



CITY COUNCIL

**Monday, April 29, 2013
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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**Agenda
City Council
Monday, April 29, 2013**

Open With Prayer

Confirmation of Agenda

Adoption of Minutes

Advertised Bylaws and Related Reports

CR13-60 Application for Discretionary Use and Zoning Bylaw Amendment
(12-DU-31) - Proposed Office Building Greater than 2.0 Floor Area Ratio
(F.A.R.) in D-Downtown Zone – 2074 Rose Street (2013-28)

Recommendation

1. That the D-Downtown Zone of *Regina Zoning Bylaw No. 9250* be amended as proposed in Appendix B.
2. That subject to recommendation 1) the discretionary use application for a proposed and office building greater than 2.0 F.A.R. in the D-Downtown Zone located at 2074 Rose Street, being Lots 22-25, inclusive, Block 365, OLD 33 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 to A-3.4 inclusive, prepared by SEPW Architecture Inc. and dated November 14, 2012; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - c) Further detail of the landscaped area required for bonusable amenity be subject to review and approval of the Development Officer and shall meet the intent of the Downtown Zone and demonstrate compliance with respect to bonusing provisions in Chapter 17 – Development Alternatives and Incentives of *Regina Zoning Bylaw No. 9250*.
 - d) The applicant shall enter into an agreement with the City with respect to provision of bonusable public amenities.
3. That the City Solicitor be instructed to prepare the required bylaw amendment.



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CR13-61 Amendment of *The Clean Property Bylaw No. 9881* – Outdoor Restaurant Regulations (2013-31)

Recommendation

1. That Schedule “G” of *The Clean Property Bylaw No. 9881* be replaced with the proposed Schedule “G” as referenced in Appendix A attached.
2. That the City Solicitor be instructed to prepare the amending bylaw to *The Clean Property Bylaw No. 9881*.

2013-28 The Regina Zoning Amendment Bylaw, 2013 (No. 15)

2013-31 The Clean Property Amendment Bylaw, 2013

Delegations and Related Reports

DE13-48 Brian Nestman: Optimist Gymnastics Association of Regina

DE13-49 Byron Wiebe: District Brewing Company

CR13-62 Optimist Gymnastics Association of Regina 1555 – 8th Avenue

Recommendation

1. That the request from the Optimist Gymnastics Association of Regina that the City waive its right to repurchase the property at 1555-8th Avenue be denied.
2. That the Administration be instructed to pursue repurchase of the property from Optimist Gymnastics Association of Regina for \$1.00 as per the terms of the agreement.
3. That, when ownership of the property at 1555 - 8th Avenue is attained by the City of Regina, Administration provide a report to City Council with recommendations on how the current tenant and other affected parties be dealt with.

DE13-50 John Klein: Transit Route Review

CR13-63 Transit Route Review - Proposed Route Changes for Conventional Transit

Recommendation

That this report be received and filed.

DE13-51 Colin Stewart: Comprehensive Housing Strategy

DE13-52 Brian Black: Comprehensive Housing Strategy

DE13-53 Peter Gilmer: Expanding the Comprehensive Housing Strategy



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DE13-54	Nicholas Olson: Comprehensive Housing Strategy
DE13-55	Linda McKenzie: Comprehensive Housing Strategy
DE13-56	Florence Stratton: Comprehensive Housing Strategy
DE13-57	Jim Elliott: Comprehensive Housing Strategy
DE13-58	Wilma Staff: Comprehensive Housing Strategy and Official Community Plan (OCP)
DE13-59	Paul Gingrich: Comprehensive Housing Strategy
DE13-60	Jerry Ricci and Danielle Goulden: Comprehensive Housing Strategy
DE13-61	Angelica Barth: Comprehensive Housing Strategy
DE13-62	Beryl Forgay: Comprehensive Housing Strategy
CR13-64	Comprehensive Housing Strategy– Supplemental Report

Recommendation

1. That the attached Appendix D including administration's responses to public comments and questions, and all public comments received to date be RECEIVED and FILED.
2. That a summary version of the Comprehensive Housing Strategy provided to public participants at the April 18 public housing engagement event (Appendix E) be RECEIVED and FILED.

CR13-65	Comprehensive Housing Strategy
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Recommendation

1. That the attached Comprehensive Housing Strategy - Consultant's Final Report (Appendix A) be RECEIVED and FILED.
2. That City Council endorse the Administration's Recommendations as outlined in Appendix B and direct the Administration to prepare an implementation plan and to return to Council by the end of the second quarter.

Administration Reports

CM13-1	Application for Tie-Code Removal (4890 GAR) - 1156 Garnet Street
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Recommendation

That the request for tie-code removal of Lots 23 and 24, Block 109, Plan No. 10208215, being 1156 Garnet Street be REFUSED.



Office of the City Clerk

Committee Reports

Executive Committee

CR13-66 Strategy for Optimizing Regional Economic Growth Opportunities

Recommendation

1. That City Council endorse the proposed Strategy for Optimizing Regional Economic Growth Opportunities.
2. That City of Regina Administration continue discussions with the RM of Sherwood No. 159 (RM) regarding growth, taking into account the City's pending OCP, the RM's growth needs as identified in its OCP and the requirement of the Province of Saskatchewan (Province) to work collaboratively on policies for the urban-rural fringe.
3. That City Council approve funding for external consulting services for an amount up to \$400,000 from the General Fund Reserve to support regional planning processes and that these funds be transferred to the Regional Planning Program Capital Budget.

Finance and Administration Committee

CP13-15 Audrey Price: Regina's Warehouse Business Improvement District

Recommendation

This communication be received and filed.

CR13-67 Regina's Warehouse Business Improvement District – 2013 Budget

Recommendation

1. That City Council approve the Warehouse Business Improvement District's 2013 budget as detailed in Appendix A.
2. That City Council approve the proposed mill rate for the Warehouse Business Improvement District for 2013 of 0.7588 mills.

Motions

MN13-1 Councillor Fraser: Indoor Skateboard Park - Partnership is SK 8 Regina Association Inc.

Recommendation

That the Administration provide a report to City Council at its July 8th meeting which report shall include possible locations, either city-owned or rented, costs associated with the space and potential partnership options.



Office of the City Clerk

MN13-2 Councillor Murray: FCM Nomination - Councillor Mike O'Donnell

Recommendation

That City Council endorse Councillor O'Donnell to seek election to the FCM Board by supporting this motion and that if appointed, all related expenses be funded within existing Council budgets.

Bylaws and Related Reports

CR13-68 Finance and Administration Committee: The Regina Property Tax Bylaw, 2013 and School Division Property Tax Bylaw (2013-29)(2013-33)

Recommendation

1. That City Council establish a separate resource property subclass under its commercial/ industrial class and apply a mill rate factor of 1.32901 to this subclass.
2. That the City Solicitor be instructed to prepare the necessary property tax bylaws for consideration by City Council on April 29, 2013 that include the property classes and subclasses, the municipal mill rate, the other taxing authorities' mill rates, the mill rate factors, and the business improvement districts' mill rates outlined in this report.

CP13-16 Administration Memo: 2013 Annual Bylaw for Tax Exemption

Recommendation

This communication be received and filed.

CR13-69 Finance and Administration Committee: Annual Property Tax Exemptions - 2013 (2013-30)

Recommendation

1. That City Council approve the property tax exemptions outlined in Appendix A.
2. That the City Solicitor be instructed to bring forward the necessary bylaw to provide for the property tax exemptions listed in Appendix A.

2013-29 The Regina Property Tax Bylaw, 2013

2013-30 The Properties Exempt from Taxation Bylaw, 2013

2013-33 The School Division Property Tax Bylaw, 2013

Adjournment

AT REGINA, SASKATCHEWAN, MONDAY, APRIL 8, 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 Bryon Burnett
Councillor John Findura
Councillor Jerry Flegel
Councillor Shawn Fraser
Councillor Bob Hawkins
Councillor Terry Hincks
Councillor Wade Murray
Councillor Barbara Young

Regrets: Councillor Sharron Bryce
Councillor Mike O'Donnell

Also in Attendance: City Clerk, Joni Swidnicki
City Manager, Glen Davies
City Solicitor, Byron Werry
Deputy City Clerk, Amber Smale
Deputy City Manager, City Operations, Dorian Wandzura
Deputy City Manager, Corporate Services, Brent Sjoberg
Deputy City Manager, Community Planning & Development, Jason Carlston
Director of Community Services, Chris Holden
Director, Assessment and Property Taxation, Don Barr

The meeting opened with a prayer.

Presentations

Mayor's Poetry Challenge

Mayor Michael Fougere recognized Mr. Bruce Rice as the successful poet in the Mayor's Poetry Challenge which was held in recognition of UNESCO's World Poetry Day.

Mr. Rice read his winning poem at the start of the Council meeting.

Confirmation of Agenda

Councillor Wade Murray moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted and that the delegations listed on the agenda be heard when called forward by the Mayor.

Adoption of Minutes

Councillor Barbara Young moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the minutes for the meeting held on March 18, 2013 be adopted, as circulated.

Advertised Bylaws, Related Communications and Related Reports

CP13-13 Kevin Reese - Application for Zoning Bylaw Amendment (12-Z-18)
Hawkstone Phase 3

Councillor Wade Murray moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that this communication be received and filed.

CR13-51 Application for Zoning Bylaw Amendment (12-Z-18) Hawkstone Phase 3

Recommendation

1. That the application to rezone property located in the Hawkstone subdivision located north of Rochdale Boulevard, as shown on the attached plan of proposed subdivision in Appendix A-3, be APPROVED as follows:
 - a) proposed parcel T1 from partially UH-Urban Holding Zone and partially R6-Residential Multiple Housing Zone to R6-Residential Multiple Housing Zone in entirety, and
 - b) proposed parcel X1 from UH-Urban Holding Zone to R6-Residential Multiple Housing Zone.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
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 their remote location and the current unavailability of direct public access.

Councillor Jerry Flegel moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

2013-24 The Regina Zoning Amendment Bylaw, 2013 (No. 12)

Councillor Wade Murray moved, seconded by Councillor Shawn Fraser, AND IT WAS RESOLVED, that Bylaw No. 2013-24 be introduced and read a first time. Bylaws read a first time.

