jurisdiction.

Policy/Strategic Implications

The proposal is consistent with the following policy objective contained within Part A: Policy Plan of the Official Community Plan:

- 4.1b) – 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.

The proposed development is to be located on an undeveloped lot within an existing industrial area. Infill development encourages a compact urban form and reduces the necessity to annex new land at the periphery of the city.

Other Implications

The Fire & Protective Services Department has indicated that it is the responsibility of the owner/occupant to develop a comprehensive fire safety plan and a spill mitigation plan. The fire safety plan is required under the National Fire Code 2.8.2 through 2.8.2.7. The spill mitigation must be approved by Saskatchewan Environment.

Once these plans are received by their office, they will review for clarity and ensure that the operations/response component can do pre-fire planning and site familiarization.

Accessibility Implications

The proposed development provides 1 parking stall for persons with disabilities, which meets the minimum requirement.

COMMUNICATIONS

Communications strategy has been developed to address the community issues.

Public notification signage posted on:	October 12, 2012
Public Open House Held	N/A
Number of Public Comments Sheets Received	2

The Administration received two comments as a result of circulating the proposal to the surrounding property owners and occupants. Both respondents expressed concern with the storage of lubricating oil on-site, as well as the quantity to be stored. A more detailed account of the respondents' concerns and the Administration's and applicant's response to them is provided in Appendix B.

DELEGATED AUTHORITY

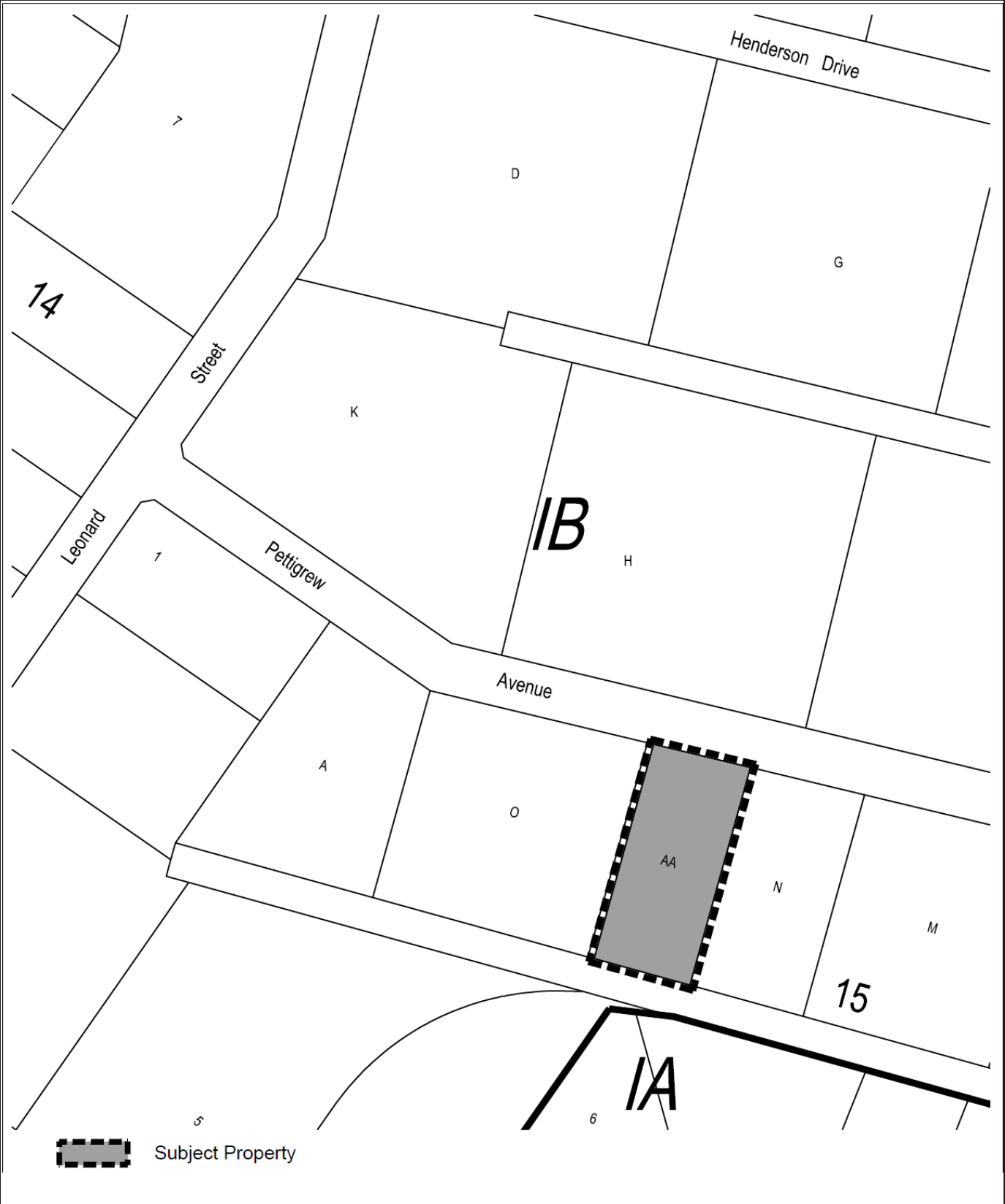
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



Planning Department

Project 12-DU-27 Civic Address/Subdivision 1121 E Pettigrew Avenue

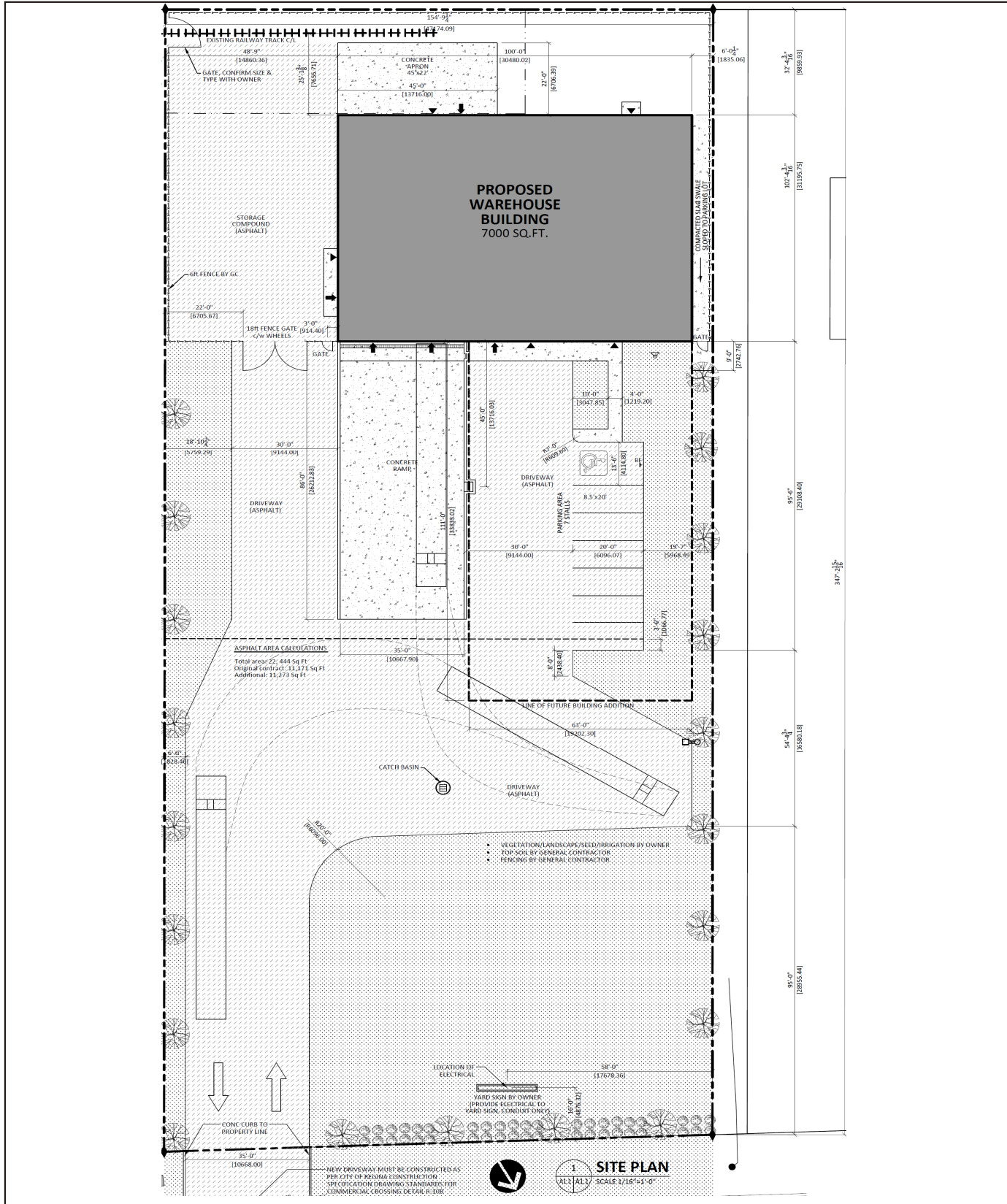


Planning Department

Project 12-DU-27

Civic Address/Subdivision

1121 E Pettigrew Avenue



Planning Department

Project **12-DU-27**

Civic Address/Subdivision

1121 E Pettigrew Avenue

Summary of Identified Issues

1. **Will the hazardous materials be stored in bulk or in containers? If in bulk, how will they be stored? If in storage containers, will they be placed above ground or underground or both? What is the size of the containers? Will the containers be double-walled?**

Applicant's Response: At site creation, 100% of product will be stored in containers until the bulk storage tanks located within the warehouse facility are fully installed and operational. Packaging for all products is as follows:

- 1,211 liter totes
- 208 liter drums
- 20 liter pails
- 4 liter bottles (boxed in sets of 6 bottles)

Approximately half of the total stored product will be stored within the warehouse, with the remaining totes stored within the outside storage compound located east of the warehouse facility.

Plastic industrial totes are made from High-density polyethylene (HDPE), a very strong material that enables the containers to last for several years in containing the stored product, and are stackable. Bulk storage consists of three storage tanks, each with a capacity of 1,049 ft³ and located within a self-contained area on the South-East side of the warehouse. As the warehouse foundation is designed for future expansion, the facility has been designed to increase the number of tanks as required with a similarly designed and self-contained structure.

2. **Will there be secondary containment?**

Applicant's Response: The site will contain the following secondary containment systems or equivalent:

1. Concrete Swale – Located on the west-side adjacent to National Cartage and designed to control drainage in a northerly direction and away from the neighbouring sites.
2. Curbing – A 2 foot high curb around the future bulk storage tanks creates a reservoir measuring 1, 221 ft³, which is in excess of the future tank capacity equalling 1, 049 ft³. A 2 foot high curb extends northward along the east wall of the proposed warehouse building.
3. Drainage systems – 1.) The storm sewer system is designed to be plugged by use of an isolation valve located near at the north property line near East Pettigrew Avenue. 2.) A “stormceptor” catch basin operates as a reservoir in the event of an emergency.
4. Impervious Site Coverage – Total site area is 54,163 ft²; Total impervious site area is 35,380 ft², or 65.3%; 22,444 ft² is heavy duty asphalt, or 41.4%; 5,935 ft² is concrete ramp apron and sidewalk, or 23.9%.

5. Sumps and Collection Systems:

Interior - A collection system within the bulk tank storage containment area. See #2 above for detail.

Exterior - Two surface collection areas: 1.) Pond #1 located on the east side of the proposed warehouse has 1,831 ft³ storage capacity; 2.) Pond #2 located on the north side of the proposed warehouse has 4,144 ft³ storage capacity.

3. **What type and frequency of monitoring will be conducted i.e. air, soil, soil vapour, groundwater, storm-water, etc?**

Applicant's Response: : 49 North Forwarding Limited is committed to:

1. The City of Regina's Environmental Evaluation Checklist for recommended methods of monitoring. Although the checklist does not specify petroleum lubricants, the closest chemical in terms of nomenclature is petroleum ether (Chapter 21, Page 21.41, Appendices) which requires air & water monitoring. The largest four elements contained with the product are Zinc, Phosphorous, Calcium and Sulfur. Using Zinc, as the most abundant element within the product, (Chapter 21, Page 21.41, Appendices) requires water monitoring only.
2. The Saskatchewan Ministry of the Environment's condition of Approval to Construct and Operate a Storage Facility for WH-1 type warehouses containing Lubricating Oils – Class 3, Flammable Liquids as per The Hazardous Substances and Waste Dangerous Goods Regulations.
3. The Saskatchewan Ministry of the Environment's Operational Duties for Petroleum Storage Facilities which requires; 1) Inventory measurements and reconciliation calculations each week to measure and record to be conducted; 2) measure and record water levels each month; 3) maintain and retain inventory reconciliation showing weekly and cumulative gains/losses for a period of two years.

4. **Will the facility be inspected on a regular basis?**

Applicant's Response: The facility will be inspected by an authorized inspection agency approved by all authorities having jurisdiction, quarterly, and records will be maintained.

1. 49 North Forwarding Limited is responsible for self-maintaining inspection and maintenance records pertaining to leak detection and containment facilities for a period of two years from the date of creation. (Refer to Section 13, Duties of the Operator/Owner, The Hazardous Substances and Waste Dangerous Goods Regulations).
2. 49 North Forwarding Limited is committed to meeting its insurer's minimum inspection requirements pertaining to fixed site pollution legal liability coverage including on-site/off-site and operator's negligence coverage.

5. **What type and frequency of reporting will be required of the facility operators?**

Applicant's Response: A current inventory listing of all product stored within the site will be submitted semi-annually to the City of Regina Fire Department. A copy of the Emergency Response Plan will be supplied to the City of Regina Fire Department annually.

Accountable discrepancies in inventory including leakage will be reported to all authorities having jurisdiction.

As per the Saskatchewan Ministry of the Environment's Operational Duties for Petroleum Storage Facilities, facility operators are responsible for the following:

1. Inspection and maintenance records for leak detection and containment will be maintained for two years from the date of creation.
2. Product inventory measurements and reconciliation calculations will be conducted weekly.
3. Water table levels will be measured and recorded monthly.

49 North Forwarding Limited is committed to meeting all requirements within Section 13, Duties of the Operator/Owner, The Hazardous Substances and Waste Dangerous Goods Regulations as provided by Saskatchewan Ministry of the Environment.

6. **What type of financial assurance will be required to ensure that any potential exposures and/or releases are appropriately remedied? Will the occupants have environmental insurance policies in place, including on-site/off-site and operator's negligence coverage?**

Applicant's Response: As a fiscally responsible Canadian company with a good track record, 49 North Forwarding Limited will obtain a fixed site pollution legal liability coverage including on-site/off-site and operator's negligence coverage.

49 North Forwarding Limited currently has fixed site pollution legal liability coverage and on-site/off-site and operator's negligence coverage.

7. **Will the project increase the number of trucks transporting hazardous materials within the area?**

Applicant's Response: Frequency of trips to and from the East Pettigrew Avenue site will be driven by the demand and supply and is indeterminate. Assuming an average of two shipments arrive per week, results in a monthly average of 16 trips and an annual average of 192 trips. Truck traffic is assumed to involve typical routing within the following streets: Ring Road, McDonald Street, Henderson Drive, Leonard Street and East Pettigrew Avenue. The eventual transporting of bulk product via railway, having access to the existing railway spur line, will effectively reduce the frequency of trips for truck traffic.

8. **This development will negatively impact the value of surrounding properties.**

Administration's Response: The Administration is not aware of any evidence that such a development will necessarily have a negative impact on surrounding property values. The potential impact in this regard cannot be determined conclusively in advance.

9. **There is potential for leakage of hazardous materials into the soil and water.**

Administration's Response: The applicant will be required to adhere to all applicable requirements of *Regina Zoning Bylaw No. 9250*, which will nullify any impact on soil and water, as well as applicable building code requirements to reduce the risk of explosion and fire.

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: Candidates Campaign Contributions and Expenses

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- FEBRUARY 13, 2013**

That this report be received and filed.

EXECUTIVE COMMITTEE – FEBRUARY 13, 2013

The Committee adopted a resolution to concur in the recommendation contained in the report.

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

That this report be submitted to City Council.

CONCLUSION

Bylaw No. 2007-34 The Regina Municipal Election Expenses Bylaw requires any candidate whose name appears on the ballot in an election shall, within 90 days after the date of the election, complete and submit to the Returning Officer a sworn statement of the candidate's compliance with the requirements of this Bylaw with respect to the spending limits and disclosure of contributions.

The Returning Officer shall then prepare a report to Council listing all the candidates and attaching all the forms filed by the candidates.

The purpose of this report is to meet the above requirements.

All information provided to the Returning Officer shall be available to the public after Council's receipt of the returning officer's report.

BACKGROUND

A Municipal/School Board election was held on October 24, 2012. As the Returning Officer for the election I conveyed the City of Regina Bylaw #2007-34 to all candidates and they were requested to provide the required information to my office within 90 days of the election. The deadline date communicated to all candidates throughout the campaign was January 22, 2013.

Communication to candidates with respect to the requirement to file expense forms included a link to the website with election information, verbal instruction during the candidates' information night, email reminders and telephone conversations. The consequences for non compliance were communicated throughout January 2013.

DISCUSSION

Election contribution and expense disclosures have been received from 48 of the 50 candidates involved in the 2012 Election for the positions of Mayor and Councillor, including one submission received after the deadline date. The original copy of the submission from each of the candidates is attached as Appendix A.

A list of those candidates who did not submit the required disclosures is attached as Appendix B.

If a candidate who is elected fails to comply with this Bylaw, the candidate shall be subject to disqualification from council as provided by clause 120(1)(e) of *The Cities Act*.

Candidates who were not elected and who fail to comply with the Bylaw would be subject to the penalty clause contained therein.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with this report.

Environmental Implications

None with this report.

Strategic Implications

Ensuring legislative requirements are met helps achieve operational excellence.

Other Implications

None with this report.

Accessibility Implications

None with this report.

COMMUNICATIONS

The two candidates have been advised of the consequence of non-compliance with the Bylaw.

DELEGATED AUTHORITY

City Council's receipt of this report is required by the Bylaw.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "Joni Swidnicki".

Joni Swidnicki, Secretary

APPENDIX A

Bylaw No. 2007-34

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses:

Summary Breakdown of Expenses:

Tim Siekawitch
City of Regina Employee
EA III

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$	\$	\$
Bank Charges	\$	\$	\$
Brochures	\$	\$	\$
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions, Rallies	\$	\$	\$
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$	\$	\$
Salaries and Benefits	\$	\$	\$
Signs	\$	\$	\$
Stationery	\$	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$ <u>0.00</u>	\$ <u>0.00</u>	\$ <u>0.00</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONSTotal Contributions Received: 0.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor

(use additional pages, if required)

III. SURPLUS FUNDSAmount not spent: 0.00

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity: _____

(Name of Charity)

(Date of Donation)

I, Tim Siegwitz (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 10 day of)
January, 2013 .)