Councillor Wade Murray moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Bylaw No. 2013-24 be read a second time.

No letters of objection were received pursuant to the advertising with respect to Bylaw No. 2013-24.

The Clerk called for anyone present who wished to address City Council respecting Bylaw No. 2013-24 to indicate their desire.

No one indicated a desire to address Council.

Second reading of Bylaw No. 2013-24 was put and declared CARRIED. Bylaw read a second time.

Councillor Wade Murray moved, seconded by Councillor John Findura, that City Council hereby consents to Bylaw 2013-24 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Wade Murray moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaw 2013-24 be read a third time. Bylaw read a third time.

Tabled Delegations and Related Reports

DE13-41 Jim Elliott - Debt Limit and Future Considerations

Pursuant to due notice the delegation was not present. Ms. Karl Mitchell addressed Council on behalf of the delegation.

The Mayor invited the delegation to come forward and be heard. There were no questions 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 CR13-43, a report from the Executive Committee respecting the same subject.

DE13-47 Wilma Staff -Debt Limit and Future Considerations

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 CR13-43, a report from the Executive Committee respecting the same subject.

CR13-43 Debt Limit and Future Considerations

Recommendation

1. That the Deputy City Manager & CFO be authorized to make an application to the Saskatchewan Municipal Board (SMB), requesting the SMB to exclude \$100 million in debt from the City's debt limit.
2. If the \$100 million provincial loan is not exempted by the SMB, that the SMB approve increasing the City's debt limit from \$350 million to \$450 million to accommodate this future provincial loan.

Councillor Wade Murray moved that the recommendations of the Executive Committee contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter the debate.

Councillor Wade Murray took the chair.

Mayor Michael Fougere returned to the chair prior to the vote.

The main motion was put and declared CARRIED

Mayor's Reports

MR13-1 Mayor's Housing Summit – May 13th – 14th - Update

Recommendation

1. That the Mayor's Housing Summit budget estimate, as proposed in draft form as "Schedule A", be approved and funded from the General Fund Reserve as required;
2. That Administration return to Council on April 29, 2013 for further planning updates related to the Mayor's Housing Summit.

Mayor Michael Fougere stepped down to enter the debate.

Councillor Wade Murray took the chair.

Mayor Michael Fougere moved, seconded by Councillor Jerry Flegel that the recommendations of the Administration contained in the report be concurred in.

Mayor Michael Fougere returned to the chair prior to the vote.

The main motion was put and declared CARRIED.

Committee Reports

Community and Protective Services Committee

CR13-52 City of Regina Cultural Plan

Recommendation

That this report be received and filed.

Councillor Jerry Flegel moved, AND IT WAS RESOLVED, that the recommendations of the Community & Protective Services Committee contained in the report be concurred in.

Executive Committee

CR13-53 Regina Exhibition Association Ltd. – Multi-Purpose Arena Operating Agreement at Evraz Place

Recommendation

1. That City Council authorize the Deputy City Manager, Community Planning and Development to negotiate and approve an addendum to extend the current operating agreement between the City of Regina and Regina Exhibition Association Ltd. to September 30, 2013.
2. That the City Solicitor's office be instructed to prepare an addendum to the existing operating agreement containing the terms negotiated by the Deputy City Manager, Community Planning and Development.
3. That the City Clerk be authorized to execute the addendum on behalf of the City of Regina.

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

CR13-54 SAMA Annual Meeting and Nomination to SAMA Advisory Committee

Recommendation

1. That Councillor Barbara Young be appointed as the delegate for Regina at the SAMA Annual Meeting on April 16, 2013.
2. That City Council make a recommendation on an appointment to the SAMA Cities Advisory Committee.

Councillor Wade Murray moved, AND IT WAS RESOLVED, that the

recommendations of the Executive Committee contained in the report be concurred in after amending recommendation #2 as follows:

That the Administration be delegated authority to appoint to the SAMA Cities Advisory Committee.

CR13-55 Citizen Appointments to Committees for 2013

Recommendation

1. That Ms. Sonia Millette be appointed to Accessibility Advisory Committee for a term expiring December 31, 2014 or until her successor is appointed.
2. That Mr. John Whyte be appointed to the Crime Prevention Advisory Committee for a term expiring December 31, 2014 or until his successor is appointed.
3. That Mr. Wayne M. Gosselin be appointed to the Environment Advisory Committee for a term expiring December 31, 2014 or until his/her successor is appointed.
4. That Mr. Daryl Posehn be appointed to the Regina Planning Commission for a term expiring December 31, 2014 or until his successor is appointed.

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

CR13-56 Endorsement to Accelerate the Schedule to Develop the Official Community Plan

Recommendation

That an accelerated schedule for Design Regina to develop the official community plan be endorsed.

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

Regina Planning Commission

CR13-57 Application for Discretionary Use (13-DU-1) Proposed Planned Group of Dwellings, Parcels A and B, SW Corner of Gordon Road and James Hill Road

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located at the SW corner of Gordon Road and James Hill Road, being Parcels A and B in Harbour Landing 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-3.3 inclusive, prepared by McGinn Architecture Limited and dated February 28, 2013;
 - b) All driveways connecting Gordon Road to Glide Crescent through the property, with the exception of designated parking areas, shall be signed as “No Parking”, the prohibition to be enforced to ensure adequate access for fire suppression equipment: and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. 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 their remote location and the current unavailability of direct public access.

Councillor Jerry Flegel moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

CR13-58 Park Naming – Fairways West MR-1 and MR-2

Recommendation

1. That Fairways West MR-1 (7700 Gordon Staseson Boulevard) be named Steinson Park.
2. That Fairways West MR-2 (7931 Gordon Staseson Boulevard) be named Bundon Park.

Councillor Jerry Flegel moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

Bylaws and Related Reports

CR13-59 Bylaw No. 2013-9 - The Regina Zoning Bylaw Amendment Bylaw, 2013 (No. 5)

Recommendation

That this report be received and filed.

Councillor Wade Murray moved, AND IT WAS RESOLVED, that this report be received and filed.

CP13-13 Memo - The Sale of Municipal Reserve at 281 Rink Avenue (Firehall Park)
Bylaw

Recommendation

That this communication be received and filed.

Councillor Wade Murray moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that this communication be received and filed.

2013-23 The Sale of Municipal Reserve at 281 Rink Avenue (Firehall Park) Bylaw

2013-26 The Housing Incentive Program Tax Exemption Bylaw, 2013 (No. 2)

2013-27 The Regina Zoning Amendment Bylaw, 2013 (No. 14)

Councillor Wade Murray moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that Bylaws No. 2013-23, 2013-26, and 2013-27 be introduced and read a first time. Bylaws read a first time.

Councillor Wade Murray moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaws No. 2013-23, 2013-26, and 2013-27 be read a second time. Bylaws read a second time.

Councillor Wade Murray moved, seconded by Councillor Shawn Fraser that City Council hereby consents to Bylaws 2013-23, 2013-26, and 2013-27 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Wade Murray moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Bylaws 2013-23, 2013-26, and 2013-27 be read a third time. Bylaws read a third time.

Adjournment

Councillor John Findura moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 6:50 pm.

Mayor

City Clerk

April 29, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Discretionary Use and Zoning Bylaw Amendment (12-DU-31)
Proposed Office Building Greater than 2.0 Floor Area Ratio (F.A.R.) in D-Downtown
Zone – 2074 Rose Street

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
-MARCH 27, 2013**

1. That the D-Downtown Zone of *Regina Zoning Bylaw No. 9250* be amended as proposed in Appendix B.
2. That subject to recommendation 1) the discretionary use application for a proposed and office building greater than 2.0 F.A.R. in the D-Downtown Zone located at 2074 Rose Street, being Lots 22-25, inclusive, Block 365, OLD 33 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 to A-3.4 inclusive, prepared by SEPW Architecture Inc. and dated November 14, 2012; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - c) Further detail of the landscaped area required for bonusable amenity be subject to review and approval of the Development Officer and shall meet the intent of the Downtown Zone and demonstrate compliance with respect to bonusing provisions in Chapter 17 – Development Alternatives and Incentives of *Regina Zoning Bylaw No. 9250*.
 - d) The applicant shall enter into an agreement with the City with respect to provision of bonusable public amenities.
3. That the City Solicitor be instructed to prepare the required bylaw amendment.

REGINA PLANNING COMMISSION – MARCH 27, 2013

The following addressed the Commission:

- Ben Mario and Mark Andrews, City Planners, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Dale Harvey and Dylan Elliott, representing Saskatchewan Association of Rural Municipalities (SARM).

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, Dallard Legault, 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 March 27, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the D-Downtown Zone of *Regina Zoning Bylaw No. 9250* be amended as proposed in Appendix B.
2. That subject to recommendation 1) the discretionary use application for a proposed and office building greater than 2.0 F.A.R. in the D-Downtown Zone located at 2074 Rose Street, being Lots 22-25, inclusive, Block 365, OLD 33 Subdivision, be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - e) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by SEPW Architecture Inc. and dated November 14, 2012; and
 - f) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - g) Further detail of the landscaped area required for bonusable amenity be subject to review and approval of the Development Officer and shall meet the intent of the Downtown Zone and demonstrate compliance with respect to bonusing provisions in Chapter 17 – Development Alternatives and Incentives of *Regina Zoning Bylaw No. 9250*.
 - h) The applicant shall enter into an agreement with the City with respect to provision of bonusable public amenities.
3. That the City Solicitor be instructed to prepare the required bylaw amendment.
4. That this report be forwarded to the April 29, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- An office building greater than 2.0 F.A.R. in the D-Downtown Zone
- The building would be approximately 3,760 m² in gross floor area and five storeys in height
- Overall, the building conforms to the intent of the Downtown zoning regulations with respect to accommodating quality, human-scaled development that contributes to the pedestrian realm.

In addition, the Administration is recommending that City Council use its discretionary authority to allow the street wall to exceed the maximum height by approximately 1.6 m. The Administration is also recommending that the D-Downtown Zone be amended by allowing for parking lots to be located adjacent to streets in very limited circumstances and without being contrary to overall intent of the Downtown Zone to activate streetscapes.