Cherry JAN KICKENWY

Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires:

(#2010-20, s. 6, 2010)

A COMMISSIONER FOR OATHS
IN AND FOR THE
PROVINCE OF SASKATCHEWAN.
MY COMMISSION EXPIRES Oct 31, 2014

Li S. S. S. S. S.
City of Regina
Employee
Candidate
Tim Sietawitch
CA III

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 2295.43

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 417.90	\$	\$
Bank Charges	\$ 38.00	\$	\$
Brochures	\$ 916.86	\$	\$
Candidates Personal Expenses	\$ 88.45	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions, Rallies	\$	\$	\$
Office Rent	\$	\$	\$
Office Supplies	\$ 174.67	\$	\$
Postage	\$ 19.22	\$	\$
Salaries and Benefits	\$	\$	\$
Signs	\$ 496.33	\$	\$
Stationery	\$	\$	\$
Telephone	\$ 44.00	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
Nomination Fee	\$ 100.00	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$ 2295.43	\$	\$ 2295.43

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: 2295.43

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
<u>1520.43</u>	<u>Jim Elliott</u>

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, Jim Elliott (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

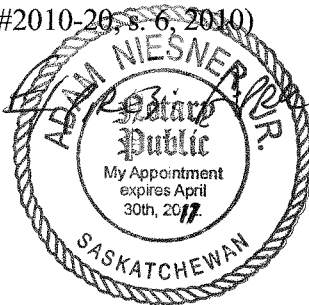
3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 27th day of)
December, 2012.)

Adam Niesner Jr.
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires:

Candidate

(#2010-20, s. 6, 2010)



30th, 2017

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses:

\$130.00
x6

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ <u>120</u>	\$ _____	\$ <u>120</u>
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ _____	\$ _____	\$ <u>10</u>
Candidates Personal Expenses	\$ <u>10</u>	\$ _____	\$ <u>10</u>
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions,			
Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ _____	\$ _____	\$ _____
Postage	\$ _____	\$ _____	\$ _____
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ _____	\$ _____	\$ _____
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ _____	\$ _____	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
TOTAL EXPENSES:	\$ <u>130</u>	\$ _____	\$ <u>130</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONSTotal Contributions Received: NONE

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor

(use additional pages, if required)

III. SURPLUS FUNDSAmount not spent: N/A

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)_____
(Date of Donation)I, CHAD NOVAK (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 29 day of)
November, 2012.)

Judith Harris
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires:

[Signature]
Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses:

My total expenses are \$369.25

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$	\$	\$
Bank Charges	\$	\$	\$
Brochures	\$ 211.70	\$ 211.70	\$ 211.70
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$ 0	\$ 0	\$ 0
Meetings, Social Functions,			
Rallies	\$ 6	\$ 0	\$ 0
Office Rent	\$ 0	\$ 0	\$ 0
Office Supplies	\$	\$	\$
Postage	\$	\$	\$
Salaries and Benefits	\$	\$	\$
Signs	\$ 57.55	\$ 57.55	\$ 57.55
Stationery	\$	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
<u>run for mayor</u>	\$ 100.00	\$ 100.00	\$ 100.00
	\$	\$	\$
TOTAL EXPENSES:	\$ 369.25	\$ 369.25	\$ 369.25

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: _____

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: _____

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

_____	_____
(Name of Charity)	(Date of Donation)

I, Thomas Allen Brown (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 14th day of)
January, 2013.)

[Signature]
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: September 30, 2017

[Signature]
Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$ 61,614

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 34,559	\$ 175	\$ 34,734
Bank Charges	\$ 196	\$ -	\$ 196
Brochures	\$ 2,951	\$ -	\$ 2,951
Candidates Personal Expenses	\$ -	\$ -	\$ -
Furniture	\$ 110	\$ 150	\$ 260
Insurance and Utilities	\$ 257	\$ -	\$ 257
Meetings, Social Functions, Rallies	\$ 1,254	\$ 200	\$ 1,454
Office Rent	\$ 2,375	\$ -	\$ 2,375
Office Supplies	\$ -	\$ 100	\$ 100
Postage	\$ -	\$ -	\$ -
Salaries and Benefits	\$ -	\$ -	\$ -
Signs	\$ 14,784	\$ 150	\$ 14,934
Stationery	\$ -	\$ -	\$ -
Telephone	\$ 1,574	\$ -	\$ 1,574
Travel	\$ -	\$ -	\$ -
Other categories (Describe)	\$ -	\$ -	\$ -
Website	\$ 2,779	\$ -	\$ 2,779
	\$ -	\$ -	\$ -
TOTAL EXPENSES:	\$ 60,839	\$ 775	\$ 61,614

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: 73,252

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount Name of Contributor

See attached.

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 12,413

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: Michael Fougere for Mayor

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, Michael Fougere (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

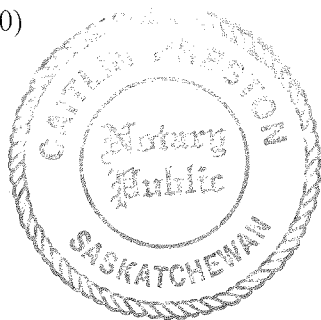
election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 18 day of)
January, 2013.)

Carmel Decker
Commissioner for Oaths or Notary Public ✓
In and for the Province of Saskatchewan
My commission expires: July 31, 2017

(#2010-20, s. 6, 2010)



[Signature]
Candidate

Michael Fougere

Campaign donations which total \$500 or more

Name	Amount
Astir Investments Ltd.	\$ 1,000.00
P.W. Lorch & Associates Ltd.	500.00
Number10 Management Ltd.	550.00
Loraas Disposal Services Ltd.	1,000.00
Dale Griesser Realty P.C. Inc.	2,500.00
Avison Young Commercial Real Estate (Sask) Inc.	2,500.00
MBL Custom Contracting	850.00
Site Management Services Regina Inc.	2,500.00
Granite Developments Inc.	2,500.00
Royalty Developments	2,500.00
101051161 Saskatchewan Ltd	2,500.00
Cityview Properties Ltd.	1,000.00
Kevin Lang	500.00
Alan McDougall	500.00
Golfs Steakhouse	2,500.00
Campbell & Halliburton (Regina) Ltd.	500.00
Gemard Holdings Ltd.	500.00
Shirkey & Company	500.00
Alliance Energy Ltd.	1,000.00
ISTDC Canada Inc.	3,500.00
Mitchell Developments Ltd.	5,000.00
Kim Shaheen Financial Inc.	500.00
PCL Constructors Inc.	5,000.00
SCR Holdings Inc.	2,500.00
Keystone Royalty Corp.	1,000.00
Lex Capital Management Inc.	500.00
Lex Capital Corp.	1,000.00
Fiorante Homes	500.00
Trademark Homes Inc.	500.00
Bison Properties Limited	1,000.00
Westland Ventures Ltd.	500.00
Wang Park	500.00
Capital GM	1,000.00
Property Developments Ltd.	500.00
2246216 Ontario Inc	1,000.00
Fries Tallman Lumber (1976) Ltd.	3,000.00
Greenview Developemnts	1,000.00
Magnum Ventures	1,000.00
Oak Park Developments Ltd.	1,000.00
Wappel Construction Co. Ltd.	1,500.00
Dilawri Group of Companies	2,500.00

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$35,082.65

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 11,315.91	\$	\$ 11,315.91
Bank Charges	\$ 269.60	\$	\$ 269.60
Brochures	\$ 3,848.91	\$	\$ 3,848.91
Candidates Personal Expenses	\$	\$	\$
Furniture Equip RENT	\$ 541.80	\$	\$ 541.80
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions, Rallies	\$ 2,697.27	\$	\$ 2,697.27
Office Rent	\$ 6,715.30	\$	\$ 6,715.30
Office Supplies	\$ 768.60	\$	\$ 768.60
Postage	\$ 672.58	\$	\$ 672.58
Salaries and Benefits	\$ 50.00	\$	\$ 50.00
Signs	\$ 2,104.68	\$	\$ 2,104.68
Stationery Graphic Design	\$ 1,380.00	\$	\$ 1,380.00
Telephone	\$ 126.59	\$	\$ 126.59
Travel Lawn Sign Supplies	\$ 347.92	\$	\$ 347.92
Other categories (Describe)	\$	\$	\$
Buttons / T-shirts	\$ 2,315.55	\$	\$ 2,315.55
Registrations / Fees / Events	\$ 869.00	\$	\$ 869.00
TOTAL EXPENSES:	\$ 35,082.65	\$	\$ 35,082.65

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONSTotal Contributions Received: 35,084⁰⁰

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
--------	---------------------

See attached	
--------------	--

(use additional pages, if required)

III. SURPLUS FUNDSAmount not spent: 1.35

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity: _____

(Name of Charity)_____
(Date of Donation)I, MARIAN DONNELLY (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.


SWORN BEFORE ME at Regina,
Saskatchewan, this 17 day of
January, 2015.



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: Jan 31/2017

(#2010-20, s. 6, 2010)

RACHEL N.N. WOLBAUM
A Commissioner for Oaths in and for
Saskatchewan
My commission expires Jan. 31/2017


Candidate
MARIAN DONNELLY

2:40 PM

17/01/13

Accrual Basis

Marian - Municipal Election Candidate Transaction Detail By Account All Transactions

DONATIONS over \$500

Type	Date	Memo	Amount	Balance
Direct Public Support				
Individ, Business Contributions				
Deposit	01/06/2012	Fail Safe Foundations Donation	500.00	500.00
Deposit	22/06/2012	Greg Wernse Donation	1,000.00	1,500.00
Deposit	11/07/2012	Peter Gorman Donation	1,000.00	2,500.00
Deposit	26/07/2012	Donations - cheques and cash	505.00	3,005.00
Deposit	27/07/2012	Donations	715.00	3,720.00
Deposit	08/08/2012	cash donations	703.00	4,423.00
Deposit	09/08/2012	K&D Scrapen	500.00	4,923.00
Deposit	27/08/2012	Spin Holdings	1,000.00	5,923.00
Deposit	27/08/2012	FailSafe	500.00	6,423.00
Deposit	28/08/2012	Dr. K Lawrence	500.00	6,923.00
Deposit	21/09/2012	Pamela Gibson	500.00	7,423.00
Deposit	24/09/2012	Wayne Steadman	500.00	7,923.00
Deposit	09/10/2012	CAP Masorny	500.00	8,423.00
Deposit	09/10/2012	Keith Fortowsky	500.00	8,923.00
Deposit	09/10/2012	Nicor Development Inc. & Wudull...	500.00	9,423.00
Deposit	09/10/2012	Nicor Development Inc.	1,000.00	10,423.00
Deposit	09/10/2012	Wudulle Management	500.00	10,923.00
Deposit	09/10/2012	Ross & Susan Keith	500.00	11,423.00
Deposit	15/10/2012	La Maison Prop.	500.00	11,923.00
Deposit	18/10/2012	Didi McReary	500.00	12,423.00
Deposit	18/10/2012	John Donnelly	500.00	12,923.00
Deposit	19/10/2012	Eryu Hu	500.00	13,423.00
Deposit	30/10/2012	Gorman Medical	1,000.00	14,423.00
Deposit	30/10/2012	Carolyn Glesinger	500.00	15,423.00
Total Individ, Business Contributions			15,423.00	15,423.00
Total Direct Public Support			15,423.00	15,423.00
TOTAL			15,423.00	15,423.00

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

*(Please see attached information
for details - Provided on 'Page 1')*

Total Expenses: _____

Summary Breakdown of Expenses:

(Details attached)

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ _____	\$ _____	\$ _____
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ _____	\$ _____	\$ _____
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions, Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ _____	\$ _____	\$ _____
Postage	\$ _____	\$ _____	\$ _____
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ _____	\$ _____	\$ _____
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ _____	\$ _____	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
TOTAL EXPENSES:	\$ _____	\$ _____	\$ _____

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS *(Please see 'Page 2' of attached information for details)*

Total Contributions Received: _____

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
--------	---------------------

(Details attached)

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: \$ 74.78 as at Dec. 31, 2012.

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: "MEKA OKOCHI", RBC Royal Bank.

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, MEKA OKOCHI (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 11th day of)
January, 2013.)

Judith A. Harris
Commissioner for Oaths or ~~Notary Public~~
In and for the Province of Saskatchewan
My commission expires:



Candidate

(#2010-20, s. 6, 2010)

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: **\$40,834.69**

Summary Breakdown of Expenses:

Items	Actual Expenses (\$)	Market Value Expenses (\$)	TOTAL (\$)
Advertising	13,524.30	-	13,524.30
Bank Charges	55.08	-	55.08
Brochures	3,206.00	-	3,206.00
Candidates Personal Expenses	4,441.14	-	4,441.14
Furniture	-	-	-
Insurance and Utilities	-	-	-
Meetings, Social Functions, Rallies	550.00	-	550.00
Office Rent	-	-	-
Office Supplies	29.82	-	29.82
Postage	6,304.35	-	6,304.35
Salaries and Benefits	-	-	-
Signs	4704.45	-	4704.45
Stationery	-	-	-
Telephone	153.17	-	153.17
Travel	-	-	-
Other categories (Describe):		-	
website	902.00		902.00
outreach	1407.50		1407.50
fundraising	5556.88		5556.88
TOTAL EXPENSES (\$)	\$40,834.69	0	\$40,834.69

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: **\$40,909.47**

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount (\$)	Name of Contributor
\$4,441.14	Meka Okochi
\$2,985.31	Olufunke Okochi
\$2,100.00	Matthew Inglis
\$1,450.00	Dr. Ukabam Medical Prof. Corp.
\$1,000.00	Chris Ekong
\$950.00	Divyesh Patel
\$900.00	Peter's Cleaning Service Inc.
\$750.00	Chinyere Njoku
\$700.00	Lawrence Jarikre
\$650.00	Fredrick Omorogbe
\$600.00	Mokelu and Faith Ene
\$500.00	Didi Emokpare and Tenille Korchinski
\$500.00	William Taylor
\$500.00	Mrs. Taylor
\$500.00	Frank Proto
\$500.00	Dr. Gbinigie Medical Prof. Corp.
\$500.00	Adeola Bello
\$500.00	Murdock and Aura Lee MacPherson
\$500.00	Steven and Christine Lwanga
\$500.00	Dr. David deMontigny

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$16,381.76

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ <u>7,182.79</u>	\$ <u>315.00</u>	\$ <u>7,497.79</u>
Bank Charges	\$ <u>60.79</u>	\$ <u>22.00</u>	\$ <u>82.79</u>
Brochures	\$ <u>313.52</u>	\$	\$ <u>313.52</u>
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions,			
Rallies	\$ <u>645.29</u>	\$	\$ <u>645.29</u>
Office Rent	\$ <u>500.00</u>	\$	\$ <u>500.00</u>
Office Supplies	\$ <u>77.08</u>	\$	\$ <u>77.08</u>
Postage	\$	\$	\$
Salaries and Benefits	\$	\$	\$
Signs	\$ <u>3,316.43</u>	\$ <u>300.00</u>	\$ <u>3,616.43</u>
Stationery	\$	\$	\$
Telephone	\$ <u>121.86</u>	\$ <u>100.00</u>	\$ <u>221.86</u>
Travel	\$	\$	\$
Other categories (Describe) <i>Candidate declaration fee</i>	\$ <u>100.00</u>	\$	\$ <u>100.00</u>
<i>Social media</i>	\$ <u>1,950.00</u>	\$ <u>1300.00</u>	\$ <u>3,250.00</u>
<i>Computer support</i>	\$ <u>77.00</u>	\$	\$ <u>77.00</u>
 TOTAL EXPENSES:	\$ <u>14,344.76</u>	\$ <u>2,037.00</u>	\$ <u>16,381.76</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$ 3,913.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
	Graham Barker
\$1,000.00	
	Hardeep Madhur
500.00	
	under 500:
	Santos Garcia (Around The World Travel
125.00	

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: _____

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, Elisabeth Brass (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 21 day of)
January, 2013.)

Judith A. Harris
Commissioner for Oaths or ~~Notary Public~~
In and for the Province of Saskatchewan
My commission expires: Dec 31, 2015

Elisabeth R. Beag
Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$9,312.53

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 585.00	\$	\$ 585.00
Bank Charges	\$ 1.45	\$	\$ 1.45
Brochures	\$ 1801.00	\$	\$ 1801.00
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions, Rallies	\$ 383.96	\$	\$ 383.96
Office Rent	\$	\$	\$
Office Supplies	\$ 42.10	\$	\$ 42.10
Postage	\$ 1718.75	\$	\$ 1718.75
Salaries and Benefits	\$	\$	\$
Signs	\$ 3100.76	\$ 145.01	\$ 3245.77
Stationery	\$	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
Website	\$ 1534.50	\$	\$ 1534.50
	\$	\$	\$
TOTAL EXPENSES:	\$ 9,167.52	\$ 145.01	\$ 9,312.53

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$3165.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
350.00	Mark Hanley & Didi McCreary
500.00	Ruth Simillie
500.00	Ross Keith

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, Barbara Young (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 30 day of)
November, 2012.)

Judith Harris.
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires:

(#2010-20, s. 6, 2010)

Barbara Young
Candidate

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$ 6,072.34

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ <u>1,553.50</u>	\$ _____	\$ <u>1,553.50</u>
Bank Charges	\$ <u>45.39</u>	\$ _____	\$ <u>45.39</u>
Brochures	\$ <u>620.18</u>	\$ _____	\$ <u>620.18</u>
Candidates Personal Expenses	\$ <u>N/A</u>	\$ _____	\$ _____
Furniture	\$ <u>N/A</u>	\$ _____	\$ _____
Insurance and Utilities	\$ <u>N/A</u>	\$ _____	\$ _____
Meetings, Social Functions,			
Rallies	\$ <u>N/A</u>	\$ _____	\$ _____
Office Rent	\$ <u>N/A</u>	\$ _____	\$ _____
Office Supplies	\$ <u>N/A</u>	\$ _____	\$ <u>1,249.50</u>
Postage	\$ <u>1,249.50</u>	\$ _____	\$ _____
Salaries and Benefits	\$ <u>N/A</u>	\$ _____	\$ _____
Signs	\$ <u>2,603.77</u>	\$ _____	\$ <u>2,603.77</u>
Stationery	\$ <u>N/A</u>	\$ _____	\$ _____
Telephone	\$ <u>N/A</u>	\$ _____	\$ _____
Travel	\$ <u>N/A</u>	\$ _____	\$ _____
Other categories (Describe)	\$ <u>N/A</u>	\$ _____	\$ _____
_____	\$ <u>N/A</u>	\$ _____	\$ _____
_____	\$ <u>N/A</u>	\$ _____	\$ _____
 TOTAL EXPENSES:	\$ <u>6,072.34</u>	\$ _____	\$ <u>6,072.34</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$ 6,072.34

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
<u>See Attached</u>	

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: N/A

Disposition to Registered Charity:

<u>N/A</u>	<u>N/A</u>
(Name of Charity)	(Date of Donation)

I, Conrad Hewitt (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 21 day of)
January, 20 13 .)

Judith A. Harris
Commissioner for Oaths or ~~Notary Public~~
In and for the Province of Saskatchewan
My commission expires: Dec 31, 2015

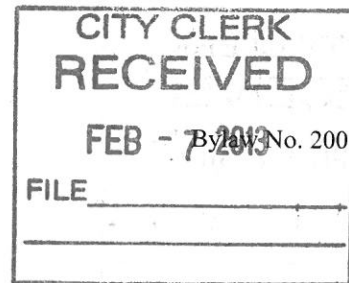
Laurel Harris
Candidate

(#2010-20, s. 6, 2010)

Donor Under \$200	\$100.00
Donor Under \$200	\$100.00
Donor Under \$200	\$25.00
Donor Under \$200	\$100.00
Donor Under \$200	\$25.00
Donor Under \$200	\$100.00
Donor Under \$200	\$100.00
Donor Under \$200	\$100.00
Donor Under \$200	\$50.00
Donor Under \$200	\$50.00
Donor Under \$200	\$25.00
Donor Under \$200	\$50.00
Donor Under \$200	\$100.00
Donor Under \$200	\$50.00
Donor Under \$200	\$100.00
Donor Under \$200	\$190.00
Donor Under \$200	\$50.00
Donor Under \$200	\$50.00
Donor Under \$200	\$50.00
Donor Under \$200	\$100.00
Donor Under \$200	\$150.00
Donor Under \$200	\$20.00
Donor Under \$200	\$100.00
Donor Under \$200	\$25.00
Donor Under \$200	\$50.00
Donor Under \$200	\$150.00
Donor Under \$200	\$60.00
Donor Under \$200	\$100.00
Donor Under \$200	\$199.00
Donor Under \$200	\$50.00
Donor Under \$200	\$20.00
Donor Under \$200	\$150.00
Donor Under \$200	\$50.00
Amos Dowler	\$500.00
Jonathan Abrametz	\$220.00
Trish McCarthy	\$200.00
Heath McAvoy	\$200.00
Kurtis Krug	\$200.00
Lyle Hewitt	\$200.00
Sue Hewitt	\$200.00
Conrad Hewitt	\$746.46
Jackson Middleton	\$966.88
 TOTAL DONATIONS	 \$6,072.34

Adversiting	\$1,553.50
Bank Charges	\$45.39
Brochures	\$620.18
Candidates Personal Expenses	N/A
Furniture	N/A
Insurance and Utilities	N/A
Meetings, Social Functions, Rallies	N/A
Office Rent	N/A
Offices Supplies	N/A
Postage	\$1,249.50
Salaries and Benefits	N/A
Signs	\$2,603.77
Stationery	N/A
Telephone	N/A
Travel	N/A
Other Categories	N/A
TOTAL EXPENSES	\$6,072.34

SCHEDULE "A"



DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses:

\$2608.07

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$	\$	\$
Bank Charges	\$	\$	\$
Brochures	\$ <u>765</u>	\$ <u>765</u>	\$ <u>765</u>
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions, Rallies	\$	\$	\$
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$ <u>643.07</u>	\$ <u>643.07</u>	\$ <u>643.07</u>
Salaries and Benefits	\$	\$	\$
Signs	\$ <u>1200</u>	\$ <u>1200</u>	\$ <u>1200</u>
Stationery	\$	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$ <u>2608.07</u>	\$ <u>2608.07</u>	\$ <u>2608.07</u> <u>643.07</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$ 850

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
\$400	Cindy Kuster-Olban

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: NA

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

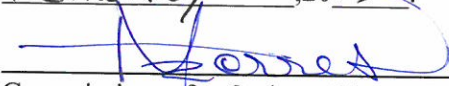
I, SHAWN KUSTER (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all


election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 7th day of)
FEBRUARY, 2013.)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: September 30, 2017



Candidate
SHAWN KUSTEN

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses:

\$ 4196.02

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$	\$	\$
Bank Charges	\$	\$	\$
Brochures	\$ 1370.40	\$ 1370.40	\$ 1370.40
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions,			
Rallies	\$	\$	\$
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$ 1485.86	\$ 1485.86	\$ 1485.86
Salaries and Benefits	\$	\$	\$
Signs	\$ 739.76	\$ 739.76	\$ 739.76
Stationery	\$	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
Vehicles	\$ 500	\$ 500	\$ 500
Photography	\$ 100	\$ 100	\$ 100
TOTAL EXPENSES:	\$ 4196.02	\$ 4196.02	\$ 4196.02

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

Total Contributions Received:

Amount	Name of Contributor
--------	---------------------

Amount not spent:

Trust Fund: _____

(Name of Charity)

(Date of Donation)

2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 21st day of)
January, 2013.)

Quint A Harris
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: Dec 31, 2015



Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$2317.38

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 201.60	\$	\$ 201.60
Bank Charges	\$ 44.97	\$	\$ 44.97
Brochures	\$ 1052.80	\$ 30.00	\$ 1082.80
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions,			
Rallies	\$ 252.52	\$	\$ 252.52
Office Rent	\$	\$	\$
Office Supplies	\$ 55.06	\$	\$ 55.06
Postage	\$ 342.06	\$	\$ 342.06
Salaries and Benefits	\$	\$	\$
Signs	\$ 142.37	\$	\$ 142.37
Stationery	\$	\$	\$
Telephone	\$	\$ 196.00	\$ 196.00
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$ 2091.38	\$ 226.00	\$ 2317.38

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$2091.38

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
\$1000. ⁰⁰	Regina & District Labour Council

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: \$0.⁰⁰

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund:

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)


I, John Kleon (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.


3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 13 day of)
January, 20 13 .)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: Sept. 30/16

(#2010-20, s. 6, 2010)



Candidate
John Klein

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$ 1015.47

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ _____	\$ _____	\$ _____
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ <u>86.90</u>	\$ <u>0</u>	\$ <u>86.90</u>
Candidates Personal Expenses	\$ <u>50.00</u>	\$ <u>0</u>	\$ <u>50.00</u>
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions, Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ <u>25.00</u>	\$ <u>0</u>	\$ <u>25.00</u>
Postage	\$ _____	\$ _____	\$ _____
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ <u>477.75</u>	\$ <u>0</u>	\$ <u>477.75</u>
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ _____	\$ _____	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
<u>Photography</u>	\$ <u>147.00</u>	\$ <u>65.00</u>	\$ <u>212.00</u>
<u>Web Site</u>	\$ <u>0</u>	\$ <u>163.82</u>	\$ <u>163.82</u>
 TOTAL EXPENSES:	\$ <u>786.65</u>	\$ <u>228.82</u>	\$ <u>1015.47</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$20.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)


I, Keith David Rey (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 9 day of)
November, 20 12 .)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: April 30, 2013

Candidate



(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$ 149.31

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ _____	\$ _____	\$ _____
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ _____	\$ _____	\$ _____
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions, Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ _____	\$ _____	\$ _____
Postage	\$ _____	\$ _____	\$ _____
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ _____	\$ _____	\$ _____
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ <u>138.32</u>	\$ <u>10.99</u>	\$ <u>149.31</u>
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
 TOTAL EXPENSES:	\$ <u>138.32</u>	\$ <u>10.99</u>	\$ <u>149.31</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

Total Contributions Received: 10

Amount	Name of Contributor
--------	---------------------

Amount not spent: _____

Trust Fund: _____


(Name of Charity)	(Date of Donation)
-------------------	--------------------

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.


3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 23 day of)
January, 2013.)



Commissioner for Oaths or Notary Public ~~++~~
In and for the Province of Saskatchewan
My commission expires: October 31, 2014

(#2010-20, s. 6, 2010)



Candidate
Rob ARMSTRONG

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: _____

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
<u>WOOD</u>	<u>381.00</u>		<u>381.00</u>
Advertising	\$ _____	\$ _____	\$ _____
Bank Charges	\$ <u>16.02</u>	\$ _____	\$ <u>16.02</u>
Brochures	\$ <u>1757.00</u>	\$ _____	\$ <u>1757.00</u>
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ <u>0</u>	\$ _____	\$ _____
Insurance and Utilities	\$ <u>0</u>	\$ _____	\$ _____
Meetings, Social Functions, Rallies	\$ <u>295.55</u>	\$ _____	\$ <u>295.55</u>
Office Rent	\$ <u>0</u>	\$ _____	\$ _____
Office Supplies	\$ _____	\$ _____	\$ _____
Postage	\$ <u>1560.00</u>	\$ _____	\$ <u>1560.00</u>
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ <u>4555</u>	\$ _____	\$ <u>4555.00</u>
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ <u>0</u>	\$ _____	\$ _____
Travel	\$ <u>0</u>	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
<u>Posters</u>	\$ <u>88</u>	\$ _____	\$ <u>88</u>
<u>File</u>	\$ <u>70.00</u>	\$ _____	\$ <u>70</u>
<u>Ten Shirts</u>	<u>200.00</u>		<u>200.00</u>
TOTAL EXPENSES:	\$ <u>8922.57</u>	\$ _____	\$ <u>8922.57</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONSTotal Contributions Received: \$ 8211.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
1000	DR. BHANU PRASAD, SAJJAD AZAR 445.
500	SHAH FOODS, DR. Jureph Ram 500.00
500	FAROOQ ZAMIRI, ASNET Technology 500.00

(over)

(use additional pages, if required)

III. SURPLUS FUNDSAmount not spent: N/A

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: N/ADisposition to Registered Charity: N/A

(Name of Charity)

(Date of Donation)

I, SAM KHAN (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 10 day of)
January, 20 13.)

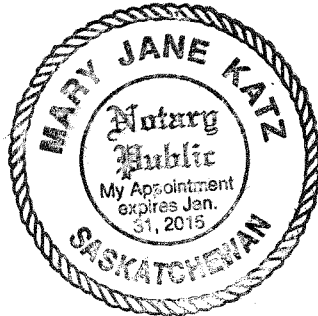
Mary Jane Katz
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan

My commission expires:

Jan 31, 2015
(#2010-20, s. 6, 2010)

[Signature]

Candidate



SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 6174.58

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 1035.76	\$	\$ 1035.76
Bank Charges	\$ 49.38	\$	\$ 49.38
Brochures	\$ 2203.06	\$	\$ 2203.06
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions,			
Rallies	\$ 299.24	\$	\$ 299.24
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$ 38.84	\$	\$ 38.84
Salaries and Benefits	\$ 589.50	\$	\$ 589.50
Signs	\$ 1146.76	\$	\$ 1146.76
Stationery	\$ 97.04	\$	\$ 97.04
Telephone	\$ 50.00	\$	\$ 50.00
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
Photography	\$ 169.00	\$	\$ 169.00
Website	\$ 496.00	\$	\$ 496.00
TOTAL EXPENSES:	\$ 6174.58	\$	\$ 6174.58

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

Total Contributions Received: 6406.49

Amount	Name of Contributor
	Ross Keith 500 ⁰⁰ Nicor 500 ⁰⁰
	Gerry + Donna McIntyre 200 ⁰⁰
	John Nilson 200 ⁰⁰
	Regina District Labour Council 1000 ⁰⁰
	(use additional pages, if required)
	Bert + Donna Olsen 200 ⁰⁰
	Mary Lou Senko 200 ⁰⁰
SURPLUS FUNDS	

Amount not spent: 231.91

Trust Fund: Heather McIntyre Campaign account- Conexus

(Name of Charity)

(Date of Donation)

I, Heather McIntyre (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 20 day of)
January, 2013.)

[Signature]
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: Being a solicitor
4/1/14

(#2010-20, s. 6, 2010)

[Signature]
Candidate
Heather McIntyre

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses:

\$5,226.14

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$	\$	\$
Bank Charges	\$	\$	\$
Brochures	\$ <u>2047.60</u>	\$	\$ <u>2047.60</u>
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions,			
Rallies	\$	\$	\$
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$ <u>2496.54</u>	\$	\$ <u>2496.54</u>
Salaries and Benefits	\$	\$	\$
Signs	\$ <u>682.00</u>	\$	\$ <u>682.00</u>
Stationery	\$	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$ <u>5226.14</u>	\$	\$ <u>5226.14</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$1,910.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
300	CAMPBELL + HALIBURTON LTD.
300	WARREN N SAROULE LEGAL SERVICES II PROF. CORP
200	JDEL + KATHLEEN PETERSON

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, ROBERT E. HAWKINS (BOB) (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,
Saskatchewan, this 06 day of
November, 2012.

[Signature]
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan

My commission expires:

Benj a Solicitor
(#2010-20, s. 6, 2010)

)
)
)

[Signature]
Candidate

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 4513.47

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 1979.55	\$	\$ 1979.55
Bank Charges	\$	\$	\$
Brochures	\$ 231.00	\$	\$ 231.00
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions,			
Rallies	\$	\$	\$
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$ 19.22	\$	\$ 19.22
Salaries and Benefits	\$	\$	\$
Signs	\$ 2283.70	\$	\$ 2283.70
Stationery	\$	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$ 4513.47	\$	\$ 4513.47

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: 1050.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

<u>Amount</u>	<u>Name of Contributor</u>
<u>\$ 200.</u>	<u>Larry Le Blanc</u>

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: _____

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, Richard Ditttrick (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

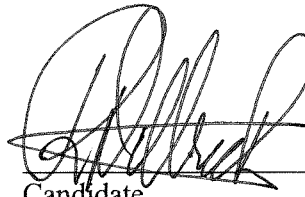
election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 28 day of)
December, 2012.)

Judith A Harris
Commissioner for Oaths or ~~Notary Public~~
In and for the Province of Saskatchewan
My commission expires: Dec 31, 2015

(#2010-20, s. 6, 2010)



Candidate

**Donators and Contributions to Richard Dittrick 2012 Campaign for
Regina City Councillor:**

- Larry LeBlanc -----\$200.
- Loren Vargo -----\$150.
- Tom Schonhoffer-----\$100.
- Larry Schneider -----\$100.
- Ron Kruzeniski -----\$100.
- Paul O'Byrne -----\$100.
- Tony Repushka-----\$100.
- Jack/Louise Sutherland-----\$100.
- Ken Nasheim -----\$50.
- Bert West -----\$50.

Total:-----\$1050.

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses:

2,230.12

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 1,224.16	\$	\$
Bank Charges	\$	\$	\$
Brochures	\$ 305.23	\$	\$
Candidates Personal Expenses	\$ 72.50	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions,			
Rallies	\$ 37.93	\$	\$
Office Rent	\$	\$	\$
Office Supplies	\$ 17.40	\$	\$
Postage	\$	\$	\$
Salaries and Benefits	\$	\$	\$
Signs	\$ 529.20	\$	\$
Stationery	\$ 43.70	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$ 2,230.12	\$	\$

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services).

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: _____

#445.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
	N/A

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: _____

N/A

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

N/A

Disposition to Registered Charity: _____

(Name of Charity) _____

N/A

(Date of Donation) _____

N/A

I, DON YOUNG (name of candidate), certify and swear as follows:


1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 9th day of)
January, 20 13 .)

Debbie Burkart
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: Nov 30/2014


Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses:

\$10,165.02

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 3,231.21	\$	\$ 3,231.21
Bank Charges	\$ 20.45	\$	\$ 20.45
Brochures	\$ 2,538.12	\$	\$ 2,538.12
Candidates Personal Expenses	\$ * (100.00)	\$	\$ (100.00)
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions, Rallies	\$ 360.23	\$	\$ 360.23
Office Rent	\$	\$	\$
Office Supplies	\$ 107.20	\$	\$ 107.20
Postage	\$ 1,113.73	\$	\$ 1,113.73
Salaries and Benefits	\$	\$	\$
Signs	\$ 2,794.08	\$	\$ 2,794.08
Stationery	\$	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$ 10,165.02	\$	\$ 10,165.02

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

* note. candidates expenses was the nomination fee that was refunded.

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$7,854.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
\$1,000	NICOR Developments
500	WUDVUE Management
500	ROSS Keith
300	KOMAX Enterprises
300	DURA Construction
350	Dorma & Jim Holmes
\$250	Regina + District Labour Council
\$500	Dick McCreary + Mark Hamley
\$500	Lindsay Torrie

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: \$

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: \$

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)


I, Susan Birley (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

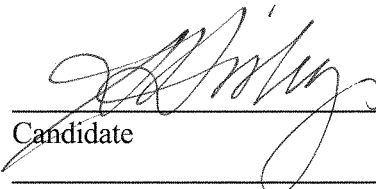
election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 15th day of)
January, 2013.)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: September 30, 2017



Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 4034.89

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 440.00	\$	\$ 440.00
Bank Charges	\$	\$	\$
Brochures	\$ 882.03	\$	\$
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions,			
Rallies	\$	\$	\$
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$	\$	\$
Salaries and Benefits	\$ 1500.00	\$	\$ 1500.00
Signs	\$ 660.00	\$	\$ 660.00
Stationery	\$	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
CAMPAIGN BUTTONS	\$ 552.86	\$	\$ 552.86
	\$	\$	\$
TOTAL EXPENSES:	\$ 4034.89	\$	\$ 4034.89

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$3169.08

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: _____

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

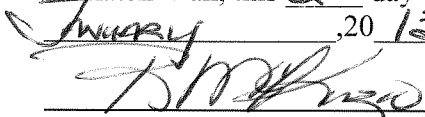
I, SHIRLEY DIXON (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 21 day of)
January, 2013.)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires:

(#2010-20, s. 6, 2010)





Candidate

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 7,626.04

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ —	\$ —	\$ —
Bank Charges	\$ 37.90	\$ 37.90	\$ 37.90
Brochures	\$ 2,477.36	\$ 2,477.36	\$ 2,477.36
Candidates Personal Expenses	\$ —	\$ —	\$ —
Furniture	\$ —	\$ —	\$ —
Insurance and Utilities	\$ —	\$ —	\$ —
Meetings, Social Functions, Rallies (+ Fundraising expenses)	\$ 2,414.89	\$ 2,414.89	\$ 2,414.89
Office Rent	\$ —	\$ —	\$ —
Office Supplies	\$ 29.45	\$ 29.45	\$ 29.45
Postage	\$ 897.55	\$ 897.55	\$ 897.55
Salaries and Benefits	\$ —	\$ —	\$ —
Signs	\$ 1528.89	\$ 1528.89	\$ 1528.89
Stationery	\$ —	\$ —	\$ —
Telephone	\$ —	\$ —	\$ —
Travel	\$ —	\$ —	\$ —
Other categories (Describe)	\$ —	\$ —	\$ —
Online - Basecamp	\$ 40.00	\$ 40.00	\$ 40.00
Volunteer Recognition	\$ 200.00	\$ 200.00	\$ 200.00
TOTAL EXPENSES:	\$ 7,626.04	\$ 7,626.04	\$ 7,626.04

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: 7988.18 (donations - \$4333.18, fundraisers → \$3,655)

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
<u>Please see attached spreadsheet.</u>	
<u> </u>	
<u> </u>	

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 362.14

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: Shawn Fraser for Ward (GonexUS Account #11719473)

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)


I, Shawn Fraser (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

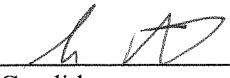
election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 8th day of)
January, 20 13 .)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: September 30, 2017



Candidate

(#2010-20, s. 6, 2010)

Shawn Fraser for Ward 3 - Donations greater than \$200

First Name	Donation
Dawn Rolke	\$400.00
Catherine Verall	\$300.00
Regina and District Labour Council	\$250.00
John and Tessa Whyte	\$200.00
Adam Mills	\$200.00
Ryan Meili	\$200.00

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$53.90

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ _____	\$ _____	\$ _____
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ <u>53.90</u>	\$ _____	\$ <u>53.90</u>
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions,			
Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ _____	\$ _____	\$ _____
Postage	\$ _____	\$ _____	\$ _____
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ _____	\$ _____	\$ _____
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ _____	\$ _____	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
 TOTAL EXPENSES:	\$ <u>53.90</u>	\$ _____	\$ <u>53.90</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: none

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

<u>Amount</u>	<u>Name of Contributor</u>

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: none

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, Janice Muir (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 4th day of)
JANUARY, 20 13.)

Saul Scholtz
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires:

Janice Muir
Candidate

(#2010-20, s. 6, 2010)

Phone: (306) 359-1944 • Fax: (306) 565-0644 • Email: info@fastprintplus.ca

TRANSACTION RECORD

FASTPRINT PLUS
1639 BROAD STREET S4P1X3
REGINA SK
21730135

Date _____

Sept 21/12.