The proposal complies with the development standards and regulations contained in Regina Zoning Bylaw No. 9250 and is consistent with the policies contained in the 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 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	D – Downtown	D – Downtown
Land Use	Surface Parking Lot	Five Storey Office Building
Number of Dwelling Units	N/A	N/A
Building Area	Vacant site	3,760.7 m ²

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	29 stalls	34 stalls
Minimum Lot Area (m ²)	N/A	1,161.3 m ²
Minimum Lot Frontage (m)	N/A	30.48 m
Maximum Building Height (m)	40.0 m	19.9 m
Gross Floor Area	N/A	3760.0m ²
Maximum Floor Area Ratio*	2.0 (commercial)	3.24
Maximum Coverage (%)	N/A	94 %

*Floor Area Ratio (F.A.R) the gross floor area of the building on a lot divided by the lot area. The purpose of the standard is to control the density of building.

Surrounding land uses include commercial to the north, a mix of commercial and residential to the west, apartment buildings to the south and surface parking to the east.

The applicant is responsible for landscaping of the boulevard areas in the form of trees and/or shrubs. If possible, the Administration recommends the retention of existing trees and to submit a tree protection plan per Section 15 of *Regina Zoning Bylaw No. 9250*. The applicant has advised that trees that cannot be salvaged will be replaced.

The proposed development is consistent with the purpose and intent of the D- Downtown Zone with respect to:

Urban Design Review- Built Form Framework

The D-Downtown Zone standards, provide development and design standards/regulations not found in other zones in the city. The regulations implement the intent of the Downtown Zone as described in the section above. Important aspects of positive downtown built environment include building within contextual surroundings, contribution to pedestrianism, interactive facades through clearer glass treatment, multiple entrances, and active storefront uses. This section discusses some key development regulations that require further explanation.

Floor Area Ratio Limits

The maximum permitted FAR for the subject property is 2.0 for commercial buildings or 4.0 for residential buildings. The proposed FAR is 3.24, which exceeds the maximum. Pursuant to the Bylaw, all of downtown is eligible for density bonusing in accordance with Chapter 17- Development Alternatives and Incentives in the Zoning Bylaw.

In this case the administration has agreed to allow additional density in exchange for landscaping enhancements, and an arcade (overhang) for weather protection for pedestrians, which enhances the public realm of the immediate vicinity. Pursuant to the Zoning Bylaw the arcade is bonused to eight times the floor area it covers and the landscaping is bonused to five times. The proposed bonusable building features bring the building into compliance with respect to maximum floor area ratio limits.

Build-to Lines and Build-to Ranges and Setback Requirements

The Zoning Bylaw requires that the building be built to the front and side property lines at Rose Street and 13th Avenue. The building was designed to allow for expanded setback areas at the street corner to allow for expanded public space, as well as a setback at the main level along 13th Avenue. There is a SaskPower vault on the property adjacent to 13th Avenue as identified on the site plan, which will remain after construction and therefore some setback is required along this frontage. The building as a whole conforms with the regulation as upper floors cantilever over the main floor up to the property line and as there is commercial space on Rose Street that is built to the property line.

Above Street Wall and Podium Development Standards

The street wall height is the lower part of a building or collection of buildings that defines the street edge or public realm as shown in Figure 7.9, below. Portions of the building above the street wall height are subject to podium step backs.

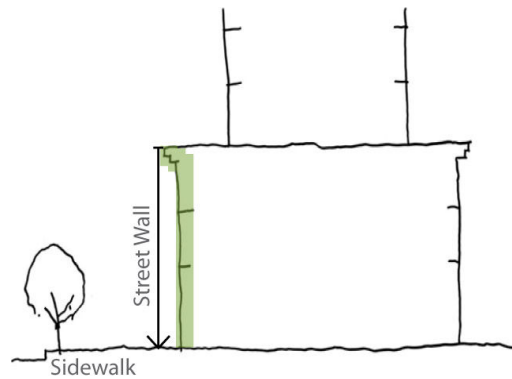


Figure 7.9: Street Wall

The maximum street wall height of the subject property is 13.25m. Portions of the building above this height would be subject to a step back requirement of 2.5m. The stepback of the building does not occur until above 14.9m, which is 1.65m greater than the bylaw suggests. However, subsection (7)(c) of the Bylaw states that

“City Council may approve partial reductions in the minimum required above podium step back for specific design purposes including building transition to adjacent developments and building articulation where it is demonstrated to the satisfaction of City Council through wind analysis, sun shadowing analysis, and urban design analysis that the proposed reductions will not create a negative impact on the Public Realm and pedestrian environment and will result in an overall improved urban design condition.”

The Administration is recommending that City Council apply this provision of the bylaw to allow for approval. The Administration considers this situation to be a partial reduction or minor variation in the stepback requirement as the stepback would be less than one half of a storey higher than would normally be required. As the additional street wall height is minor in nature a sun-shadow analysis or wind study was not warranted. However, an analysis of the contextual surroundings was conducted. The analysis shows that there are several buildings with street wall heights of a similar scale in the vicinity including the Gardens on Rose to the north and other office buildings on 13th Avenue. It is also noted that as a four storey building, it is a different building typology than a high rise building where a step back is more appropriate. The Administration has no concerns with the partial increase of street wall height.

Parking and Loading Requirements

For this location, the Zoning Bylaw requires that all parking facilities on the main floor be screened by active storefront uses as illustrated on Figures 7.16 below:

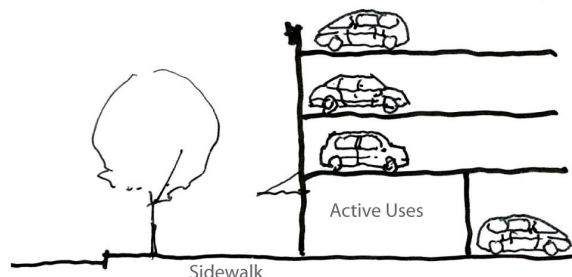


Figure 7.16: Parking Standards

The applicant's proposal shows parking located directly adjacent to 13th Avenue, without screening by an active storefront use. The applicant and Administration discussed the possibility of adding a shallow-depth commercial use to screen the parking lot. In this case, the applicant has raised concerns regarding the loss of parking stalls and short-term lease-ability of a small commercial space. As such, the Administration recognizes that there are certain limited situations where it may not be feasible for commercial or residential space to screen all portions of parking areas. As such, an amendment to the Zoning Bylaw is proposed in Appendix B that would allow for Council to waive the requirement in limited situations. In particular, the amendment recognizes that it may be more difficult for corner sites to meet the current bylaw requirements as they have two frontages to screen. The proposed amendment requires that parking areas be designed to be adaptable into commercial use should circumstances permit, and also that the exterior of the garage area to be screened with landscaping, public art or contribute to the public realm in some other way.

Urban Design Standards

The applicant's proposal is consistent with the urban design standards for the downtown zone. Some of the building features that respond to the urban design standards include:

- Signature window arrangement and articulation of the corner of the building, which responds to its context on a corner of a local gateway into the downtown;
- Opportunity for multiple accesses into the building, from the corner, lobby, and storefronts;
- Weather protection for pedestrians through use of cantilevering;
- Defining the main building entrance through use of pavers other material treatment;
- Use of quality materials, being masonry, glass, and aluminum;
- Vehicular entrance located from the rear lane as opposed to the street side;
- Pedestrian-scaled signage and lighting of the building;
- Sidewalks to new City standards with shrubs and trees that will create canopy that soften harsh weather conditions in the vicinity; and
- The proposed building articulates a defined base, which is distinguished from building elements on upper floors. A three-dimensional façade has been created with material and architectural variation to distinguish it from the base of the building. The top of the building is defined by setback of some portion of the fourth floor and a small roof patio space

RECOMMENDATION IMPLICATIONS

Financial Implications

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

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:

- Section 5.1 – That the proposed office building promotes energy conscious land development practices and development of an energy efficient urban form.

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:

- Section 4.10 – That the City of Regina shall encourage the retention and enhancement of the downtown as the primary business, office, cultural and administrative centre of the city.

The proposal has been evaluated with policies contained in Part G –Downtown, which implements Policy 22, the intent of which is to ensure that new development:

- a) Makes a positive contribution to the city, to the Downtown, and to the streetscape.
- b) Relates to, and builds upon, its existing context.
- c) Contributes to pedestrianism.
- d) The façade is as interactive as possible at street level, through transparency, multiple entrances, and storefront and active uses.
- e) Will stand the test of time.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides one parking stall for persons with disabilities which meets the minimum requirements pursuant to Chapter 14 of *Regina Zoning Bylaw No. 9250*.

COMMUNICATIONS

Public notification signage posted on:	October 12, 2012
Letter sent to immediate property owners	October 9, 2012
Public Open House Held	N/A
Number of Public Comments Sheets Received	1

Information regarding the applicant's proposal was sent via mail to approximately 50 owners and occupants of properties in the immediate area.

The Administration received one written comment, which was in full support of the development.

DELEGATED AUTHORITY

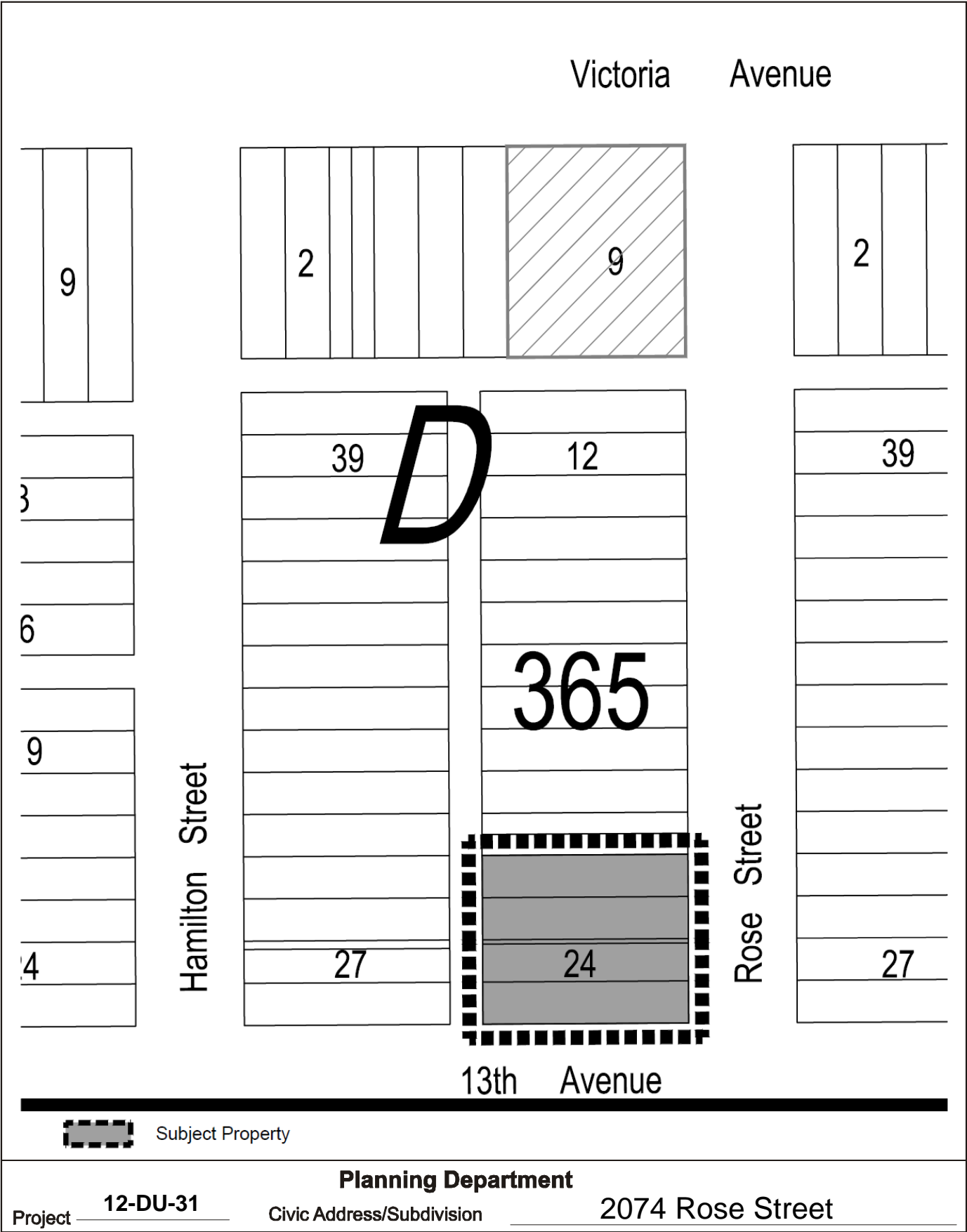
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary





Subject Property

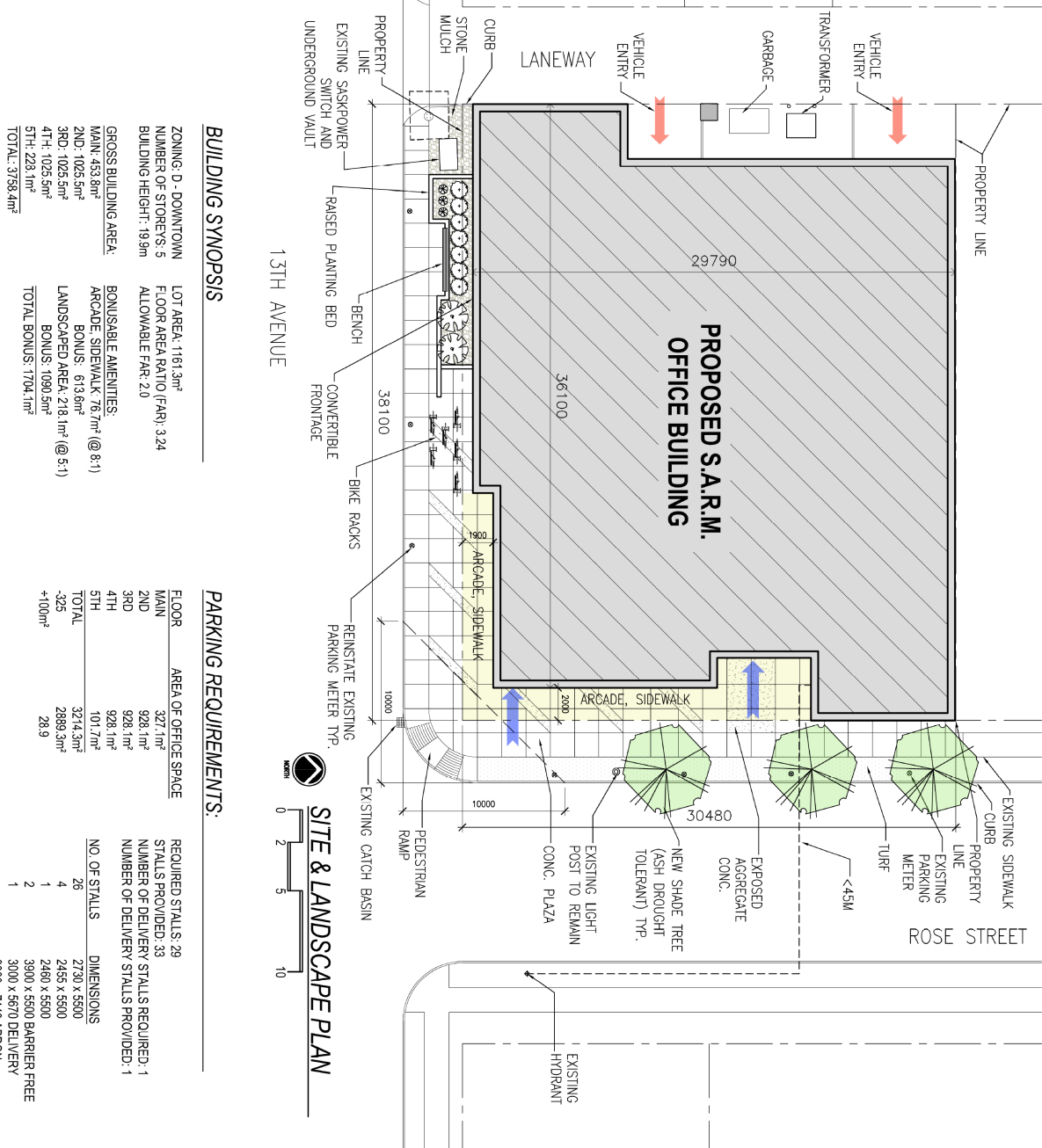
Date of Photography : 2009

Planning Department

Project 12-DU-31

Civic Address/Subdivision 2074 Rose Street

2012/11/13/SEPW PROJECT FILES/2011/10-2011 SARM OFFICE BUILDING/ARCHITECTURE DEVELOPMENT/LOT FLESH/P1 SITE PLAN



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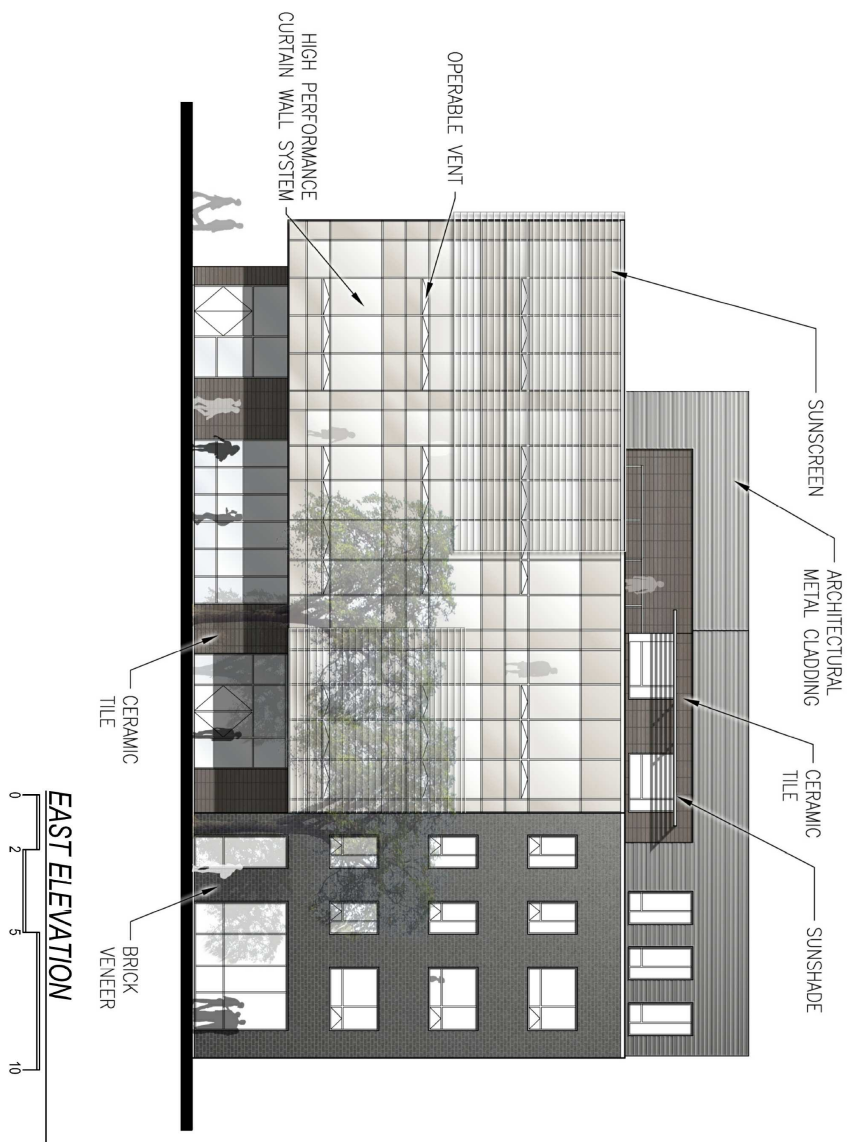
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PROJECT TITLE
S.A.R.M. OFFICE BUILDING
2074 ROSE STREET
REGINA, SASKATCHEWAN