P.O.#

SOLD TO

Janice Muir

PURCHASE

09-21-2012 10:59:36
Acct # *****2303 C
Account Chequing Card Type DP
A00000002771010 INTERAC

Trace # 930025

FS2173013501

Auth # 431747

RRN 001192023

Total

\$107.80

(00) APPROVED-THANK YOU

Retain this copy for your
records
Customer copy

ATTENTION / PHONE

526-6031 Darren

[illegible]

G.S.T. #889452249RT0001

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: _____

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 417.90	\$ _____	\$ _____
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ 1089.00	\$ _____	\$ _____
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions, Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ _____	\$ _____	\$ _____
Postage	\$ 1034.42	\$ _____	\$ _____
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ 1320.00	\$ _____	\$ _____
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ _____	\$ _____	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
TOTAL EXPENSES:	\$ 3861.32	\$ _____	\$ _____

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: _____

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
COPE 397	250.00
Don Anderson	500.00

(use additional pages, if required)

III. SURPLUS FUNDS


Amount not spent: _____

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity: _____

(Name of Charity)_____
(Date of Donation)

I,  (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 22 day of)
January, 2013.)

Linda Leeks
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: Sep 30/17

Eric Andersen
Candidate
Eric Andersen

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 2399.59

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ _____	\$ _____	\$ _____
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ <u>1678.09</u>	\$ _____	\$ <u>1678.09</u>
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions,			
Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ <u>12.95</u>	\$ _____	\$ <u>12.95</u>
Postage	\$ _____	\$ _____	\$ _____
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ <u>608.55</u>	\$ _____	\$ <u>608.55</u>
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ _____	\$ _____	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ <u>100.00</u>	\$ _____	\$ <u>100.00</u>
<u>WARD 4 NOMINATION</u>	\$ _____	\$ _____	\$ _____
	\$ _____	\$ _____	\$ _____
 TOTAL EXPENSES:	\$ <u>2399.59</u>	\$ _____	\$ <u>2399.59</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$850⁰⁰

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
\$500 ⁰⁰	ROBERT CSADA
\$800 ⁰⁰	DONALD GRIFFIN-WARWICK

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity: _____

(Name of Charity)

(Date of Donation)

I, DARRYL R. SMITH (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 29th day of)
OCTOBER, 20 12.)

Sharon Richardson
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: April 30, 2016

(#2010-20, s. 6, 2010)

Darryl Smith
Candidate
WARD 4.

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: _____

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ _____	\$ _____	\$ _____
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ <u>611.60</u>	\$ _____	\$ <u>611.60</u>
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions, Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ _____	\$ _____	\$ _____
Postage	\$ _____	\$ _____	\$ _____
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ <u>470.40</u>	\$ _____	\$ <u>470.40</u>
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ _____	\$ _____	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
TOTAL EXPENSES:	\$ <u>1082.00</u>	\$ _____	\$ <u>1082.00</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$0

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: \$0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, PERRY LEITNER (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 2nd day of)
January, 2013 .)

Judith A Harris
Commissioner for Oaths or ~~Notary Public~~
In and for the Province of Saskatchewan
My commission expires:



Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES**I. ELECTION EXPENSES**

Total Expenses: \$10,303.72

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$1,866.18	\$ 1,866.18	\$ 1,866.18
Bank Charges	\$ 58.50	\$58.50	\$58.50
Brochures	\$	\$	\$
Candidates Personal Expenses	\$ 600.00	\$ 600.00	\$600.00
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions, Rallies (Fundraiser cost)	\$ 4500	\$ 4500	\$ 4500
Office Rent	\$	\$	\$
Office Supplies	\$ 160.00	\$ 160.00	\$ 160.00
Postage	\$	\$	\$
Salaries and Benefits	\$ 750.00	\$ 750.00	\$ 750.00
Signs	\$ 1,502.60	\$ 1,502.60	\$ 1, 502.60
Stationery	\$	\$	\$
Telephone	\$136.44	\$ 136.44	\$ 136.44
Travel	\$	\$	\$
Other categories (Recount)	\$ 100.00	\$ 100.00	\$ 100.00
Photography	\$ 210.00	\$ 210.00	\$ 210.00
Video	\$420.00	\$ 420.00	\$ 420.00
 TOTAL EXPENSES:	 \$ 10, 303.72	 \$ 10,303.72	 \$ 10, 303.72

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$10,452.16

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
\$1,170.66	Candidate's self contribution
\$1,100.00	Proto Pens
\$ 300.00	Cory Furman
\$200.00	Brent Hamilton & Susan Cameron
\$300.00	Dura Construction

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: \$148.44

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

<u>Street Culture Kidz</u>	<u>January 21, 2013</u>
(Name of Charity)	(Date of Donation)


I, TINA BEAUDRY-MELLOR (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all


election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 18th day of)
January, 2013.)


Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires:

(#2010-20, s. 6, 2010)


Candidate

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$ 10,066.96

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ -	\$ -	\$ -
Bank Charges	\$ -	\$ -	\$ -
Brochures	\$ 1739.90	\$ -	\$ 1739.90
Candidates Personal Expenses	\$ -	\$ -	\$ -
Furniture	\$ -	\$ -	\$ -
Insurance and Utilities	\$ -	\$ -	\$ -
Meetings, Social Functions,			
Rallies	\$ 461.67	\$ -	\$ 461.67
Office Rent	\$ -	\$ -	\$ -
Office Supplies	\$ 438.90	\$ -	\$ 438.90
Postage	\$ -	\$ -	\$ -
Salaries and Benefits	\$ -	\$ -	\$ -
Signs	\$ 2268.57	\$ -	\$ 2268.57
Stationery	\$ -	\$ -	\$ -
Telephone	\$ 258.47	\$ -	\$ 258.47
Travel	\$ -	\$ -	\$ -
Other categories (Describe)	\$ -	\$ -	\$ -
<u>POLLING</u>	\$ 4899.45	\$ -	\$ 4899.45
	\$ -	\$ -	\$ -
 TOTAL EXPENSES:	 \$ 10,066.96	 \$ -	 \$ 10,066.96

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$10,730.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

<u>Amount</u>	<u>Name of Contributor</u>
---------------	----------------------------

<u>SEE ATTACHED</u>	
---------------------	--

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: \$663.04

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: BRYON BURNETT CIVIC CAMPAIGN

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, BRYON J BURNETT (name of candidate), certify and swear as follows:

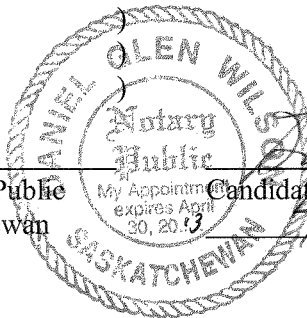
1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,
Saskatchewan, this 15 day of
JANUARY, 2013.

Daniel G. Wilson
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires:



Bryon J. Burnett
Candidate
Bryon J. Burnett

(#2010-20, s. 6, 2010)

II Campaign Contributions - Bryon J. Burnett

Amount	Name
\$ 400.00	Gilroy Homes
\$ 500.00	Roberts Properties Inc
\$ 250.00	101122401 Saskatchewan Ltd.
\$ 500.00	Mitchell Developments Ltd.
\$ 2,000.00	Fries Tallman Lumber (1976) Ltd
\$ 750.00	Maggum Ventures Inc.
\$ 750.00	Greenview Developments Ltd.
\$ 750.00	2246216 Ontario Inc.
\$ 499.00	Gordon White
\$ 750.00	Oak Park Development Ltd.
\$ 500.00	Brandt Industries
\$ 7,649.00	

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$1950.00

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$	\$	\$
Bank Charges	\$	\$	\$
Brochures	\$	\$ 500.00 (in kind)	\$ 500.00
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions, Rallies	\$	\$	\$
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$	\$	\$
Salaries and Benefits	\$	\$	\$
Signs	\$ 1450.00	\$	\$ 1450.00
Stationery	\$	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$	\$	\$ 1950.00

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$1445.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
<u>\$250.00</u>	<u>PATRICK MAH - NORTH RIDGE</u>
<u>\$1195.00</u>	<u>Miscellaneous</u>

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: _____

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity: _____

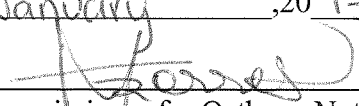
(Name of Charity)

(Date of Donation)

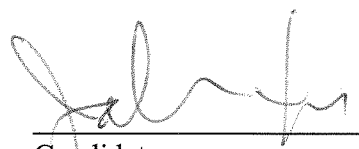
I, JOHN FINDURA (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.
3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 18 day of)
January, 20 13.)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: September 30, 2017



Candidate

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$ 5,842.08

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 3,919.13	\$ -	\$ 3,919.13
Bank Charges	\$ 7.51	\$ -	\$ 7.51
Brochures	\$	\$	\$
Candidates Personal Expenses	\$ 281.48	\$ -	\$ 281.48
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions,			
Rallies	\$ 1,578.96	\$ -	\$ 1,578.96
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$	\$	\$
Salaries and Benefits	\$	\$	\$
Signs	\$	\$	\$
Stationery	\$	\$	\$ 55.00
Telephone	\$ 55.00	\$ -	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$	\$	\$ 5,842.08

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$ 6,597.07

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
--------	---------------------

<u>List is attached</u>	
-------------------------	--

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: \$ 754.99

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

<u>Lighthouse to All Nations Church</u>	<u>Jan. 12 / 13</u>
(Name of Charity)	(Date of Donation)

I, Femi Ogundinde (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 14 day of)
January, 2013.)

Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: May 31, 2016

(#2010-20, s. 6, 2010)

Candidate
FEMI OGUNRENDE

Donations Received

<i>Date Received</i>	<i>Amount</i>	<i>City Councillor</i>	<i>Name of Contributor</i>
21-Oct	1,502.45	1,502.45	*Fundraiser Ticket Sales
19-Oct	1,125.00	1,125.00	*Fundraiser Ticket Sales
27-Sep	1,000.00	1,000.00	Dr. Oduntan
18-Oct	1,000.00	834.62	Wole Banks
22-Sep	500.00	500.00	Tom & Iris Williams
26-Oct	500.00	500.00	Ken Sholter
08-Nov	300.00	300.00	Dr. Oyedokun
19-Oct	200.00	200.00	Nicole Melby

*Fundraiser Ticket Sales include funds from auction sale and donations received that night

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$ 2777.78

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ -	\$ -	\$ -
Bank Charges	\$ -	\$ -	\$ -
Brochures	\$ 401.00	\$ 401.00	\$ 401.00
Candidates Personal Expenses	\$ -	\$ -	\$ -
Furniture	\$ -	\$ -	\$ -
Insurance and Utilities	\$ -	\$ -	\$ -
Meetings, Social Functions,			
Rallies	\$ 20.00	\$ 20.00	\$ 20.00
Office Rent	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -
Postage	\$ -	\$ -	\$ -
Salaries and Benefits	\$ -	\$ -	\$ -
Signs	\$ 2356.78	\$ 2356.78	\$ 2356.78
Stationery	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -
Travel	\$ -	\$ -	\$ -
Other categories (Describe)	\$ -	\$ -	\$ -
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$ 2777.78	\$ 2777.78	\$ 2777.78

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$ 150.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
--------	---------------------

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: Ø

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, Bill Gray (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 16th day of)
January, 2013.)

Elaine P. Gehlke
Commissioner for Oaths or Notary Public ag
In and for the Province of Saskatchewan
My commission expires: January 31, 2014.

Bee Gray
Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$ 1,390.20

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ <u>240.45</u>	\$ <u>240.45</u>	\$ <u>240.45</u>
Bank Charges	\$ <u></u>	\$ <u></u>	\$ <u></u>
Brochures	\$ <u>1001.00</u>	\$ <u>1001.00</u>	\$ <u>1001.00</u>
Candidates Personal Expenses	\$ <u>50.00</u>	\$ <u>50.00</u>	\$ <u>50.00</u>
Furniture	\$ <u></u>	\$ <u></u>	\$ <u></u>
Insurance and Utilities	\$ <u></u>	\$ <u></u>	\$ <u></u>
Meetings, Social Functions,			
Rallies	\$ <u></u>	\$ <u></u>	\$ <u></u>
Office Rent	\$ <u></u>	\$ <u></u>	\$ <u></u>
Office Supplies	\$ <u></u>	\$ <u></u>	\$ <u></u>
Postage	\$ <u></u>	\$ <u></u>	\$ <u></u>
Salaries and Benefits	\$ <u></u>	\$ <u></u>	\$ <u></u>
Signs	\$ <u>98.75</u>	\$ <u>98.75</u>	\$ <u>98.75</u>
Stationery	\$ <u></u>	\$ <u></u>	\$ <u></u>
Telephone	\$ <u></u>	\$ <u></u>	\$ <u></u>
Travel	\$ <u></u>	\$ <u></u>	\$ <u></u>
Other categories (Describe)	\$ <u></u>	\$ <u></u>	\$ <u></u>
<u></u>	\$ <u></u>	\$ <u></u>	\$ <u></u>
<u></u>	\$ <u></u>	\$ <u></u>	\$ <u></u>
TOTAL EXPENSES:	\$ <u>1390.20</u>	\$ <u>1390.20</u>	\$ <u>1390.20</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: _____

\$995.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount

Name of Contributor

N/A

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: _____

N/A

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity: _____

(Name of Charity)

(Date of Donation)

I, Wade Murray (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

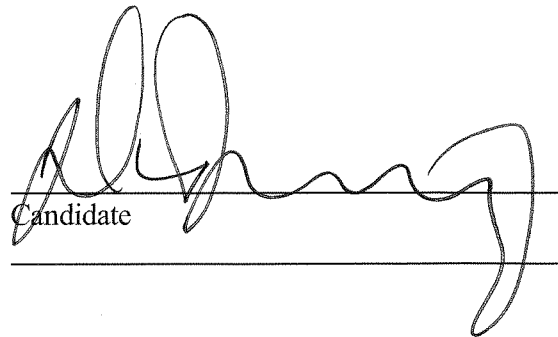
election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 10th day of)
January, 2013.)

Judith A Harris
Commissioner for Oaths or ~~Notary Public~~
In and for the Province of Saskatchewan
My commission expires: Dec 31, 2015

(#2010-20, s. 6, 2010)



Candidate

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses:

800.⁰⁰/₇₄ *eight hundred dollars*

Summary Breakdown of Expenses:

	Actual Expenses <i>A</i>	* Market Value Expenses	TOTAL <i>A</i>
Advertising	\$ <u>500.00 220.00</u>	\$ _____	\$ <u>500.00 220.00</u>
Bank Charges	\$ <u>0</u>	\$ _____	\$ _____
Brochures	\$ <u>100.00</u>	\$ _____	\$ <u>100.00</u>
Candidates Personal Expenses	\$ <u>0</u>	\$ _____	\$ _____
Furniture	\$ <u>0</u>	\$ _____	\$ _____
Insurance and Utilities	\$ <u>0</u>	\$ _____	\$ _____
Meetings, Social Functions,			
Rallies	\$ <u>0</u>	\$ _____	\$ _____
Office Rent	\$ <u>0</u>	\$ _____	\$ _____
Office Supplies	\$ <u>0</u>	\$ _____	\$ _____
Postage	\$ <u>0</u>	\$ _____	\$ _____
Salaries and Benefits	\$ <u>0</u>	\$ _____	\$ _____
Signs	\$ <u>400.00</u>	\$ _____	\$ <u>400.00</u>
Stationery	\$ <u>0</u>	\$ _____	\$ _____
Telephone	\$ <u>0</u>	\$ _____	\$ _____
Travel	\$ <u>0</u>	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
<i>Campaign photo</i>	\$ <u>80.00</u>	\$ _____	\$ <u>80.00</u>
TOTAL EXPENSES:	\$ _____	\$ _____	\$ <u>800.⁰⁰/₇₄</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: 0

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

<u>Amount</u>	<u>Name of Contributor</u>

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, DONALD ALAN KIRK (name of candidate), certify and swear as follows:


1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 17th day of)
January, 20 13.)

Elaine P. Gohlke
Commissioner for Oaths or Notary Public 28
In and for the Province of Saskatchewan
My commission expires: January 31, 2014.


Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 4780.04

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ <u>570.00</u>	\$ <u>570.00</u>	\$ _____
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ <u>1633.21</u>	\$ <u>1633.21</u>	\$ _____
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions,			
Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ _____	\$ _____	\$ _____
Postage	\$ _____	\$ _____	\$ _____
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs <u>- 2282.51</u>	\$ _____	\$ <u>2282.51</u>	\$ _____
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ <u>294.32</u>	\$ <u>294.32</u>	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
 TOTAL EXPENSES:	\$ <u>4780.04</u>	\$ <u>4780.04</u>	\$ <u>4780.04</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: 5,364.64

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
\$5000	Warner Industries Ltd

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 584.60

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

<u>Canadian Cancer Society</u>	<u>January 21, 2013</u>
(Name of Charity)	(Date of Donation)


I, Sarah Etter (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all


election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 22nd day of)
January, 20 13.)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: September 30, 2017



Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 0

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ _____	\$ _____	\$ _____
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ _____	\$ _____	\$ _____
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions, Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ _____	\$ _____	\$ _____
Postage	\$ _____	\$ _____	\$ _____
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ _____	\$ _____	\$ _____
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ _____	\$ _____	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
TOTAL EXPENSES:	\$ _____	\$ _____	\$ _____

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: _____

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

<u>Amount</u>	<u>Name of Contributor</u>
_____	_____
_____	_____
_____	_____

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: _____

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity: _____

(Name of Charity)

(Date of Donation)


I, Stephen McDavid (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 21 day of)
January, 20 13.)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: September 30, 2017



Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses:

2999.27

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 522.90	\$ 522.90	\$ 522.90
Bank Charges	\$ 34.93	\$ 34.93	\$ 34.93
Brochures	\$ 561.00	\$ 561.00	\$ 561.00
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions,			
Rallies	\$ 180.33	\$ 180.33	\$ 180.33
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$ 1145.11	\$ 1145.11	\$ 1145.11
Salaries and Benefits	\$	\$	\$
Signs	\$	\$	\$
Stationery	\$	\$	\$
Telephone	\$ 550.00	\$ 550.00	\$ 550.00
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$ 2999.27	\$ 2999.27	\$ 2999.27

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONSTotal Contributions Received: \$3,300.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
750.00	K-LINE
300.00	SERBIAN BOWLING LEAGUE
250.00	JIM DEANE
250.00	JONI & LEN ANDRYCHUK
250.00	DANNY BEREHULA
250.00	IMPACT SECURITY

(use additional pages, if required)

III. SURPLUS FUNDSAmount not spent: 300.73

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

ACCESS COMMUNICATIONS
(Name of Charity) CHILDRENS FUND

JANUARY 15, 2013
(Date of Donation)

I, DANNY BEREHULA (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

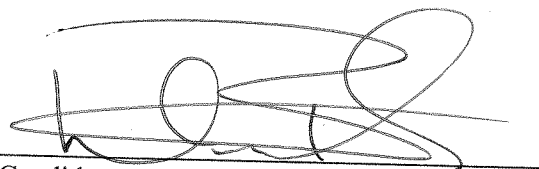
3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,
Saskatchewan, this 15 day of
January, 2013.