DRAWING TITLE	SCALE	DRAWN	CHECKED	DATE
SITE & LANDSCAPE PLAN	P1R2			2012.11.13

PROJECT NO. 1078911
DRAWING NO. 1078911

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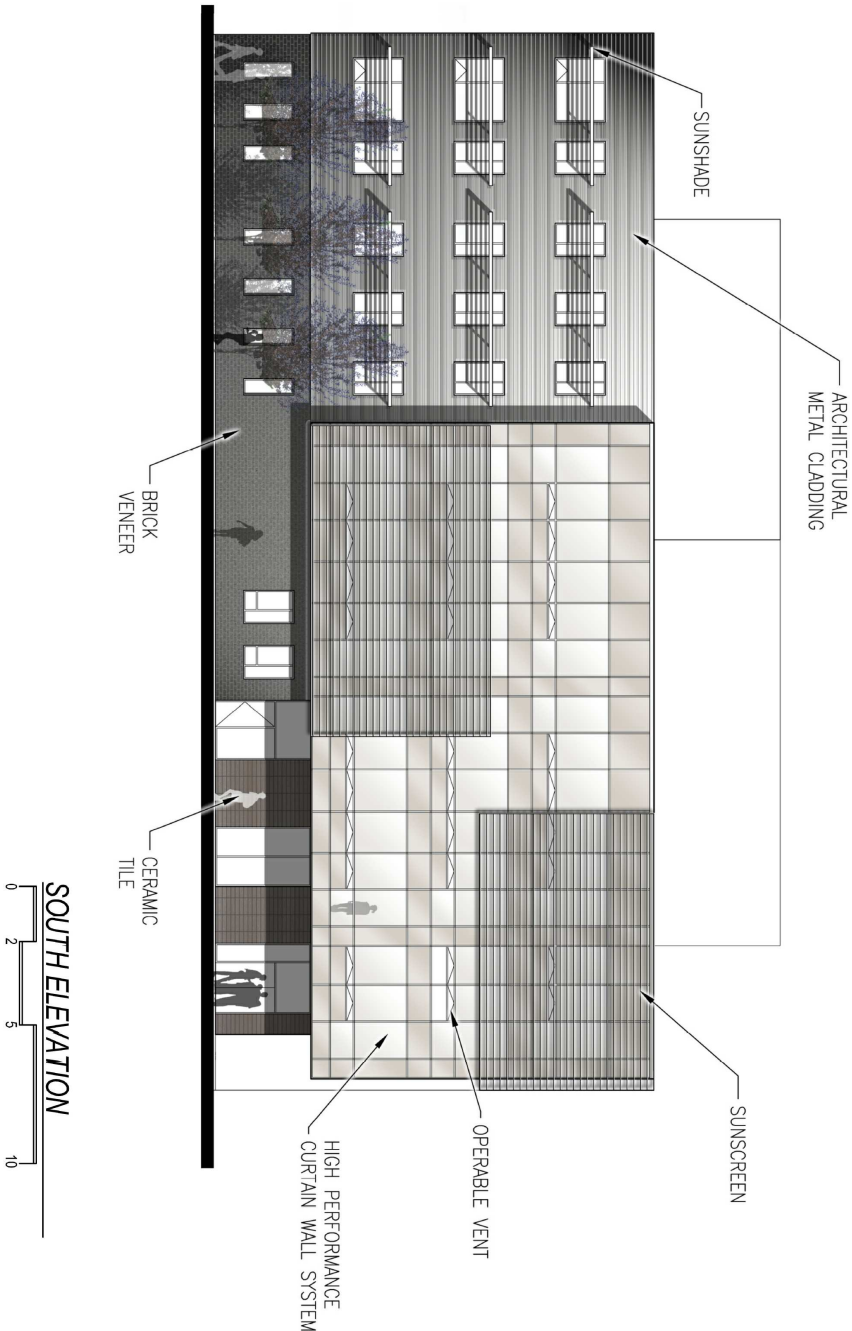
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S.A.R.M. OFFICE BUILDING
2074 ROSE STREET
REGINA, SASKATCHEWAN

DRAWING TITLE
EAST ELEVATION

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SEPW Architecture Inc.
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PR: 520.818.4457

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DRAWING TITLE
SOUTH ELEVATION

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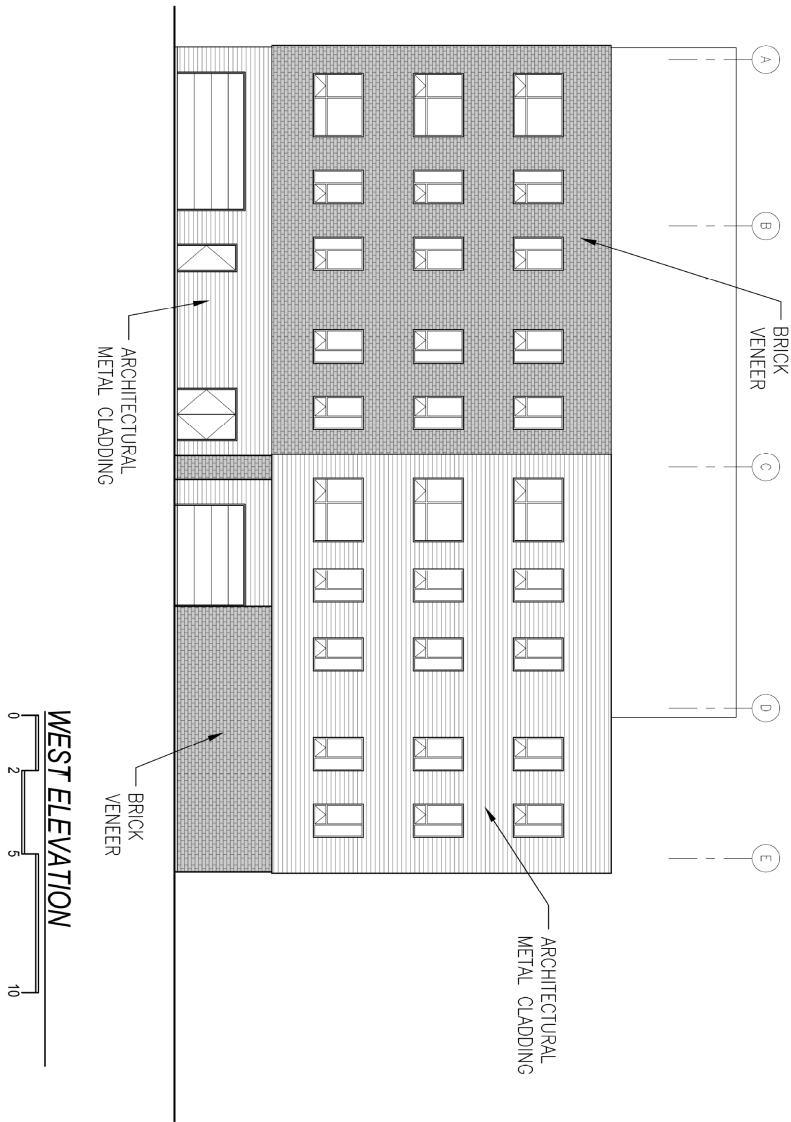
Planning Department

Project **12-DU-31**

Civic Address/Subdivision

2074 Rose Street

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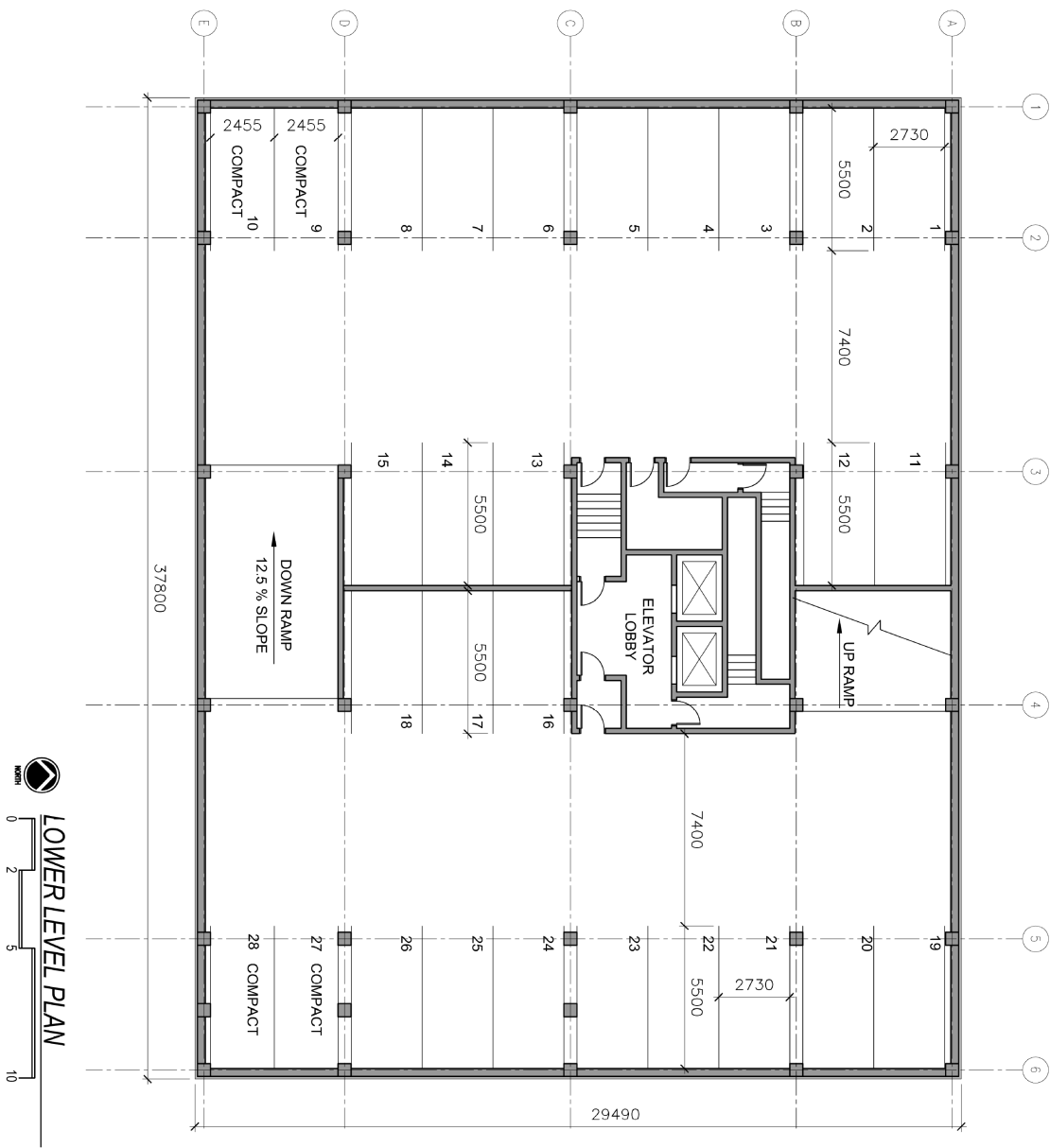
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2074 Rose Street