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: Oct 31, 2015

(#2010-20, s. 6, 2010)



Candidate

DANNY BEREHULA

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 4,74.94

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 0	\$ 0	\$ 0
Bank Charges	\$ 0	\$ 0	\$ 0
Brochures	\$ 401.50	\$ 0	\$ 401.50
Candidates Personal Expenses	\$ 0	\$ 0	\$ 0
Furniture	\$ 0	\$ 0	\$ 0
Insurance and Utilities	\$ 0	\$ 0	\$ 0
Meetings, Social Functions, Rallies	\$ 0	\$ 0	\$ 0
Office Rent	\$ 0	\$ 0	\$ 0
Office Supplies	\$ 0	\$ 0	\$ 0
Postage	\$ 0	\$ 0	\$ 0
Salaries and Benefits	\$ 0	\$ 0	\$ 0
Signs	\$ 42.74	\$ 0	\$ 42.74
Stationery	\$ 30.70	\$ 0	\$ 30.70
Telephone	\$ 0	\$ 0	\$ 0
Travel	\$ 0	\$ 0	\$ 0
Other categories (Describe)	\$ 0	\$ 0	\$ 0
website design	\$ 0 (see note)	\$ 0	\$ 0
website hosting	\$ 0 (see note)	\$ 0	\$ 0
TOTAL EXPENSES:	\$ 474.94	\$ 0	\$ 474.94

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

While my site was designed by me, as part of my web design business, and hosted the same, His Own Technologies, who also hosted my site, This is a O.W. expense, as I am sole proprietor of the business,

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: 100.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
-	

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: N/A

Disposition to Registered Charity:

N/A
(Name of Charity)

N/A
(Date of Donation)


I, Glen Stewart (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

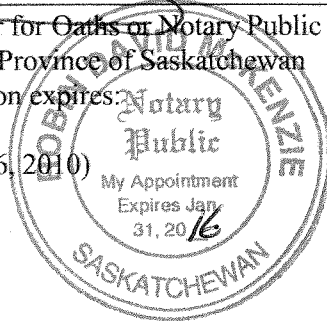
3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 21 day of)
JANUARY, 20 13 .)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires:

(#2010-20, s. 6, 2010)





Candidate

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 7355.90

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ <u>2949.45</u>	\$ _____	\$ <u>2949.45</u>
Bank Charges	\$ <u>—</u>	\$ _____	\$ <u>—</u>
Brochures	\$ <u>1304.52</u>	\$ _____	\$ <u>1304.52</u>
Candidates Personal Expenses	\$ <u>—</u>	\$ _____	\$ _____
Furniture	\$ <u>—</u>	\$ _____	\$ _____
Insurance and Utilities	\$ <u>—</u>	\$ _____	\$ _____
Meetings, Social Functions,			
Rallies	\$ <u>—</u>	\$ _____	\$ _____
Office Rent	\$ <u>—</u>	\$ _____	\$ _____
Office Supplies	\$ <u>253.45</u>	\$ _____	\$ <u>253.45</u>
Postage	\$ <u>1702.42</u>	\$ _____	\$ <u>1702.42</u>
Salaries and Benefits	\$ <u>—</u>	\$ _____	\$ _____
Signs	\$ <u>1146.06</u>	\$ _____	\$ <u>1146.06</u>
Stationery	\$ <u>—</u>	\$ _____	\$ _____
Telephone	\$ <u>—</u>	\$ _____	\$ _____
Travel	\$ <u>—</u>	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
TOTAL EXPENSES:	\$ <u>7355.90</u>	\$ _____	\$ <u>7355.90</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: 4384

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
250	Dundee
250	Patrick Mah
750	Capital Ford Lincoln

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, Sharron Bryce (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

Campaign Contributions Cont

\$250

Nicor

\$1000

Capital Pontiac Buick

\$450

Annette + Gavin Semple

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 7 day of)
Jan, 2017.)

[Signature]
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: September 30, 2017

[Signature]
Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 700

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$	\$	\$
Bank Charges	\$	\$	\$
Brochures	\$ 700	\$ 700	\$ 700
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions,			
Rallies	\$	\$	\$
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$	\$	\$
Salaries and Benefits	\$	\$	\$
Signs	\$	\$	\$
Stationery	\$	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$ 700	\$ 700	\$ 700

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: Ø

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: Ø

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, Antonia Stachnyk (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 21 day of)
January, 2013.)

Judith A Harris
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: Dec 21, 2015

Austin Stadnyk
Candidate
and - J. Wark

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$5463.44

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ <u>374.00</u>	\$ <u>374.00</u>	\$ <u>374.00</u>
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ <u>1191.22</u>	\$ <u>1191.22</u>	\$ <u>1191.22</u>
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions,			
Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ _____	\$ _____	\$ _____
Postage	\$ <u>576.01</u>	\$ <u>576.01</u>	\$ <u>576.01</u>
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ <u>3195.93</u>	\$ <u>3195.93</u>	\$ <u>3195.93</u>
Stationery	\$ <u>126.28</u>	\$ <u>126.28</u>	\$ <u>126.28</u>
Telephone	\$ _____	\$ _____	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
TOTAL EXPENSES:	\$ <u>5463.44</u>	\$ <u>5463.44</u>	\$ <u>5463.44</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)



II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$2813.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount _____ Name of Contributor _____

SEE ATTACHMENT

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, BRIAN RUNGE (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all



Brian Runge

City Council Candidate - Ward 8

2012 General Election

City of Regina

Campaign Contributions

June 1, 2012 to December 31, 2012

<u>Amount:</u>	<u>Name:</u>
\$10.00	Anonymous
\$30.00	Anonymous
\$50.00	Anonymous
\$100.00	Anonymous
\$200.00	Peter Bellegarde
\$200.00	Cam Carlson
\$100.00	Anonymous
\$150.00	Anonymous
\$200.00	Tim Wolbaum
\$300.00	Anita Kullman
\$150.00	Anonymous
\$50.00	Anonymous
\$100.00	Anonymous
\$199.00	Anonymous
\$199.00	Anonymous
\$150.00	Anonymous
\$300.00	Sandra Gadica
\$75.00	Anonymous
\$50.00	Anonymous
\$200.00	Candace Runge
\$2813.00	Total Contributions



election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 30 day of)
OCTOBER, 2012.)

Harold Knigge
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: Jan 31/2015

(#2010-20, s. 6, 2010)

Brian Runge
Candidate

Brian Runge

To Whom It May Concern:

Re: Election Expenses

From: Mike O'Donnell – Candidate Ward 8 2012 Civic Election

Please find attached a summary of the election expenses and a copy of all bills.

As well, please note that I did use a large number of lawn signs but there are no bills attached for those signs. They were first purchases for the 2006 civic election and I have reused those same signs for the 2006, 2009 and now the 2012 election. The bills for these signs were included with my declaration for the 2006 election.

In addition, I have never accepted any donations from any person or company for this the 2012 election as well as the previous 2006 and 2009 elections.

Sincerely,


Mike O'Donnell
222 N Hodgins Cres
Regina, Sask. S4X 2T3

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$ 1882.54

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ _____	\$ _____	\$ _____
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ <u>1391.50</u>	\$ _____	\$ <u>1391.50</u>
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions,			
Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ <u>51.10</u>	\$ _____	\$ <u>51.10</u>
Postage	\$ <u>271.94</u>	\$ _____	\$ <u>271.94</u>
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ _____	\$ _____	\$ _____
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ _____	\$ _____	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
<u>website</u>	\$ <u>168.00</u>	\$ _____	\$ <u>168.00</u>
	\$ _____	\$ _____	\$ _____
 TOTAL EXPENSES:	 \$ <u>1882.54</u>	 \$ _____	 \$ <u>1882.54</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: 0

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

<u>Amount</u>	<u>Name of Contributor</u>

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: _____

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)


I, Michael O' Donnell. (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all


election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 19 day of)
December, 2012.)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: September 30, 2017



Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$ 553.56

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 164.99	\$	\$ 164.99
Bank Charges	\$	\$	\$
Brochures	\$ 388.57	\$	\$ 388.57
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions,			
Rallies	\$	\$	\$
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$	\$	\$
Salaries and Benefits	\$	\$	\$
Signs	\$	\$	\$
Stationery	\$	\$	\$
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL EXPENSES:	\$ 553.56	\$	\$ 553.56

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: 0

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
N/A	N/A

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: N/A

Disposition to Registered Charity:

<u>N/A</u>	<u>N/A</u>
(Name of Charity)	(Date of Donation)

I, Kevin Mooney (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 22 day of)
January, 2013.)

Quentin A Harris
Commissioner for Oaths or ~~Notary Public~~
In and for the Province of Saskatchewan
My commission expires: Dec 31, 2015

Heidi
Candidate

(#2010-20, s. 6, 2010)

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses:

4240.29

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ <u>Ø</u>	\$ <u>/</u>	\$ <u></u>
Bank Charges	\$ <u>189.28</u>	\$ <u>/</u>	\$ <u></u>
Brochures	\$ <u>1939.10</u>	\$ <u>/</u>	\$ <u></u>
Candidates Personal Expenses	\$ <u>211.50</u>	\$ <u>/</u>	\$ <u></u>
Furniture	\$ <u>Ø</u>	\$ <u>/</u>	\$ <u></u>
Insurance and Utilities	\$ <u>Ø</u>	\$ <u>/</u>	\$ <u></u>
Meetings, Social Functions,			
Rallies	\$ <u>Ø</u>	\$ <u>/</u>	\$ <u></u>
Office Rent	\$ <u>Ø</u>	\$ <u>/</u>	\$ <u></u>
Office Supplies	\$ <u>89.64</u>	\$ <u>/</u>	\$ <u></u>
Postage	\$ <u>115.29</u>	\$ <u>/</u>	\$ <u></u>
Salaries and Benefits	\$ <u>Ø</u>	\$ <u>/</u>	\$ <u></u>
Signs	\$ <u>1408.00</u>	\$ <u>/</u>	\$ <u></u>
Stationery	\$ <u>18.69</u>	\$ <u>/</u>	\$ <u></u>
Telephone	\$ <u>168.79</u>	\$ <u>/</u>	\$ <u></u>
Travel	\$ <u>Ø</u>	\$ <u>/</u>	\$ <u></u>
Other categories (Describe)	\$ <u>Ø</u>	\$ <u>/</u>	\$ <u></u>
<i>Cof R campaign deposit</i>	\$ <u>100.00</u>	\$ <u>/</u>	\$ <u></u>
	\$ <u></u>	\$ <u>/</u>	\$ <u></u>
TOTAL EXPENSES:	\$ <u>4240.29</u>	\$ <u>Ø</u>	\$ <u>4240.29</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: \$ 1355⁰⁰

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
\$ 300 ⁰⁰	William Knight
\$ 500 ⁰⁰	Knight Archer Insurance

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: _____

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, HAROLD KNIGHT (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 16 day of TRIK)
January, 20 13.)

T. M. B. H.

Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: Sept 30, 2017

(#2010-20, s. 6, 2010)

Harold Knyf

Candidate

Terry Hincks

Bylaw No. 2007-34

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 9251.18

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$	\$	\$
Bank Charges	\$	\$	\$
Brochures	\$	\$ 1395.19	\$ 1395.19
Candidates Personal Expenses	\$	\$	\$
Furniture	\$	\$	\$
Insurance and Utilities	\$	\$	\$
Meetings, Social Functions, Rallies <i>Volunteers</i>	\$	\$ 370.77	\$ 370.77
Office Rent	\$	\$	\$
Office Supplies	\$	\$	\$
Postage	\$	\$ 1167.31	\$ 1167.31
Salaries and Benefits	\$	\$ 350.00	\$ 350.00
Signs	\$	\$ 2492.27	\$ 2492.27
Stationery	\$	\$ 264.31	\$ 264.31
Telephone	\$	\$	\$
Travel	\$	\$	\$
Other categories (Describe)	\$	\$	\$
<i>Saskatoon</i> <u>Direct Marketing</u>	\$	\$ 3211.95	\$ 3211.95
TOTAL EXPENSES:	\$	\$ 9251.18	\$ 9251.18

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: 11,074.00

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount Name of Contributor

See Attached

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 1822.82

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: 1822.82

Disposition to Registered Charity:

Eureka Club 700.00
(Name of Charity)

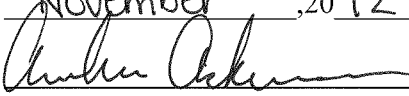
Nov 6/12
(Date of Donation)

I, Terry Hincks (name of candidate), certify and swear as follows:

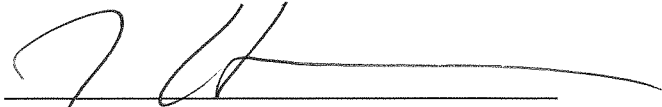
1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

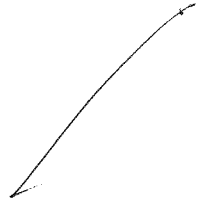
SWORN BEFORE ME at Regina,)
Saskatchewan, this 8 day of)
November, 2012.)


Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: April 30th, 2013



Candidate

(#2010-20, s. 6, 2010)



Terry Hincks Campaign for City Council// Ward 9

NAME	DONATION AMOUNT
Ben Taylor	\$1,000.00
Brandt Tractor	\$2,000.00
Anonymous	\$100.00
Anonymous	\$100.00
Anonymous	\$50.00
Dundee Realty Corporation	\$250.00
Neil Tulloch (WHTT Management Ltd.)	\$400.00
Niesner Properties Inc.	\$200.00
Anonymous	\$100.00
Anonymous	\$75.00
Anonymous	\$25.00
Patrick Mah	\$250.00
Anonymous	\$100.00
Shatkowski Homes	\$200.00
Anonymous	\$100.00
Noble Johnston & Associates	\$250.00
Anonymous	\$20.00
Anonymous	\$50.00
Century Management & Development Corp.	\$400.00
Anonymous	\$20.00
TradeMark Homes Inc.	\$200.00
Anonymous	\$195.00
Anonymous	\$195.00
Anonymous	\$100.00
Fiorante Homes & Commercial Ltd.	\$250.00
Barley Mill Brew Pub	\$500.00
Anonymous	\$199.00
Anonymous	\$199.00
Anonymous	\$199.00
Anonymous	\$199.00
Anonymous	\$199.00
Anonymous	\$199.00
Anonymous	\$100.00
Anonymous	\$100.00
Anonymous	\$100.00
Anonymous	\$100.00
Royal LePage Regina Realty	\$500.00
Anonymous	\$150.00
Auto Gallery	\$250.00
Cara Dawn Transport Ltd.	\$1,000.00
Anonymous	\$150.00
Robert Miller	\$200.00

Total \$11,074.00

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$50

Summary Breakdown of Expenses:

	Actual Expenses	* Market Value Expenses	TOTAL
Advertising	\$ 30	\$ 30	\$ 30
Bank Charges	\$ /	\$ /	\$ /
Brochures	\$ 20	\$ 20	\$ 20
Candidates Personal Expenses	\$ /	\$ /	\$ /
Furniture	\$ /	\$ /	\$ /
Insurance and Utilities	\$ /	\$ /	\$ /
Meetings, Social Functions, Rallies	\$ /	\$ /	\$ /
Office Rent	\$ /	\$ /	\$ /
Office Supplies	\$ /	\$ /	\$ /
Postage	\$ /	\$ /	\$ /
Salaries and Benefits	\$ /	\$ /	\$ /
Signs	\$ /	\$ /	\$ /
Stationery	\$ /	\$ /	\$ /
Telephone	\$ /	\$ /	\$ /
Travel	\$ /	\$ /	\$ /
Other categories (Describe)	\$ /	\$ /	\$ /
	\$ /	\$ /	\$ /
	\$ /	\$ /	\$ /
TOTAL EXPENSES:	\$ 50	\$ 50	\$ 50

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: None - self funded

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: N/A

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity: _____

_____	_____
(Name of Charity)	(Date of Donation)

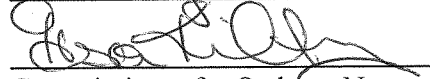
I, Dawn Thomas (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

3. The above information that I have provided as to my contributions and expenses is accurate and complete.

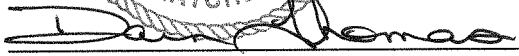
SWORN BEFORE ME at Regina,)
Saskatchewan, this 15th day of)
January, 2013.)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: Sept. 30/14

(#2010-20, s. 6, 2010)





Candidate
Dawn Thomas

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: 9062.00

Summary Breakdown of Expenses:

	Actual Expenses	*Market Value Expenses	TOTAL
Advertising	\$ <u>1851.00</u>	\$ <u>1851.00</u>	\$ _____
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ <u>1625.05</u>	\$ <u>1625.05</u>	\$ _____
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions, Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ <u>60.00</u>	\$ <u>60.00</u>	\$ _____
Office Supplies	\$ _____	\$ _____	\$ _____
Postage	\$ <u>1035.00</u>	\$ <u>1035.00</u>	\$ _____
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs	\$ <u>2941.00</u>	\$ <u>2941.00</u>	\$ _____
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ <u>2</u>	\$ _____	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe) <u>Robo CALLER</u>	\$ <u>1549.95</u>	\$ <u>1549.95</u>	\$ _____
	\$ _____	\$ _____	\$ _____
TOTAL EXPENSES:	\$ <u>9062.00</u>	\$ <u>9062.00</u>	\$ <u>9062.</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: 2609¹⁴ 8409

List of contributions, including any loans, received from each person which total \$500 or more, for candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount Name of Contributor

see attach schedule "A"

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: 0

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: 0

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)

I, Jenny Flegel (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total electric expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all electric expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.
3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 3 day of)
November, 2012.)

[Signature]
Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan
My commission expires: Being a solicitor

(#2010-20, s. 6, 2010)

[Signature]
Candidate

Ron Shalkowski	200.00	
ADAM NEISNER	200.00	
Tony Kolitsas	200.00	
Duende Home	250.00	
Capital Car	1000.00	
Ben TAYLOR	720.00	
CAPITAL FORD	1000.00	
FRANCIS BAST	400.00	
Noble JOHNSTON	250.00	
SHAUN Simple Brandt	1000.00	
	<hr/>	
Covering 200+	5220.00	
Donation	500.00	Molson
	300.00	Dura
	<hr/>	
	6020.00	

Harry Hosh

Schedule

SCHEDULE "A"

DISCLOSURE OF ELECTION CONTRIBUTIONS AND EXPENSES

I. ELECTION EXPENSES

Total Expenses: \$ 1188.20

Summary Breakdown of Expenses:

	<u>Actual Expenses</u>	<u>* Market Value Expenses</u>	<u>TOTAL</u>
Advertising	\$ <u>150.00</u>	\$ _____	\$ <u>150.00</u>
Bank Charges	\$ _____	\$ _____	\$ _____
Brochures	\$ _____	\$ _____	\$ _____
Candidates Personal Expenses	\$ _____	\$ _____	\$ _____
Furniture	\$ _____	\$ _____	\$ _____
Insurance and Utilities	\$ _____	\$ _____	\$ _____
Meetings, Social Functions,			
Rallies	\$ _____	\$ _____	\$ _____
Office Rent	\$ _____	\$ _____	\$ _____
Office Supplies	\$ _____	\$ _____	\$ _____
Postage	\$ _____	\$ _____	\$ _____
Salaries and Benefits	\$ _____	\$ _____	\$ _____
Signs <u>722.50 + 315.70</u>	\$ <u>1038.20</u>	\$ _____	\$ <u>1038.20</u>
Stationery	\$ _____	\$ _____	\$ _____
Telephone	\$ _____	\$ _____	\$ _____
Travel	\$ _____	\$ _____	\$ _____
Other categories (Describe)	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
TOTAL EXPENSES:	\$ <u>1188.20</u>	\$ _____	\$ <u>1188.20</u>

* ("Market Value Expenses" should state the full market value of those goods and services received at no or reduced cost, except for unpaid volunteer services)

II. CAMPAIGN CONTRIBUTIONS

Total Contributions Received: _____

List of contributions, including any loans, received from each person which total \$500 or more, for a candidate for Mayor, or \$200 or more, for a candidate for Councillor.

Amount	Name of Contributor
_____	_____
_____	_____
_____	_____

(use additional pages, if required)

III. SURPLUS FUNDS

Amount not spent: _____

If funds received as campaign contributions exceed the election expenses, state the disposition or trust fund in which those funds are being held:

Trust Fund: _____

Disposition to Registered Charity:

(Name of Charity)

(Date of Donation)


I, CHRIS SZORKA (name of candidate), certify and swear as follows:

1. I am aware of the spending limits in *The Regina Municipal Election Expenses Bylaw* and I confirm that during the time period outlined in section 6 of the Bylaw I have not exceeded the total election expenses set out in section 4 of the Bylaw.
2. I am aware of the contribution disclosure requirements in *The Regina Municipal Election Expenses Bylaw* and I confirm that for the time period outlined in section 6, I have disclosed all

election expenses and contributions made to my campaign as required pursuant to section 5 of the Bylaw.

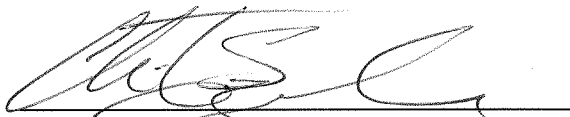
3. The above information that I have provided as to my contributions and expenses is accurate and complete.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 21st day of)
January, 20 13 .)



Commissioner for Oaths or Notary Public
In and for the Province of Saskatchewan

My commission expires: September 30, 2017



Candidate

(#2010-20, s. 6, 2010)

APPENDIX B

The following are the Candidates that did not submit their Contribution and Expense Forms to the Returning Officer by the January 22, 2013 deadline.

Mayor

Charles Wiebe

Ward 3

Justin D. Slobodan

February 25, 2013

To: His Worship the Mayor
and Members of City Council

Re: 2013 Municipal Heritage Awards - Awards Selection Working Group Report

**RECOMMENDATION OF THE MUNICIPAL HERITAGE ADVISORY COMMITTEE
- JANUARY 7, 2013**

That this report be received and filed.

MUNICIPAL HERITAGE ADVISORY COMMITTEE – JANUARY 7, 2013

The Committee adopted a resolution to concur in the recommendation contained in the report. In accordance with recommendation #2, this report is being forwarded to City Council for information.

Councillor John Findura, Donald Black, Ken Lozinsky, Ray Plosker, Margot Mack, David McLennan, Ingrid Thiessen, and Victor Thomas were present during consideration of this report by the Municipal Heritage Advisory Committee.

The Municipal Heritage Advisory Committee, at the **PRIVATE** session of its meeting held on January 7, 2013 considered the following report from the Municipal Heritage Advisory Committee working group:

RECOMMENDATION

1. That seven Municipal Heritage Awards be presented as follows:
 - a. An award in the Rehabilitation category for the “Government House Edwardian Garden Landscape.”
 - b. An award in the Rehabilitation category for the “Creative City Centre.”
 - c. An award in the New Design - Addition category for the “Bradley/Dawson Sunroom & Garage.”
 - d. An award in the Education category for the “Regina Tornado Legacy Day.”
 - e. An award in the George Bothwell category for the “École Connaught Centennial Committee.”
 - f. An award in the Youth category for “The South Saskatchewan Regiment.”
 - g. An award in the Youth category for “Picturing 100 Years of Regina History.”
2. That this report be forwarded to the February 25, 2013 meeting of City Council for its information in conjunction with the awards presentation.

CONCLUSION

After careful consideration and evaluation, the Working Group has concluded that the Municipal Heritage Awards should be presented to the nominees identified in Appendix A of this report. City Council has authorized the Municipal Heritage Advisory Committee (MHAC) to select Municipal Heritage Award recipients.

BACKGROUND

At its meeting on December 3, 2012 the MHAC considered Report MHAC12-30 and resolved:

That the following members of the Municipal Heritage Advisory Committee be appointed to evaluate the nominations for the 2013 Municipal Heritage Awards:

- Don Black
- Margot Mack
- David McLennan
- Ray Plosker
- Robert Truszkowski

Pursuant to that resolution, a Working Group was established consisting of the aforementioned members and an evaluation and selection exercise was initiated. The recommended award recipients as selected by the Working Group are presented in this report for confirmation by the committee as a whole.

The duties of the MHAC are currently outlined in Bylaw 2009-40, *The Committee Bylaw*. In December 1983, City Council adopted a policy to offer public recognition of individuals and organizations in the community whose efforts and initiatives have made significant contributions to heritage conservation.

The Municipal Heritage Awards program was initiated in 1984, to be held on an annual basis in conjunction with the celebration of Canada's Heritage Day on the third Monday of February. Heritage Day will be observed next on February 18, 2013.

DISCUSSION

Municipal Heritage Awards may be presented in the following categories:

1. **Restoration:** Revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, as accurately as possible, while protecting its heritage value.
2. **Preservation:** Protecting, maintaining, or stabilizing the existing form, material and integrity of a historic place, or of an individual component, while protecting its heritage value.
3. **Rehabilitation:** The sensitive adaptation of a historic place or of an individual component for a continuing or compatible contemporary use, while protecting its heritage value. This is achieved through repairs, alterations and/or additions.
4. **New Design – Infill:** New design which is sympathetic to heritage properties and streetscapes with respect to building scale, height, massing, roofline and finishing materials in existing developed areas or neighbourhoods.
5. **New Design – Addition:** New design involving structural additions to an existing heritage building that is sympathetic to or compatible with the original or established building

design with respect to scale, height, massing, fenestration, roofline and/or finishing materials.

6. **Heritage Open Space:** The promotion, restoration and new design of heritage open spaces, sites, monuments and trails.
7. **Education:** Endeavours which enhance public understanding and appreciation of Regina's heritage. For example: publications, exhibitions, lecture series, tours and plays.
8. **George Bothwell Heritage Award for Public Service:** Exceptional volunteer involvement and outstanding commitment to heritage activities that enrich community life in Regina.
9. **Youth:** This award recognizes the special contribution of non-professionals under the age of 25.

The MHAC has been authorized by City Council to select heritage award recipients. The committee may decide against presenting an award in any given category. A total of 12 nominations were received, representing six of the nine award categories.

Selection of Award Recipients

On December 14, 2012, four members of the Working Group met to evaluate the nominations and select award recipients. Based on its review and evaluation of the nominations, the Working Group has recommended the following recipients.

1. Rehabilitation: Government House Edwardian Garden Landscape

This project was the final phase of work that comprised the Queen Elizabeth II Wing addition, the J.E.N Wiebe Interpretive Centre. The intent of these projects, as presented in the Emmet Reidy report on the vision for Government House Heritage property, was to raise the to elevate the public awareness and to offer visitors with an educational and cultural experience focused on the Crown and its history in the establishment of the province of Saskatchewan and relevance today.

Government House Historic Property reduced to 8 acres of its original 53 acres contains features of its original landscape developed by gardener George Watt George Watt between the years of 1894 and 1911. The site organization and planting configuration reflect those of the Edwardian landscape tradition in style at the time.

The landscape rehabilitation undertaken within the current boundaries of Government House respects the importance of the original gardens by maintaining the hierarchy of the garden areas and use adds interest and preserves the historic landscape features and "garden rooms". It does this through the use of annual planting along the Ceremonial Drive and close to the building and by adding themed gardens along established pathways through the site. The resulting design and garden features act as an invitation to the public and provide a setting for official functions while elevating the public awareness to the importance of the grounds and building.

2. Rehabilitation: Creative City Centre

As a rehabilitation project, the Creative City Centre is – in and of itself – successful on many counts. The Engineer's Building (1912) in Regina's downtown core, has seen many uses over the last 100 years, and taking on the sensitive adaptation of such an historic place for contemporary use, all-the-while protecting its heritage value, is no small feat. From weeks of cleaning, to back-breaking months of repairs, retrofitting, and restoration, Marian Donnelly and her team of tireless volunteers kept their focus on the goal she shared with building owner and willing partner, Kelly Hague.

More remarkable however, than removing bricks from long-abandoned windows, stripping 60 year old paint from doors and millwork, or bringing a century-old structure up to the comfort and safety requirements of the 21st century, is the effect that the Creative City Centre has had on the arts community of Regina, and the downtown, more generally. Pioneer tenant/members such as Articulate Ink, Hague Gallery, Regina Fashion Collective, and the Polka Dot Door remind us that plans for the revitalization of a city's downtown only come to fruition when creative, engaged, and community-minded people have a place to work and play. The Creative City Centre is that place, and we are all better for it.

3. New Design – Addition: Bradley/Dawson Sunroom & Garage

This is a commendable project involving a structural addition of a 12' x 14' single-story sunroom to a 1914 home situated in the Crescents area of Regina and a sympathetic and compatible 16' x 32' detached, single-car garage on the rear of the property. The house is a representative example of pre-First World War residential architecture in the neighbourhood. Character defining elements of the home include its structure, extant original window and door openings, original sash windows, a wooden door with a large segmented glass window, original sills and brickmold on the front facade, original windows and trim on the side walls, as well as half-timbering, decorative brackets and stucco on the upper floors. Original fir trim remains intact throughout the home's interior.

Both new structures were built using *The Standards and Guidelines for the Conservation of Historic Places in Canada* as a guide. The sunroom addition was constructed to fit around the original window openings on the rear of the home and utilized the original rear doorway. All fir sash windows were used on the addition, with trim, sill, and mullion patterns designed to be compatible with those already in place on the home. Similarly, fir window trim and baseboards on the interior matched these character-defining elements inside the house. The pitch of the roof, the shingles, the incorporation of half-timbering, metal flashings and soffit, and the use of a customized stucco composition all reflected the influence of *The Standards and Guidelines*, as did the choice of interior flooring and fixtures in producing an exceptionally compatible addition to the original 1914 structure.

A similar approach was taken with the garage where care was taken to incorporate matching mullion patterns on the windows, half-timbering, and, again, the customized stucco composition.

Together, the new sunroom and the new garage compliment and support not only the character-defining elements of the home, but additionally those of the neighbourhood in which it is situated.

4. Education: Regina Tornado Legacy Project

The Regina Tornado Legacy project was a multi-faceted, multi-media, cross-generational commemoration of one of Regina's seminal events. It focused attention on the tornado and its continuing impact on the city. It honoured the tornado's victims, marked its destructive path, and celebrated the amazing renaissance of the city that began in the hours immediately following the horrific devastation.

The Tornado Legacy Project was particularly impressive in that it fostered engagement across a number of communities. Taking an almost holistic approach to the concept of "education", the project interwove the visual and performing arts with science, business, and historical study and preservation, pointing to the fact that the people of Regina not only share a past, but a present and future, too.

The day's activities were further enriched by the participation of seven members of Scouts Canada and their leaders who recreated the Scouts' life-saving activities of the day of the tornado.

5. George Bothwell Heritage Award for Public Service: École Connaught Centennial Committee

The École Connaught Centennial Committee utilized Connaught School - Regina's oldest public school - as the focus for a two-year program of activities and projects that supported the creative expression of heritage through arts and culture projects, greatly enhanced public appreciation of an exemplary heritage building and, perhaps most importantly, built the community's capacity for understanding our city's heritage.

In all, *Voyageur du Temps/ Time Traveller* encompassed 12 discrete and very diverse projects and activities. The projects utilized all media and showcased the talents of community residents. The activities included walking tours of the area, the baking of 100 cupcakes by Connaught's pre-school students, and culminated with a very successful three-day music and arts festival held in late September of 2011.

The Committee is to be congratulated for capturing, preserving and promoting Connaught's evolution and rich heritage, the school's importance to Regina, and the spirit of the community. It is a very fitting recipient for the George Bothwell Heritage Award, an award that recognizes exceptional volunteer involvement and outstanding commitment to heritage activities.

6. Youth: The South Saskatchewan Regiment

Stephen Rieger's Regina Regional Youth Heritage Fair project, entitled *The South Saskatchewan Regiment*, encapsulated the story of that fabled regiment, its importance to our city, our country, and most evocatively, to Stephen and his family. Stephen placed special emphasis on the role of the South Saskatchewan Regiment in the raid at Dieppe during World War II. The project also told the story of Hervé Giroux, great-uncle of Stephen, who was captured in the raid at Dieppe and taken as a prisoner of war for 32 months before being released.

Stephen's display featured fascinating memorabilia from Mr. Giroux and the time he spent as a prisoner of war. It is, however, Stephen's ability to share his knowledge about

the regiment, its role at Dieppe, and the life of his great-uncle while a Canadian soldier serving in the South Saskatchewan Regiment, that shines through. He fully understands what his great-uncle and others in the internment camp endured. He is able to engage in a very rich conversation about his great uncle's experiences as a soldier preparing for the raid and subsequently in POW camp. Stephen's eyes literally shine as he proudly displays a carving of the internment camp's main gates his uncle made while he was a prisoner of war.

The South Saskatchewan Regiment traced its lineage to 1905 and the formation of the 95th Regiment, which in 1913 became the 95th Saskatchewan Rifles. It's first (more or less) official duty was patrolling the streets of Regina following the 1912 cyclone.

Stephen's project, and his obvious love for our heritage, is a very deserving recipient for a Municipal Heritage Award. He is an exemplary young man – if we can encourage other youth of Stephen's generation to engage with our heritage by awarding this young man a Municipal Heritage Award, our past will be in very good hands.

7. **Youth:** Picturing 100 Years of Regina History

This highly creative and inter-disciplinary project was the vision of Madame Harel's grade 7 and 8 student's at Ecole Connaught Community School. They sought to learn about Regina's past 100 years and to come up with exciting and innovative ways to bring to life this city's history and heritage. The results of their work were shared widely with the public through displays, presentations, and tours. The students began their work in February 2012 in the Prairie History Room at the Regina Public Library. Working in small groups, the students chose specific decades to concentrate on: the 1910s, the 1920s, the 1950s, and the 1960s; and, additionally, they also chose to look to the future. They studied both written history and photographs to get a 'feel' for those times.

Aided by Dunlop Art Gallery staff and media artist Janine Windolph, the students staged and photographed historical tableaus and then created large vinyl banners for both display and posting on the internet. The banners were unveiled in June 2012 at the historic Connaught Library, and then, in September, moved to Connaught school as a part of its centennial celebrations.

The students also developed storyboard dioramas that told a more detailed story of both the history of their city and their school. The dioramas depicted lifestyles, politics, economy, education, and important news events throughout the years, and, as well, illustrated Connaught's architectural heritage, and the architectural heritage of the surrounding Cathedral neighbourhood.

Further, pictures and research gathered by the students and other display items were featured in the Jane's Walk, "100 Years of Walking to Connaught School," held May 5, and again on May 23 to augment a Heritage Walking Tour with Shari Colliness, Historical Information and Preservation Supervisor with the City of Regina. Finally, these items were put on display during Connaught School's Centennial Festival in September.

"Picturing 100 Years of Regina's History" was an exceptional and imaginative project that was not only educational while being fun, it was of value to the students, their community, and their city as a whole.

RECOMMENDATION IMPLICATIONS

Financial Implications

Each award consists of a framed certificate. The costs associated with the awards ceremony are allocated in the 2013 operating budget of the Planning Department.

Environmental Implications

Recognition of significant heritage-related projects and personal contributions provides encouragement for future initiatives to restore, preserve and rehabilitate Regina's historic places, which in turn supports broader principles to adapt, re-use and conserve the existing built environment.

Strategic Implications

The Municipal Heritage Awards program responds to the City's Vision and its priority of managing growth and community development, by contributing to the recognition and promotion of initiatives that recognize, conserve, utilize, or commemorate Regina's historic built and cultural environment.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Selected award recipients will be notified and invited to attend an awards presentation ceremony, which may be held on the Council meeting closest to Heritage Day on February 25, 2013. The names of the award recipients are published in a media release, listed on the City's website and advertised in the Regina *Leader-Post*.

DELEGATED AUTHORITY

City Council has authorized the MHAC to select Municipal Heritage Award recipients.

Respectfully submitted,

MUNICIPAL HERITAGE ADVISORY COMMITTEE



Linda Leeks, Secretary

APPENDIX A

RECOMMENDED RECIPIENTS OF 2013 MUNICIPAL HERITAGE AWARDS

1. Category: Rehabilitation

Recipients: June Botkin, Project Manager, Ministry of Central Services
Ray Plosker, Architect, SEPW Architecture Inc.
Jack Walker, Landscape Architect
Iain McLean, General Contractor
Andrew Donnelly, Landscape Contractor
Project: Government House Edwardian Garden Landscape

2. Category: Rehabilitation

Recipients: Marian Donnelly, CEO, Creative City Centre
Kelly Hague, Owner, Loggie's Shoes
Project: Creative City Centre

3. Category: New Design - Addition

Recipients: Bruce Dawson & Crista Bradley
Rob Sandstra
Bonnie Fenrick
Darcy Bodden
Kelly Nadler
Project: Bradley/Dawson Sunroom & Garage

4. Category: Education

Recipients: Judith Veresuk, Executive Director, Regina Downtown BID
Audrey Price, President, Regina Tornado Legacy Group
Shari Sokochoff, Executive Director, Regina Plains Museum
Project: Regina Tornado Legacy Day

5. Category: George Bothwell Heritage Award for Public Service

Recipients: École Connaught Centennial Committee
Project: École Connaught Centennial Committee

6. Category: Youth

Recipients: Stephen Rieger
Project: The South Saskatchewan Regiment

7. Category: Youth

Recipients: Madame Harel's Grade 7/8 Students, Class of 2011-2012 (École Connaught Community School)
Project: Picturing 100 Years of Regina History

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BYLAW NO. 2013-11

THE HOUSING INCENTIVE PROGRAM TAX EXEMPTION BYLAW, 2013

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to provide a Housing Incentive Tax Exemption to the owners of properties that qualify under the City of Regina's Housing Incentives Tax Exemption Policy.

Authority

- 2 The authority for this Bylaw is section 262(4) of *The Cities Act*.

Exemption

- 3 The following properties are exempt from taxation equal to 100 percent of the property taxes otherwise payable on each property, commencing January 1, 2013 and concluding December 31, 2017, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement for:

- (a) the property located at 701 Athol Street and legally described as:

Surface Parcel #109591533
Lot 1
Block 15
Plan No. H4670, Extension 0
As described on Certificate of Title 88R23399

- (b) the property located at 1035 Atkinson Street and legally described as:

Surface Parcel #106982051 and 112301480
Lots 9 and 41
Block 5
Plan No. F1625, Extension 0 and Plan No. 101148982, Extension 79
As described on Certificate of Title 96R71148, description 79

- (c) the property located at 1954 Atkinson Street and legally described as:

Surface Parcel #107041441
Lot 11
Block 18
Plan No. DV270, Extension 0
As described on Certificate of Title 01RA20013

- (d) the property located at 970 Broder Street and legally described as:

Approved as to form this _____ day of _____, 20____.