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LOWER LEVEL PLAN

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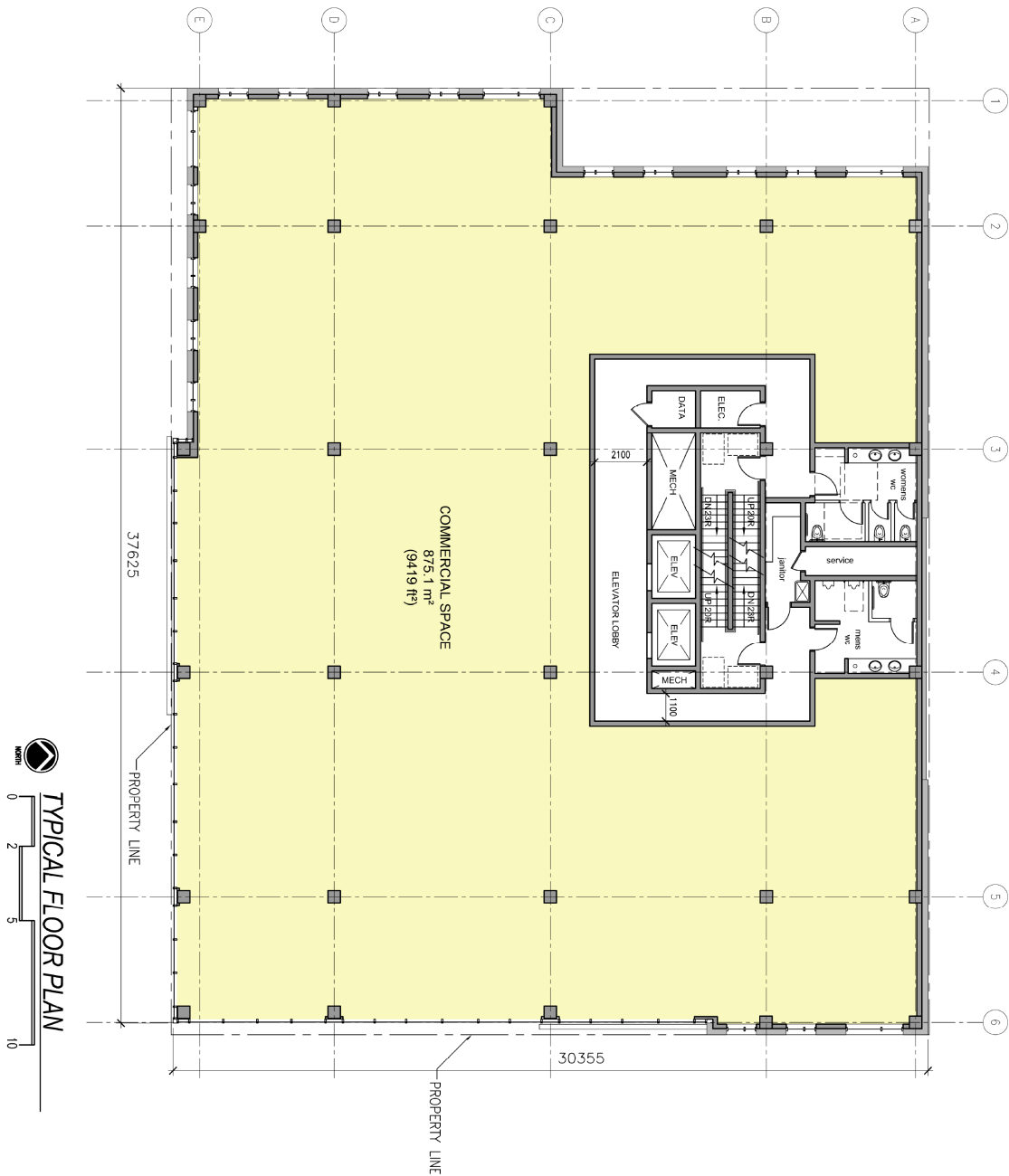
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TYPICAL FLOOR PLAN

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DATE	SCALE	DATE	SCALE
09.14	AS SHOWN	09.14	AS SHOWN
DESIGNED	BY	DESIGNED	BY
PE	PE	PE	PE

P4

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TYPICAL FLOOR PLAN

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2074 ROSE STREET
REGINA, SASKATCHEWAN

SEPW Architecture Inc.

101-225 Regina Street, Regina, SK, S4S 0A8
416-225-1111
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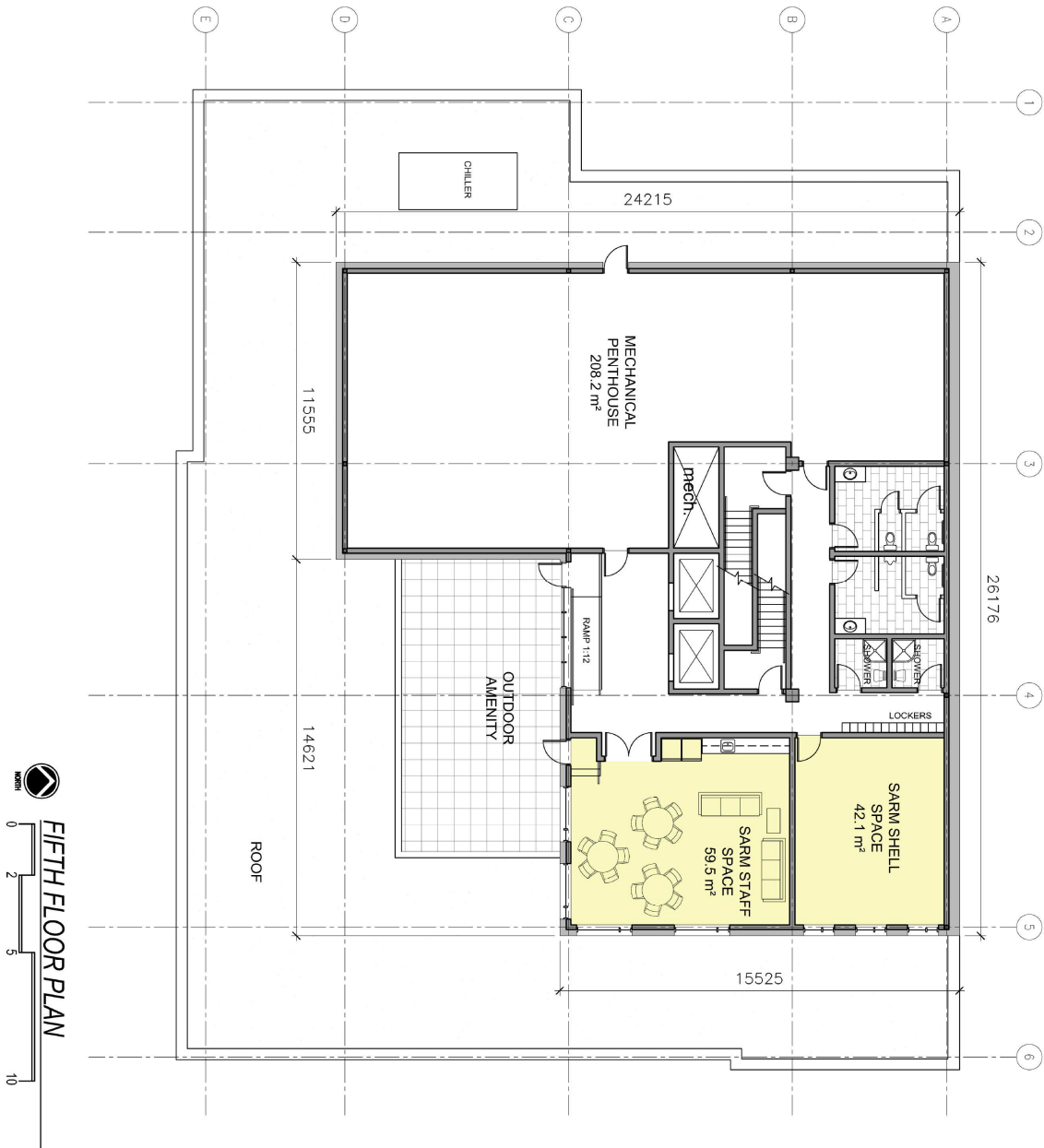
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2074 Rose Street

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Fax: (416) 291-1001
www.sepw.ca

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DRAWING TITLE
FIFTH FLOOR PLAN