City Solicitor

Surface Parcel #112363792 and 106983401
Lots 23 and 37
Block 10
Plan No. T4085, Extension 0 and Plan No. 101176725, Extension 40
As described on Certificate of Title 90R35949, description 40

- (e) the property located at 1253 Broder Street and legally described as:

Surface Parcel #106979338
Lot 14
Block 18
Plan No. F1625, Extension 0
As described on Certificate of Title 75R37552

- (f) the property located at 1861 Broder Street and legally described as:

Surface Parcel #107044219
Lot 6
Block 7
Plan No. G384, Extension 0
As described on Certificate of Title 76R00685

- (g) the property located at 1939 Edgar Street and legally described as:

Surface Parcel #112061652
Lot 4
Block 15B
Plan No. O4288, Extension 0
As described on Certificate of Title 84R12891

- (h) the property located at 102 – 2313 Montreal Street and legally described as:

Surface Parcel #166128183
Unit 2
Plan No. 102083699, Extension 0
As described on Certificate of Title 142266708

- (i) the property located at 201 – 2313 Montreal Street and legally described as:

Surface Parcel #166128183
Unit 3
Plan No. 102083699, Extension 0
As described on Certificate of Title 142257719

- (j) the property located at 202 – 2313 Montreal Street and legally described as:

Surface Parcel #166128183
Unit 8
Plan No. 102083699, Extension 0
As described on Certificate of Title 142401743

- (k) the property located at 206 – 2313 Montreal Street and legally described as:

Surface Parcel #166128183
Unit 6
Plan No. 102083699, Extension 0
As described on Certificate of Title 142084593

- (l) the property located at 302 – 2313 Montreal Street and legally described as:

Surface Parcel #166128183
Unit 14
Plan No. 102083699, Extension 0
As described on Certificate of Title 142139673

- (m) the property located at 303 – 2313 Montreal Street and legally described as:

Surface Parcel #166128183
Unit 10
Plan No. 102083699, Extension 0
As described on Certificate of Title 142468230

- (n) the property located at 304 – 2313 Montreal Street and legally described as:

Surface Parcel #166128183
Unit 13
Plan No. 102083699, Extension 0
As described on Certificate of Title 142443884

- (o) the property located at 306 – 2313 Montreal Street and legally described as:

Surface Parcel #166128183
Unit 12
Plan No. 102083699, Extension 0
As described on Certificate of Title 142153297

- (p) the property located at 619 Queen Street and legally described as:

Surface Parcel #109710604
Lot 6
Block 60
Plan No. H4669, Extension 0

As described on Certificate of Title 97R04427

- (q) the property located at 2064 St. John Street and legally described as:

Surface Parcel #107288994
 Lot 21
 Block 361
 Plan No. Old 33, Extension 0
 As described on Certificate of Title 90R28748

- (r) the property located at 1078 Wallace Street and legally described as:

Surface Parcel #106980431
 Lot 21
 Block 7
 Plan No. F1625, Extension 0
 As described on Certificate of Title 98RA20963

- (s) the property located at 1148 Wallace Street and legally described as:

Surface Parcel #106993581
 Lot 28
 Block 8
 Plan No. F1625, Extension 0
 As described on Certificate of Title 99RA28117

- (t) the property located at 1959 Wallace Street and legally described as:

Surface Parcel #107041430
 Lot 12
 Block 18
 Plan No. DV270, Extension 0
 As described on Certificate of Title 92R46313

- 4 The following properties are exempt from taxation equal to 90 percent of the property taxes otherwise payable on each property, commencing January 1, 2013 and concluding December 31, 2015, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement for:

- (a) the property located at 2116 Abbott Street and legally described as:

Surface Parcel #111694552 and 111694574
 Lots 37 and 50
 Block 40
 Plan No. DV270, Extension 3 and Plan No. 101174385, Extension 2
 As described on Certificate of Title 82R03118, description 2 and 3

- (b) the property located at 2048 Broder Street and legally described as:

Surface Parcel #107039729
Lot 17
Block 22
Plan No. DV270, Extension 0
As described on Certificate of Title 97R78039

- (c) the property located at 278 Edward Street and legally described as:

Surface Parcel #109684389
Lot 21
Block 63
Plan No. AR4002, Extension 0
As described on Certificate of Title 85R13167

- (d) the property located at 1745 Forget Street and legally described as:

Surface Parcel #166164756
Lot 36
Block 12
Plan No. 102090776, Extension 0
As described on Certificate of Title 142191288

- (e) the property located at 1749 Forget Street and legally described as:

Surface Parcel #166164767
Lot 35
Block 12
Plan No. 102090776, Extension 0
As described on Certificate of Title 142848142

- (f) the property located at 5 Ingersoll Crescent and legally described as:

Surface Parcel #109448646
Lot 22
Block 8
Plan No. EX5374, Extension 0
As described on Certificate of Title 99RA02635

- (g) the property located at 2049 Lindsay Street and legally described as:

Surface Parcel #107042273
Lot 34
Block 31
Plan No. DV270, Extension 0

As described on Certificate of Title 97R38133

- (h) the property located at 455 Montreal Street and legally described as:

Surface Parcel #107095293

Lot 14

Block 10

Plan No. F4996, Extension 0

As described on Certificate of Title 01RA20890F

- (i) the property located at 465 Montreal Street and legally described as:

Surface Parcel #107095260

Lot 17

Block 10

Plan No. F4996, Extension 0

As described on Certificate of Title 95R51022

- (j) the property located at 368 Ottawa Street and legally described as:

Surface Parcel #107160083

Lot 17

Block 20

Plan No. F4996, Extension 0

As described on Certificate of Title 97R71233

- (k) the property located at 1445 Royal Street and legally described as:

Surface Parcel #109543844

Lot 13

Block 74

Plan No. Old 218, Extension 0

As described on Certificate of Title 95R16595

- (l) the property located at 353 Toronto Street and legally described as:

Surface Parcel #107192291 and #111882494

Lots 6 and 35

Block 22

Plan No. F4996, Extension 0 and Plan No. 101252359, Extension 30

As described on Certificate of Title 96R30314, description 30

- (m) the property located at 525 Toronto Street and legally described as:

Surface Parcel #166137802

Lot 37

Block 6
Plan No. 102086793, Extension 0
As described on Certificate of Title 142052048

- (n) the property located at 2074 York Street and legally described as:

Surface Parcel #165211220
Lot 11B
Block 34
Plan No. 102053843, Extension 0
As described on Certificate of Title 141914820

- 5 The following properties are exempt from taxation equal to 100 percent of the property taxes otherwise payable on each property, commencing January 1, 2013 and concluding December 31, 2017, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement for:

- (a) the property located at 866 Angus Street and legally described as:

Surface Parcel #109599946
Lot 24
Block 23
Plan No. H4670, Extension 0
As described on Certificate of Title 84R35244

- (b) the property located at 1830 Atkinson Street and legally described as:

Surface Parcel #107043544
Lot 33
Block 5
Plan No. G384, Extension 0
As described on Certificate of Title 85R36675

- (c) the property located at 1834 Atkinson Street and legally described as:

Surface Parcel #107043555
Lot 32
Block 5
Plan No. G384, Extension 0
As described on Certificate of Title 81R36859

- (d) the property located at 1029 Broder Street and legally described as:

Surface Parcel #106981667
Lot 8
Block 4

Plan No. F1625, Extension 0
As described on Certificate of Title 82R49333

- (e) the property located at 1115 Edgar Street and legally described as:

Surface Parcel #106995932
Lot 4
Block 13
Plan No. F1625, Extension 0
As described on Certificate of Title 88R47690

- (f) the property located at 835 Elphinstone Street and legally described as:

Surface Parcel #109589912
Lot 9
Block 48
Plan No. H4669, Extension 0
As described on Certificate of Title 93R27159

- (g) the property located at 837 Elphinstone Street and legally described as:

Surface Parcel #109589923
Lot 10
Block 48
Plan No. H4669, Extension 0
As described on Certificate of Title 99RA22001

- (h) the property located at 1104 Garnet Street and legally described as:

Surface Parcel #111539460
Lot 35
Block 109
Plan No. 101208305, Extension 24
As described on Certificate of Title 01RA08568F, description 24

- (i) the property located at 706 Rae Street and legally described as:

Surface Parcel #109600411
Lot 40
Block 11
Plan No. H4670, Extension 0
As described on Certificate of Title 99RA27675

- (j) the property located at 1217 Retallack Street and legally described as:

Surface Parcel #166107539

Lot 44
 Block 148
 Plan No. 102079144, Extension 0
 As described on Certificate of Title 141796738

- (k) the property located at 1223 Retallack Street and legally described as:

Surface Parcel #166107528
 Lot 45
 Block 148
 Plan No. 102079144, Extension 0
 As described on Certificate of Title 141796660

- (l) the property located at 2022 Toronto Street and legally described as:

Surface Parcel #107025612
 Lot 11
 Block 359
 Plan No. Old 33, Extension 0
 As described on Certificate of Title 85R02894

- (m) the property located at 941 Wallace Street and legally described as:

Surface Parcel #107134400
 Lot 11
 Block 9
 Plan No. T4085, Extension 0
 As described on Certificate of Title 96R39191

- 6 The following property is exempt from taxation equal to 90 percent of the property taxes otherwise payable on the property, commencing January 1, 2013 and concluding December 31, 2017, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement for:

- (a) the property located at 2317 Francis Street and legally described as:

Surface Parcel #107193731
 Lot 5
 Block 72
 Plan No. DV270, Extension 0
 As described on Certificate of Title 96R64299A

- (b) the property located at 377 Halifax Street and legally described as:

Surface Parcel #111883899
 Lot 12

Block 19
Plan No. F4996, Extension 3
As described on Certificate of Title 87R04929

- (c) the property located at 452 Halifax Street and legally described as:

Surface Parcel #107094562
Lot 27
Block 15
Plan No. F4996, Extension 0
As described on Certificate of Title 98RA15974

- (d) the property located at 500 Hamilton Street and legally described as:

Surface Parcel #112369912 and #112369934
Lots 39 and 40
Block 6
Plan No. AW3306, Extension 28 and Extension 6
As described on Certificate of Title 94R18977, description 28

- (e) the property located at 333 Lorne Street and legally described as:

Surface Parcel #107139023 and #107139012
Lots 9 and 10
Block 20
Plan No. AW3306, Extension 0
As described on Certificate of Title 01RA20348

- (f) the property located at 1448 McIntosh Street and legally described as:

Surface Parcel #112080091 and #109521031
Lots 49 and 29
Block 72
Plan No. 101166601, Extension 68 and Plan No. Old 218, Extension 0
As described on Certificate of Title 94R39543, description 68

- (g) the property located at 235 Osler Street and legally described as:

Surface Parcel #107155559
Lot 12
Block 31
Plan No. AY5450, Extension 0
As described on Certificate of Title 87R37848

- (h) the property located at 476 St. John Street and legally described as:

Surface Parcel #107094292
Lot 22
Block 14
Plan No. F4996, Extension 0
As described on Certificate of Title 00RA22320

- 7 The following property is exempt from taxation equal to 100 percent of the property taxes otherwise payable on the property, commencing January 1, 2013 and concluding December 31, 2017, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement for:
 - (a) the property located at 5960 Little Pine Loop and legally described as:

Surface Parcel #166054271
Block B
Plan No. 102074712, Extension 0
As described on Certificate of Title 141496869
- 8 The exemptions in sections 3 and 4 shall be governed by the form of Tax Exemption Agreement attached hereto as Schedule "A".
- 9 The exemptions in section 5 and 6 shall be governed by the form of Tax Exemption Agreement attached hereto as Schedule "B".
- 10 The exemption in section 7 shall be governed by the form of Tax Exemption Agreement and attached hereto as Schedule "C"
- 11 The exemptions in sections 3, 4, 5, 6 and 7 shall apply to a subsequent owner of an exempt property if the new owner is eligible under the Housing Incentive Tax Exemption Policy and complies with the terms of the applicable Tax Exemption Agreement.
- 12 The City Clerk is authorized to sign and seal the Agreements referred to in sections 3, 4, 5, 6 and 7 on behalf of the City of Regina.

Coming Into Force

13 This Bylaw comes into force on the day of passage of the Bylaw, or on the date the Agreement is executed, whichever is later.

READ A FIRST TIME THIS 25th DAY OF February 2013.

READ A SECOND TIME THIS 25th DAY OF February 2013.

READ A THIRD TIME AND PASSED THIS 25th DAY OF February 2013.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Schedule "A"

**TAX EXEMPTION AGREEMENT
HOUSING INCENTIVE PROGRAM – SINGLE FAMILY DWELLING
Street Address, Regina, Saskatchewan**

Agreement dated _____, 20____
(City Clerk to put in date)

Between:

**CITY OF REGINA
(the "City")**

- and -

"Full Name of Owner"
(the "Owner")

The Parties agree as follows:

Definitions

1 "City Assessor" means the City of Regina City Assessor or his or her designate;

"Manager" means the Deputy City Manager of Community Planning and Development or his/her designate.

"Property" means the real property located at "Street Address" and legally described as:

"Insert Legal Description"

Tax Exemption

2(1) Pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to _____ percent of the property taxes levied with respect to the Property, commencing "Date and Year", and concluding "Date and Year", on the condition that the Owner obtain an occupancy permit for the Property by December 31, 2012.

(2) If the Owner fails to obtain an occupancy permit by December 31, 2012, the City may terminate the tax exemption under this Agreement by written notice to the Owner, and the taxes on the Property for the year 2013 will become due and owing

as of the date of the termination, including any penalties incurred to December 31, 2013.

- (3) The Manager will conclusively determine whether or not the Owner has adhered to the deadline for obtaining an occupancy permit as well as any of the other requirements set out in this Agreement.
- (4) The Manager has the sole discretion and authority to allow extensions of the deadline outlined in this section if the Owner makes a written request for an extension addressed to the Manager.
- (5) Where the Manager allows for an extension, the extension and the terms of conditions of this extension must be set out in writing.
- (6) Where an extension of the deadlines had been allowed by the Manager and the Owner has failed to comply with the deadline set out in the extension, the City may terminate the tax exemption under this Agreement by written notice to the Owner, and the taxes on the Property for the year 2013 and any subsequent years will become due and owing.

Terms and Conditions of Exemption

- 3(1) The exemption does not apply to portions of the Property used or intended to be used for non-residential purposes.
- (2) The exemption shall apply only to new Owner-occupied infill residential development constructed on the Property.
- 4 The exemption from taxation does not include special taxes, local improvement levies, utility charges, development fees or other such charges or fees properly imposed by the City or other taxing authority.
- 5 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor.

Owners' Covenants

- 6 The Owner shall promptly:
 - (a) notify the City of the date of occupancy of the property and of any occurrences which would discontinue or terminate the tax exemption;
 - (b) provide the City Assessor with any information or documents requested by the City Assessor to complete and check the assessment of the Property;

and

- (c) provide the Manager with any information, documentation, or access to the Property requested by the Manager to check the progress of construction for the purposes of this Agreement;

- 7 The Owner shall obtain an occupancy permit by the deadline set out in this agreement unless this deadline has been extended in accordance with this Agreement.

Continuation

- 8 The tax exemption will continue only for so long as the Owner complies with the terms of this Agreement.

Cessation or termination

- 9(1) The tax exemption will cease if:

- (a) the Owner becomes bankrupt or insolvent or is so adjudged;
- (b) the Owner makes a general assignment for the benefit of creditors;
- (c) the Property is no longer occupied exclusively by the Owner and his immediate family as a residential dwelling unit, unless such change has been expressly approved in writing by the Manager;
- (d) the improvements on the Property do not conform to all civic and provincial laws governing the construction and use of the improvements, including any zoning bylaws and *The Uniform Building and Accessibility Standards Act*; or
- (e) the Owner does not keep the taxes current on portions of the property which are not exempt;

- (2) If the tax exemption ceases by reason of an event in subsection (1), the full amount of the taxes on the Property for the year in which the event occurred and any subsequent years will become due and owing as of the date of the termination, including any penalties incurred.
- (3) The Manager may terminate this Agreement by written notice to the Owner, if the Owner fails to meet any obligation under this Agreement or violate any provision under this Agreement.

Notices

- 10(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by prepaid registered mail, addressed:

To the City:

Deputy City Manager, Community Planning and Development
Division
2476 Victoria Avenue
P.O. Box 1790
Regina, SK S4P 3C8

To the Owner:

"Name of Owner"
"Address of Owner"

or to such alternate address as either Party may, from time to time, by notice advise.

- (2) If a notice is mailed pursuant to the subsection (1), it is deemed to be given on the third business day after the date of such mailing.
- (3) If postal service is interrupted or substantially delayed, any notice shall be hand-delivered.

Notification of Sale of Property

- 11(1) The Owner will notify the Manager in writing within 15 days prior to the transfer of the title in the event that the Property is sold.
- (2) This agreement is not assignable without the prior written consent of the City.
- (3) The City may assign this Agreement to a new Owner of the Property who satisfies the criteria established for the tax exemption.

Amendments

- 12(1) The Agreement may be amended by written agreement between the Parties.
- (2) For the purposes of subsection (1), the Manager may authorize any amendments to the Agreement.

General

- 13 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise have been granted to the Owner.
- 14 This Agreement may be executed by the Parties in separate counterparts, each of which when so executed and delivered to all of the Parties shall be deemed to be and shall be read as a single agreement among the Parties. In addition, execution of this Agreement by any of the Parties may be evidenced by way of a faxed transmission of such Party's signature (which signature may be by separate counterpart), or photocopy of such faxed transmission, and such faxed signature, or photocopy of such faxed signature, shall be deemed to constitute the original signature of such Party of this Agreement.
- 15 Any Party delivering an executed counterpart of this Agreement by facsimile shall also deliver a manually executed counterpart of this Agreement, but the failure to do so does not affect the validity, enforceability or binding effect of this Agreement.
- 16 This Agreement shall not become effective until adopted by bylaw of the Council of the City and fully executed by all parties to the Agreement.

IN WITNESS WHEREOF, each Party has executed this Agreement on the date indicated below.

CITY OF REGINA

City Clerk

Witness

"Full name of Owner"

AFFIDAVIT OF EXECUTION

CANADA)
 PROVINCE OF SASKATCHEWAN)

I, "Full Name of Witness", of Regina, Saskatchewan, MAKE OATH AND SAY THAT:

- 1 I was personally present and did see "Full Name of Owner" named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein;
- 2 The same was executed at Regina, Saskatchewan, on _____, 20__, and that I am the subscribing witness thereto;
- 3 I know "Full Name of Owner", and she/he is in my belief the full age of eighteen years.

SWORN BEFORE ME at)
 Regina, Saskatchewan,)
 on _____ 20__)
)
)
)
)

 Signature of Witness

A COMMISSIONER FOR OATHS in
 and for the Province of Saskatchewan OR
 Being a Solicitor.
 My Commission expires _____

NOTE – City employees should not sign this document as either the witness or the Commissioner for Oaths

Schedule "B"

**TAX EXEMPTION AGREEMENT
HOUSING INCENTIVE PROGRAM – 2-4 UNITS
Street Address, Regina, Saskatchewan**

Agreement dated _____, 20____
(City Clerk to put in date)

Between:

**CITY OF REGINA
(the "City")**

- and -

"Full Name of Owner"
(the "Owner")

The Parties agree as follows:

Definitions

1 **"City Assessor"** means the City of Regina City Assessor or his or her designate;

"Manager" means Deputy City Manager of Community Planning and Development or his/her designate.

"Property" means the real property located at "Street Address" and legally described as:

"Insert Legal Description"

and includes any units established through a subsequent re-division of the Property;

"Unit" means one of the dwelling units to be constructed on behalf of the Owner in the Property.

Tax Exemption

2(1) Pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to _____ percent of the property taxes levied with respect to the Property, commencing

"Date and Year", and concluding "Date and Year", on the condition that the Owner obtain an occupancy permit for the Property by December 31, 2012.

- (2) If the Owner fails to obtain an occupancy permit by December 31, 2012, the City may terminate the tax exemption under this Agreement by written notice to the Owner, and the taxes on the Property for the year 2013 will become due and owing as of the date of the termination, including any penalties incurred to December 31, 2013.
- (3) The Manager will conclusively determine whether or not the Owner has adhered to the deadline for obtaining an occupancy permit as well as any of the other requirements set out in this Agreement.
- (4) The Manager has the sole discretion and authority to allow extensions of the deadline outlined in this section if the Owner makes a written request for an extension addressed to the Manager.
- (5) Where the Manager allows for an extension, the extension and the terms of conditions of this extension must be set out in writing.
- (6) Where an extension of the deadlines had been allowed by the Manager and the Owner has failed to comply with the deadline set out in the extension, the City may terminate the tax exemption under this Agreement by written notice to the Owner, and the taxes on the Property for the year 2013 and any subsequent years will become due and owing.

Terms and Conditions of Exemption

- 3(1) The exemption does not apply to portions of the Property used or intended to be used for non-residential purposes.
- (2) The exemption shall apply only to new infill residential development that has two to four residential units or the redevelopment of an existing property into two to four residential units where the units are rented.
- (3) The exemption provided for under this agreement is being provided on the basis that all the units in the Property will be rented to individuals for no less than 10 years from the date of the commencement of the exemption.
- (4) By agreeing to maintain the property as rental for no less than 10 years, the parties acknowledge and agree that the property will not be eligible for condominium conversion for 10 years from the date of commencement of the exemption.
- (5) This section survives the termination or expiration of this agreement.

- 4 The exemption from taxation does not include special taxes, local improvement levies, utility charges, development fees or other such charges or fees properly imposed by the City or other taxing authority.
- 5 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor.

Owners' Covenants

- 6 The Owner shall promptly:
 - (a) notify the City of the date of occupancy of the Property and of any occurrences which would discontinue or terminate the tax exemption;
 - (b) provide the City Assessor with any information or documents requested by the City Assessor to complete and check the assessment of the Property; and
 - (c) provide the Manager with any information, documentation, or access to the Property requested by the Manager to check the progress of construction for the purposes of this Agreement;
- 7 The Owner shall obtain an occupancy permit by the deadline set out in this agreement unless this deadline has been extended in accordance with this Agreement.

Continuation

- 8 The tax exemption will continue only for so long as the Owner complies with the terms of this Agreement.

Cessation or termination

- 9(1) The tax exemption will cease if:
 - (a) the Owner becomes bankrupt or insolvent or is so adjudged;
 - (b) the Owner makes a general assignment for the benefit of creditors;
 - (c) the Property is no longer rented;
 - (d) the improvements on the Property do not conform to all civic and provincial laws governing the construction and use of the improvements, including any zoning bylaws and *The Uniform Building and Accessibility Standards Act*; or

- (e) the Owner does not keep the taxes current on portions of the Property which are not exempt.
- (2) If the tax exemption ceases by reason of an event in subsection (1), the full amount of the taxes on the Property for the year in which the event occurred and any subsequent years will become due and owing as of the date of the termination, including any penalties incurred.
- (3) The Manager may terminate this Agreement by written notice to the Owner, if the Owner fails to meet any obligation under this Agreement or violate any provision under this Agreement.

Notices

- 10(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by prepaid registered mail, addressed:

To the City:

Deputy City Manager, Community Planning and Development
Division
2476 Victoria Avenue
P.O. Box 1790
Regina, SK S4P 3C8

To the Owner:

"Name of Owner"
"Address of Owner"

or to such alternate address as either Party may, from time to time, by notice advise.

- (2) If a notice is mailed pursuant to the subsection (1), it is deemed to be given on the third business day after the date of such mailing.
- (3) If postal service is interrupted or substantially delayed, any notice shall be hand-delivered.

Notification of Sale of Property

- 11(1) The Owner shall notify the Manager in writing within 15 days prior to the transfer of the title in the event that the Property is sold.

- (2) This Parties agree that the rights and obligations granted and agreed to herein shall be appurtenant to, pass with, extend and be annexed to and run with and bind the Owner's Lands and every part thereof and shall also bind the Owner and its heirs, executors, successors, assigns, lessees, sublessees and licensees, all successors in title to all or any portion of the Owner's Lands or interest therein, whether as trustee or otherwise, and any other persons, firms, corporations or organizations having at any time any right of use, occupancy or possession of all or any portion of the Owner's Lands. The City may, at the City's own expense, register in the Saskatchewan Land Registry an interest in land based on this Agreement as against the title(s) to the Owner's Lands.
- (3) This Agreement shall enure to the benefit of and be binding upon the parties and their heirs, executors, successors and permitted assigns. The rights and obligations of each party shall not be assignable unless such assignment has been consented to by each of the other parties, whose consent may in the unfettered discretion of such parties be withheld. Any transferee of any shares in the capital of a party that is a corporation shall be deemed to be a party to this Agreement and shall be governed hereby in the same manner and to the same extent as the parties which are signatory hereto. The Owner agrees that it shall cause any transferee, nominee or agent having been transferred an ownership interest in and to the lands (a "**Permitted Transferee**") to assume and be bound by all of the terms and obligations contained in this Agreement as if such Permitted Transferee had entered into this Agreement in the place and stead of the Owner.

Amendments

- 12(1) The Agreement may be amended by written agreement between the Parties.
- (2) For the purposes of subsection (1), the Manager may authorize any amendments to the Agreement.

General

- 13 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise have been granted to the Owner.
- 14 This Agreement may be executed by the Parties in separate counterparts, each of which when so executed and delivered to all of the Parties shall be deemed to be and shall be read as a single agreement among the Parties. In addition, execution of this Agreement by any of the Parties may be evidenced by way of a faxed transmission of such Party's signature (which signature may be by separate counterpart), or photocopy of such faxed transmission, and such faxed signature, or photocopy of such faxed signature, shall be deemed to constitute the original signature of such Party of this Agreement.

- 15 Any Party delivering an executed counterpart of this Agreement by facsimile shall also deliver a manually executed counterpart of this Agreement, but the failure to do so does not affect the validity, enforceability or binding effect of this Agreement.
- 16 This Agreement shall not become effective until adopted by bylaw of the Council of the City and fully executed by all parties to the Agreement.

IN WITNESS WHEREOF the Parties have executed the Agreement on the date first written above.

CITY OF REGINA

City Clerk

Witness

Owner

Witness

Owner

*If the corporate seal of the corporation is not affixed, then each Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA
SASKATCHEWAN

I, _____ of Regina, Saskatchewan,
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am a Director or Officer of _____ named in the Tax Exemption Agreement to which this Affidavit is attached.
2. I am authorized by _____ to execute the Tax Exemption Agreement without affixing the Corporate Seal of the Corporation.

Sworn/Affirmed before me at _____, _____
on _____, 20____
Month Date

A Commissioner for Oaths in and for the Province of
Saskatchewan.
Being a lawyer —or—
My commission expires:

Signature of Signing Authority

NOTE – City employees should not sign this document as the Commissioner for Oaths

Schedule "C"

**TAX EXEMPTION AGREEMENT
HOUSING INCENTIVE PROGRAM – LARGE SITE-5 Units or more
Street Address, Regina, Saskatchewan**

Agreement dated _____, 20____
(City Clerk to put in date)

Between:

**CITY OF REGINA
(the "City")**

- and -

"Full Name of Owner"
(the "Owner")

The Parties agree as follows:

Definitions

1 **"City Assessor"** means the City of Regina City Assessor or his or her designate.

"Manager" means the Deputy City Manager of Community Planning and Development or his/her designate.

"Property" means the real property located at "Insert Residential Address", and legally described as:

"Insert Legal Description"

"Unit" means one of the dwelling units constructed on behalf of the Owner in the Property.

Tax Exemption

2(1) Pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to _____ percent of the property taxes levied with respect to the residential portion of the Property, commencing "Date and Year", and concluding "Date and Year", on the condition that the Owner obtain an occupancy permit for the Property by December 31, 2012.

- (2) If the Owner fails to obtain an occupancy permit by December 31, 2012, the City may terminate the tax exemption under this Agreement by written notice to the Owner, and the taxes on the Property for the year 2013 will become due and owing as of the date of the termination, including any penalties incurred to December 31, 2013.
- (3) The Manager will conclusively determine whether or not the Owner has adhered to the deadline for obtaining an occupancy permit as well as any of the other requirements set out in this Agreement.
- (4) The Manager has the sole discretion and authority to allow extensions of the deadline outlined in this section if the Owner makes a written request for an extension addressed to the Manager.
- (5) Where the Manager allows for an extension, the extension and the terms of conditions of this extension must be set out in writing.
- (6) Where an extension of the deadlines had been allowed by the Manager and the Owner has failed to comply with the deadline set out in the extension, the City may terminate the tax exemption under this Agreement by written notice to the Owner, and the taxes on the Property for the year 2013 and any subsequent years will become due and owing.

Terms and Conditions of Exemption

- 3(1) The exemption does not apply to portions of the Property used or intended to be used for non-residential purposes.
- (2) The exemption shall apply only to new residential developments that have five or more units.
- (3) The exemption provided for under this agreement is being provided on the basis that the units in the Property will be rented to individuals for no less than 10 years from the date of the commencement of the exemption.
- (4) By agreement to maintain the property as rental for no less than 10 years, the parties acknowledge and agree that the property will not be eligible for condominium conversion for 10 years from the date of commencement of the exemption.
- (5) This section survives the termination or expiration of this agreement.
- 4 The exemption from taxation does not include special taxes, local improvement levies, utility charges, development fees or other such charges or fees properly imposed by the City or other taxing authority.

- 5 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor.

Owners' Covenants

- 6 The Owner shall promptly:

- (a) notify the City of the date of occupancy of the Property and of any occurrences which would discontinue or terminate the tax exemption;
- (b) provide the City Assessor with any information or documents requested by the City Assessor to complete and check the assessment of the Property; and
- (c) provide the Manager with any information, documentation, or access to the Property requested by the Manager to check the progress of construction for the purposes of this Agreement.

- 7 The Owner shall obtain an occupancy permit by the deadline set out in this Agreement unless this deadline has been extended in accordance with this Agreement.

- 8 The Owner shall ensure that the Property meets or exceeds any energy efficiency and water conservation requirements outlined by the Manager.

- 9 The Owner shall ensure that there is one station in or on the Property dedicated to the separation and collection of materials for recycling and composting.

Continuation

- 10 The tax exemption will continue only for so long as the Owner complies with the terms of this Agreement.

Cessation or termination

- 11(1) The tax exemption will cease if:

- (a) the Owner becomes bankrupt or insolvent or is so adjudged;
- (b) the Owner makes a general assignment for the benefit of creditors;
- (c) the Owner applies for conversion of the Property or any portion of the Property into condominium units;

- (d) the Owner sells the individual units or the Property and there is no assignment of this Agreement;
 - (e) the Property is no longer rented to individuals;
 - (f) the Property is no longer used as a residential dwelling unit;
 - (g) the improvements on the Property do not conform to all civic and provincial laws governing the construction and use of the improvements, including any zoning bylaws and *The Uniform Building and Accessibility Standards Act*; or
 - (h) the Owner does not keep the taxes current on portions of the Property which are not exempt.
- (2) If the tax exemption ceases by reason of an event in Subsection (1), the full amount of the taxes on the Property for the year in which the event occurred and any subsequent years will become due and owing as of the date of the termination, including any penalties incurred.
- (3) The Manager may terminate this Agreement by written notice to the Owner, if the Owner fails to meet any obligation under this Agreement or violates any provision under this Agreement.

Notices

- 12(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by prepaid registered mail, addressed:

To the City:

Deputy City Manager, Community Planning and Development
Division
2476 Victoria Avenue
P.O. Box 1790
Regina, Saskatchewan S4P 3C8

To the Owner:

"Name of Owner"
"Address of Owner"

or to such alternate address as either Party may, from time to time, by notice advise.

- (2) If a notice is mailed pursuant to the Subsection (1), it is deemed to be given on the third business day after the date of such mailing.
- (3) If postal service is interrupted or substantially delayed, any notice shall be hand-delivered.

Notification of Sale of Property

- 13(1) The Owner will notify the Manager in writing within 15 days prior to the transfer of the title in the event that the Property is sold.
- (2) This agreement is not assignable without the prior written consent of the City.
- (3) The City may assign this Agreement to a new Owner of the Property who satisfies the criteria established for the tax exemption.

Amendments

- 14(1) The Agreement may be amended by written agreement between the Parties.
- (2) For the purposes of Subsection (1), the Manager may authorize any amendments to the Agreement.

General

- 15 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise have been granted to the Owner.
- 16 This Agreement may be executed by the Parties in separate counterparts, each of which when so executed and delivered to all of the Parties shall be deemed to be and shall be read as a single agreement among the Parties. In addition, execution of this Agreement by any of the Parties may be evidenced by way of a faxed transmission of such Party's signature (which signature may be by separate counterpart), or photocopy of such faxed transmission, and such faxed signature, or photocopy of such faxed signature, shall be deemed to constitute the original signature of such Party of this Agreement.
- 17 Any Party delivering an executed counterpart of this Agreement by facsimile shall also deliver a manually executed counterpart of this Agreement, but the failure to do so does not affect the validity, enforceability or binding effect of this Agreement.
- 18 This Agreement shall not become effective until adopted by bylaw of the Council of the City and fully executed by all parties to the Agreement.

IN WITNESS WHEREOF, each Party has executed this Agreement on the date indicated below.

The City of Regina

Per: _____ {seal} Date: _____
The City Clerk DD-MMM-YYYY

“Full Name of Owner”.

Per: _____ {seal} Date: _____
Authorized Signing Officer DD-MMM-YYYY

Per: _____ {seal} Date: _____
Authorized Signing Officer DD-MMM-YYYY

* If the corporate seal of the corporation is not affixed, then each Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA
SASKATCHEWAN

I, _____ of Regina, Saskatchewan,
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am a Director or Officer of _____ named in the Tax Exemption Agreement to which this Affidavit is attached.
2. I am authorized by _____ to execute the Tax Exemption Agreement without affixing the Corporate Seal of the Corporation.

Sworn/Affirmed before me at _____, _____
on _____, 20____
Month Date

A Commissioner for Oaths in and for the Province of
Saskatchewan.
Being a lawyer —or—
My commission expires:

Signature of Signing Authority

NOTE – City employees should not sign this document as the Commissioner for Oaths

ABSTRACT

BYLAW NO. 2013-11

THE HOUSING INCENTIVE PROGRAM TAX EXEMPTION BYLAW, 2013

PURPOSE: To provide a Housing Incentive Tax Exemption to the owners of properties that qualify under the Housing Incentives Tax Exemption Policy.

ABSTRACT: The Bylaw provides a tax exemption for the years 2013 to 2017 or 2013 to 2015 for the properties located at 701 Athol Street, 1035 Atkinson Street, 1954 Atkinson Street, 970 Broder Street, 1253 Broder Street, 1861 Broder Street, 1939 Edgar Street, 102 – 2313 Montreal Street, 201 – 2313 Montreal Street, 202 – 2313 Montreal Street, 206 – 2313 Montreal Street, 302 – 2313 Montreal Street, 303 – 2313 Montreal Street, 304 – 2313 Montreal Street, 306 – 2313 Montreal Street, 619 Queen Street, 2064 St. John Street, 1078 Wallace Street, 1148 Wallace Street, 1959 Wallace Street, 2116 Abbott Street, 2048 Broder Street, 278 Edward Street, 1745 Forget Street, 1749 Forget Street, 5 Ingersoll Crescent, 2049 Lindsay Street, 455 Montreal Street, 465 Montreal Street, 368 Ottawa Street, 1445 Royal Street, 353 Toronto Street, 525 Toronto Street, 2074 York Street, 866 Angus Street, 1830 Atkinson Street, 1834 Atkinson Street, 1029 Broder Street, 1115 Edgar Street, 835 Elphinstone Street, 837 Elphinstone Street, 1104 Garnet Street, 706 Rae Street, 1217 Retallack Street, 1223 Retallack Street, 2022 Toronto Street, 941 Wallace Street, 2317 Francis Street, 377 Halifax Street, 452 Halifax Street, 500 Hamilton Street, 333 Lorne Street, 1448 McIntosh Street, 235 Osler Street, 476 St. John Street and 5960 Little Pine Loop.

**STATUTORY
AUTHORITY:** Section 262(4) of *The Cities Act*.

MINISTER’S APPROVAL: N/A

PUBLIC HEARING: N/A

PUBLIC NOTICE: N/A

REFERENCE: Housing Incentives Tax Exemption Policy (CR09-122)

AMENDS/REPEALS: N/A

CLASSIFICATION: Administrative

INITIATING DIVISION: Community Planning and Development

INITIATING DEPARTMENT: Planning Department

I:\wordpro\bylaw\2013\2013-11 the housing incentive program tax exemption bylaw 2013

Memo

February 1, 2013

File No.: 0100 GEN

To: Members,
City Council

Re: City Limits and Responsibilities for Service Provision on Winnipeg Street North

On November 19, 2012, Council resolved that the Administration provide information with regards to Winnipeg Street North - North of Co-op Home Centre to 12th Avenue North as follows:

1. Options available for ensuring proper traffic flow and dust control;
2. Costs associated with widening the from the Co-Op Home Centre to 12th Avenue North;
3. Costs associated with paving the gravel portion of Winnipeg Street North from 12th Avenue North to the City Limits; and
4. To what extent can the City work with the Kensington Greens developer and/or Rural Municipality to refurbish the northbound west service road running along Albert Street North from 12th Avenue North to City Limits.

In response to this inquiry, the Administration's response is outlined below:

1. Options available for ensuring proper traffic flow and dust control.
 - Dust suppressant treatment – This is a temporary solution where dust suppressant products are sprayed to prevent dust caused by wind and vehicle or heavy equipment traffic. In 2012, this segment of Winnipeg Street was treated three times at an average cost of \$6,700 per application.
 - Reconstruct and widen the road - Winnipeg Street north of 9th Avenue North has been identified as requiring widening and road upgrades to serve as a future arterial roadway. To accommodate the growth in traffic generated by the proposed new developments (Somerset, Kensington Greens and proposed light-industrial developments), this segment of Winnipeg Street needs to be built to standards and widened to two travel lanes in each direction along with turning lanes at intersections. Also, an engineering study is underway to determine the preferred bridge alignment

for Winnipeg Street over the Ring Road, connecting Winnipeg Street, interchange configurations and recommended traffic control for intersections.

2. Costs associated with widening the road from the Co-Op Home Centre to 12th Avenue North
 - The estimated cost to widen Winnipeg Street between 9th Avenue North and 12th Avenue North is \$8.0 million. This cost includes utility relocation, street lighting, traffic control, etc.
3. Costs associated with paving the gravel portion of Winnipeg Street North from 12th Avenue North to the City Limits.
 - The approximate cost to strengthen and pave this segment of 12th Avenue North is approximately \$1.7 million. However, if and when Somerset was to develop, the developer would pay the costs associated with paving Winnipeg Street adjacent to their development and up to 12th Ave N.
4. To what extent can the City work with the Kensington Greens developer and/or Rural Municipality to refurbish the northbound west service road running along Albert Street North from 12th Avenue North to City Limits.
 - The City of Regina is currently preparing a Transportation Master Plan (TMP) which will address issues such as widening and paving of roads in north Regina. The anticipated completion date of the TMP is fall of 2013. At such time, we will be in a better position to answer questions related to the future improvements to 12th Avenue North Service Road.



Adam Homes, P.Eng
Director, Roadways & Transportation Services

AH/RS/jg

cc: Director, Construction & Compliance (Attn: K. Wyatt)
Senior Engineer, Infrastructure Development (Attn: S. Thomas)

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