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DATE	SCALE
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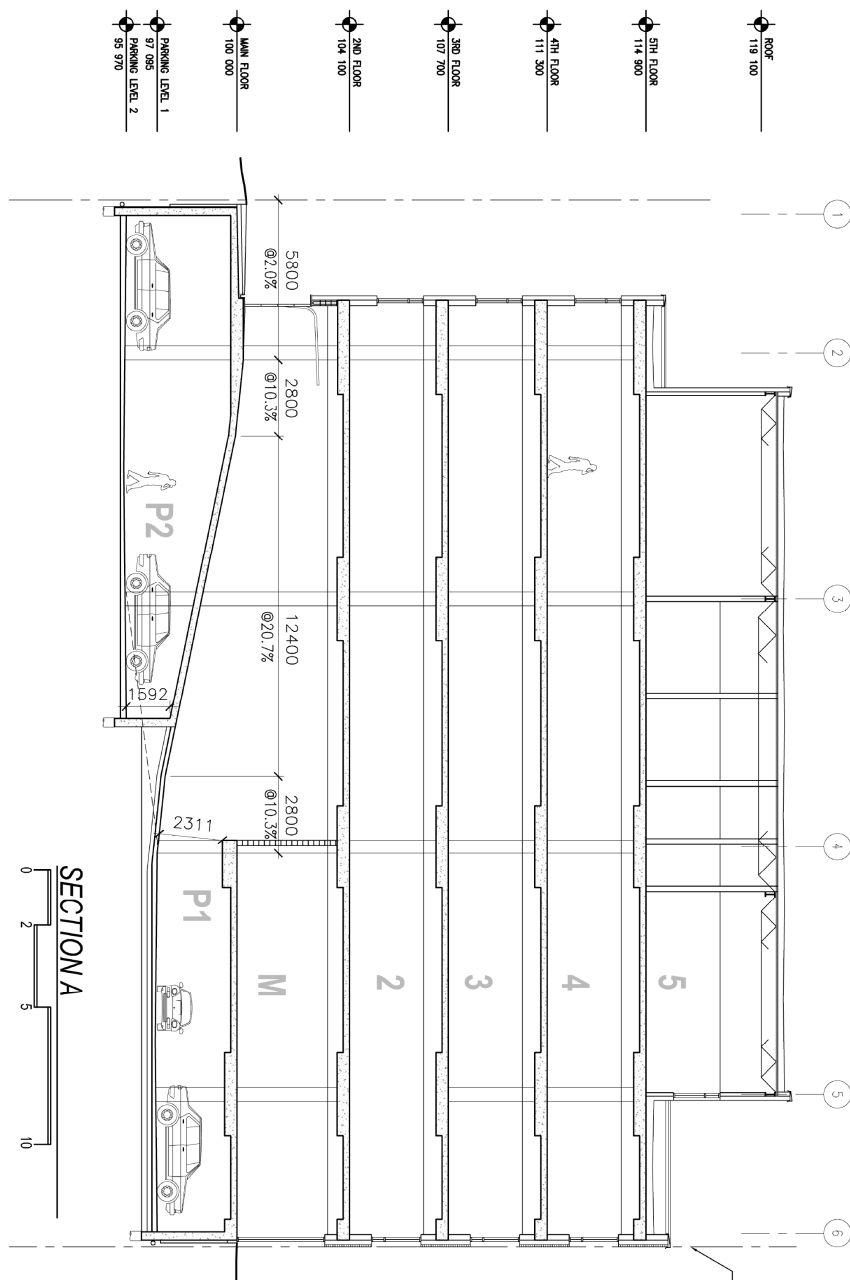
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403-443-7777
www.sepw.ca

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SARM OFFICE BUILDING
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REGINA, SASKATCHEWAN

DRAWING TITLE
SECTION A

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DATE	SCALE
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Project **12-DU-31**

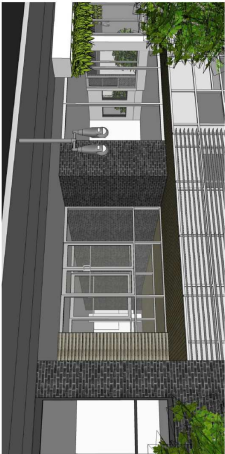
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2074 Rose Street

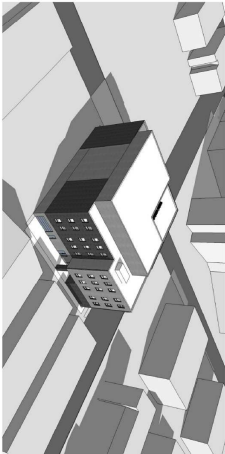
2012/09/14/SEPW PROJECT FILES/2011\10-2011 SEPW OFFICE BUILDING\ACAD\SCHEMATIC DESIGN\PLOT FILES\DISCRETIONARY USE APPLICATION\P12 3D VIEWS



VIEW LOOKING NORTHWEST



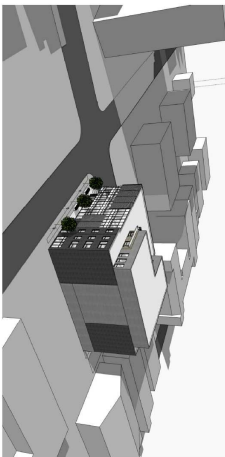
MAIN ENTRANCE



NORTHWEST AERIAL



SOUTHEAST AERIAL



NORTHEAST AERIAL

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2074 ROSE STREET
REGINA, SASKATCHEWAN

DRAWING TITLE
3D VIEWS

PROJECT NO.	DRAWING NO.
1092011	P12
DATE	SCALE
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Project **12-DU-31**

Civic Address/Subdivision

2074 Rose Street

APPENDIX B

Proposed Amendment to D-Downtown Zone (Section 8)

(f) City Council may allow for parking to be located adjacent to the right of way subject to the following provisions:

- (i) The parking lot is located within a parking garage;
- (ii) The parking lot is located adjacent to a street with no identified frontage condition pursuant Figure 7.5;
- (iii) The subject property is located on a corner lot;
- (iv) The length of parking adjacent to the streets is no greater than 20m or the typical width of a driveway and length of two parking stalls;
- (v) The building is designed to allow the parking lot to be converted into commercial use, should it be viable in the future;
- (vi) The applicant shall demonstrate how the exterior of the building adjacent to the parking lot contributes to the public realm through any creative placement of landscaping, public art, fenestration, outdoor display area, sidewalk café or other means.

April 29, 2013

To: His Worship the Mayor
and Members of City Council

Re: Amendment of *The Clean Property Bylaw No. 9881* – Outdoor Restaurant Regulations

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- APRIL 17, 2013**

1. That Schedule “G” of *The Clean Property Bylaw No. 9881* be replaced with the proposed Schedule “G” as referenced in Appendix A attached.
2. That the City Solicitor be instructed to prepare the amending bylaw to *The Clean Property Bylaw No. 9881*.

REGINA PLANNING COMMISSION – APRIL 17, 2013

Chris Sale, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerks' Office.

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, 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 April 17, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That Schedule “G” of *The Clean Property Bylaw No. 9881* be replaced with the proposed Schedule “G” as referenced in Appendix A attached.
2. That the City Solicitor be instructed to prepare the amending bylaw to *The Clean Property Bylaw No. 9881*.
3. That this report be forwarded to the April 29, 2013 City Council meeting to allow sufficient time for advertising of the required public notices for the amendment of *The Clean Property Bylaw No. 9881*.

CONCLUSION

The Regina Downtown Neighbourhood Plan (RDNP) directs the Administration to focus its efforts towards creating a vibrant, active, pedestrian-friendly downtown. The update of Schedule “G” of *The Clean Property Bylaw No. 9881*, will address Action C.7, items 1 & 2 of the RDNP, by permitting outdoor restaurants on City sidewalks and on seasonal boardwalks in the parking lane. These changes will also formally reflect in policy the highly successful, incidence of a seasonal boardwalk that has occurred annually on the 1900 block of Scarth Street since 1994.

While the policy update will ensure that the economic impact of allowing outdoor restaurants to operate seasonally in the parking lane is revenue neutral to the City of Regina, there are potential benefits to the City in terms of increasing the vibrancy of Downtown as well as economic benefits to restaurants themselves and other businesses due to increased foot traffic.

The update proposes the establishment of design criteria to ensure that outdoor restaurants and seasonal boardwalks are of commercial quality, ensuring that they contribute positively to a safe, enjoyable and harmonious public realm. The proposed update aligns with the policies of the *Saskatchewan Liquor and Gaming Authority* (SLGA).

BACKGROUND

Action C.7, items 1 & 2 of the RDNP identify outdoor restaurants and their seasonal expansion into adjacent parking lanes as a way to increase vibrancy in Downtown Regina by enhancing the role of Downtown as the heart of Regina, and by creating a clear sense of place through an emphasis on pedestrian-oriented urban design. While Downtown Regina has many of the critical elements required to create a thriving Downtown, it sometimes struggles to support a critical mass of those activities beyond regular work hours. This, in turn, can limit the viability of restaurants, galleries, services, cafés and retail outlets.

Responding to the RDNP’s direction to create a thriving Downtown, the Administration proposes to update Schedule “G” of *The Clean Property Bylaw No. 9881*, governing outdoor restaurants. Current regulations limit outdoor restaurants to those sidewalks with enough width to accommodate both pedestrian traffic and outdoor seating (Appendix B).

Regina currently has no outdoor restaurants operating in the Downtown or elsewhere in the right-of-way in locations where the sidewalk width is 3.66 metres or less, which represents the majority of Downtown. Proposed changes to Schedule ‘G’ formally permit the extension of seasonal boardwalks into the parking lane to support larger and more enhanced outdoor restaurants similar to those that have been in place as a pilot project since 1994 on the 1900 block of Scarth Street.

DISCUSSION

The *Regina Downtown Neighbourhood Plan* guides the City’s commitment to creating a vibrant, active, pedestrian-friendly Downtown. Action C.7 of the RDNP directs the Administration to:

1. Prepare a patio Management Strategy to guide the use of outdoor public space for cultural or retail uses;

2. Consider allowing the temporary use of on-street parking spaces to expand the public realm in warmer months.

The provision of outdoor restaurants will enhance the overall image and economic vitality of Regina by increasing the interest and service of the streetscape to the people using it. The current regulations for outdoor restaurants restrict vendors to the narrow confines of the sidewalk located adjacent the dining establishment (Appendix B). This restriction discourages a thriving streetscape by reinforcing the preference of parking over a more active street use.

Regina's Downtown has narrow road right-of-way widths. On the one hand, narrow right-of-way widths help to create an intimate, comfortably scaled pedestrian environment. However, the same right-of-way width also results in narrow sidewalks that make it difficult to accommodate many of the pedestrian oriented activities and services which are part of a vibrant, modern downtown.

Municipalities throughout Canada such as Halifax, Kitchener, Winnipeg, Saskatoon, Calgary, Edmonton and Victoria, have successfully implemented programs to share the public right-of-way by extending outdoor restaurants into parking lanes. The update of Schedule "G" of *The Clean Property Bylaw No. 9881* is designed to encourage outdoor restaurants by permitting seasonal boardwalks in the parking lane.

Seasonal Boardwalks in Parking Lanes

From April to mid-October seasonal boardwalks would be permitted to occupy a parking lane for the purpose of creating a barrier free pedestrian corridor around an outdoor restaurant that occupies the whole width of the existing sidewalk. Seasonal boardwalks are designed to offer restaurants located in parts of the City where buildings are built right to the property line the option of providing outdoor restaurant service (Appendices C & D) in front of their property. The seasonal boardwalk functions like a City sidewalk, allowing pedestrian traffic passage past the outdoor restaurant.

Alternatively, the seasonal boardwalk could house the outdoor restaurant itself with pedestrian traffic remaining on the City sidewalk. These two seasonal boardwalk options offer a degree of flexibility and adaptability to restaurant vendors with unique or restrictive site elements.

Boardwalk Design Safety, Durability and Accessibility

To ensure public safety, each boardwalk must be designed by a licensed Saskatchewan designer to the satisfaction of the City. The surface of the deck shall have no protrusions and be made of timber or composite decking with sections securely fastened together. Decking must be tightly spaced to prevent heels or mobility devices such as canes from becoming caught. Each boardwalk must be created and installed by the restaurant vendor and affixed flush to the sidewalk, providing seamless access for persons with disabilities and special needs. Elements requiring anchoring into the right-of-way must be approved in writing by the City.

To ensure motorists, cyclists and pedestrians are aware of the seasonal boardwalk; a significant and reflective vertical design element shall be installed along the outer edges to indicate its presence. This might include planters and fences, or some other creative element that contributes

to a visual awareness for the purpose of public safety. Seasonal boardwalks must be designed such that they can entirely be removed and the public sidewalk returned to its original condition within 24-hours in the event that City maintenance, reconstruction, road widening or access to underground utilities is needed.

Location Criteria for Seasonal Boardwalks

The general concept of outdoor restaurants with seasonal boardwalks, although ideally suited for locations with high pedestrian foot traffic like the Downtown and surrounding central areas, is not limited to the centre of the City. The outdoor restaurant regulations apply to the entire City allowing for many different outdoor restaurant possibilities, especially when combined with the option of seasonal boardwalks. Applying this regulation to the entire City, subject to the Zoning Bylaw's limitations on outdoor eating areas to certain zones, gives all restaurants equal opportunity to be innovative, if they wish to exercise this option.

There are however, limitations to the placement and location of boardwalks to ensure all forms of traffic, including both vehicle and pedestrian, are not hindered. For example, boardwalks are not permitted along arterial or freeway roadways, main bus routes, and designated bus lanes or in front of a bus stop, taxi stand, loading zone or pedestrian ramp.

Reporting

Reporting on the impact of the proposed policy change, including the level of uptake and parking stall impacts will be addressed as part of the annual report to Council on the implementation of the Regina Downtown Neighbourhood Plan.

RECOMMENDATION IMPLICATIONS

Financial Implications

All costs associated with the permitting of outdoor restaurants including charges to offset the loss of on-street parking stalls will be born by the applicant.

The proposed amendment to Schedule "G" of *The Clean Property Bylaw No. 9881*, allowing seasonal boardwalks to occupy metered parking lanes, is designed to be revenue-neutral to the City. Vendors looking to replace metered parking with a seasonal boardwalk will be required to compensate the City for the loss of parking revenue in accordance with the permit fees established under Schedule "J", Section 65 of the *Traffic Bylaw No. 9900*.

The Administration anticipates that by permitting the expansion of outdoor restaurants onto seasonal boardwalks during the warmer months, restaurant owners stand to benefit from increased visibility, activity and revenue generation. Other municipalities across Canada have received favourable reviews from business owners' experiencing increased activity and revenue generation after having implemented seasonal boardwalks.

Environmental Implications

There are no environmental implications associated with the recommendations contained in this report.

Strategic Implications

The amendment to Schedule “G” of *The Clean Property Bylaw No. 9881*, is part of an ongoing effort to implement the recommendations of the Regina Downtown Neighbourhood Plan which was approved by council in 2009.

Other Implications

Establishing seasonal boardwalks in parking lanes is expected to increase the diversity of uses and overall desirability of downtown as a place for people to visit and to do business, but this proposed change is a trade off. On the one hand, the City wants to continue fostering vibrant and innovative pedestrian-friendly areas to attract more people to them, which creates more foot traffic for businesses and gives entrepreneurs another opportunity to be innovative, if they choose to exercise this boardwalk option. On the other hand, customers in vehicles may not be able to park as close as they want to a specific business. However, observations by City staff of the boardwalk that has existed annually since 1994 on the 1900 block of Scarth Street indicates the amount of foot traffic and patronage in the area far outweighs the loss of the four parking spots needed to accommodate the outdoor patio.

Presently, if this policy was to go into effect for eligible Downtown restaurants with 100 per cent uptake, only 18 out of 1300 on-street parking stalls in the entire Downtown would be impacted, which represents less than 1.5 per cent of available on-street parking on a temporary basis.

There will be no impacts from this program on transit routes or stops.

Accessibility Implications

The design of outdoor restaurants and associated seasonal boardwalks must comply with the National Building Code of Canada (NBC) to receive a building permit. This standard requires the use of commercial construction material, and ensures public safety. Seasonal boardwalks shall be designed to ensure that they meet the requirements of the National Building Code’s Barrier Free Standards.

COMMUNICATIONS

Downtown restaurant owners were notified through a mail circulation of proposed changes to Schedule “G” on March 1, 2013. Feedback was requested of the vendors on or before March 15. At the time of writing, no comments had been received in opposition to the changes. This bylaw amendment will be advertised in the April 20, 2013 edition of the *Leader-Post*.

Other Agencies

The draft Schedule “G” was circulated to Saskatchewan Liquor and Gaming Authority (SLGA) and Regina Downtown Business Improvement District (RDBID) for review and comment. The RDBID has provided a letter of support for this initiative which is included in Appendix E.

DELEGATED AUTHORITY

The Committee's decision on this matter requires City Council's approval.

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary

SCHEDULE "G" **Outdoor Restaurant Regulations**

1.0 PURPOSE

To enhance the overall image and economic vitality of Regina, by increasing the interest and service of the streetscape to the people using it through the provision of Outdoor Restaurants.

2.0 DEFINITIONS

- 2.1 Driveway – means a private right-of-way, paved or unpaved, that provides access for vehicles and pedestrians from a boulevard, curb, or sidewalk to a lot or a carport, garage, parking pad, loading berth, or structure located on the lot.
- 2.2 Outdoor Restaurant – means an outdoor eating establishment which extends onto the adjacent Right-of-way, requiring no permanent construction.
- 2.3 Parking Lane – means that portion of longitudinal division of a highway or sufficient width to accommodate the storage of a single line of vehicles adjacent to the curb and where parking is permitted.
- 2.4 Parking Stall – means a portion of a public highway or an area indicated by signs, markings, meters or physical barriers as a parking space for a single vehicle.
- 2.5 Public Property - means any real property owned or under the control and management of the City of Regina, including public highways.
- 2.6 Public Sidewalk - means the actual sidewalk where constructed on or adjacent to a part of a public highway or that portion of a public highway intended primarily for use by pedestrians or any structure in a park or other public place designed and intended for use by pedestrians.
- 2.7 Seasonal Boardwalk – means a platform constructed in a parking lane for the purpose of creating a pedestrian corridor or to house an Outdoor Restaurant.
- 2.8 Side Boulevard - means the area between the curb and the property line that is not sidewalk.
- 2.9 Sign – includes a poster, banner, placard or sign board.
- 2.10 Temporary Street Use Permit - means a permit issued by the City of Regina pursuant to *The Traffic Bylaw*.

2.11 Traffic Lane – means a longitudinal division of a highway of sufficient width to accommodate the passage of a single line of vehicles.

2.12 Vendor - means the owner or operator of an established restaurant.

3.0 PERMIT

3.1 Issuance of Temporary Street Use Permits shall be at the sole discretion of the City and shall only be considered after receipt of all information as required by these regulations and evidence, to the City's satisfaction, of compliance with all applicable standards and requirements.

3.2 No person shall operate an Outdoor Restaurant on a Public Sidewalk without a Temporary Street Use Permit.

3.3 A Vendor may apply to the City for a Temporary Street Use Permit for permission to encroach onto the Public Sidewalk for the purpose of operating an Outdoor Restaurant.

4.0 PROCEDURE

TEMPORARY STREET USE PERMIT

4.1 An application for a Temporary Street Use Permit for an Outdoor Restaurant or Seasonal Boardwalk in Parking Lane must be sent to:

Service Regina
13th Floor City Hall
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

4.2 Questions can be directed to Service Regina (306) 777-7000 between the hours of 8:00 am and 4:45 pm.

4.3 Vendors must obtain a Temporary Street Use Permit prior to commencing any use of public property.

4.4 Vendors must renew their Temporary Street Use Permit annually.

4.5 Temporary Street Use Permits will expire annually on a date at the discretion of the City.

4.6 Permits are non-transferrable and are only valid at the address indicated on the permit.

- 4.7 Any damage to public property shall be repaired by the City and the costs of the repairs paid for by Vendor;
- 4.8 Signs must abide by the *Sandwich Board Sign Regulations* established in Schedule “T” of this Bylaw unless approved otherwise by the City.
- 4.9 All applications for a Temporary Street Use Permit must contain the following:
- a. General description of food and beverage services being offered and whether alcohol will be served;
 - b. Proposed business hours and approximate season of operation of the Outdoor Restaurant;
 - c. Plan showing layout of building elements (doors, windows, signs, decor, cash registers and fencing) located on Public Property and adjacent the building. Plan shall be fully dimensioned, referencing property line and width of Public Sidewalk;
 - d. Elements requiring anchoring into the Right-of-way must be approved in writing by the City;
 - e. Proof of insurance as required. (See Section 4.11)
- 4.10 The City reserves the right to rescind the Temporary Street Use Permit. Structures installed on or above the Public Sidewalk will be considered non-permanent, and the City may, in its sole discretion require the entire structure, including supports, to be returned to its original condition within 24 hours if required. Any of the following events (among others) may, in the City’s sole discretion, cause temporary or permanent revocation of the Temporary Street Use Permit and require the removal of the Outdoor Restaurant:
- a. Emergency use of walk;
 - b. Maintenance or reconstruction of City walks or underground utilities;
 - c. Excessive congestion of pedestrians or safety concerns of pedestrians walking around the Outdoor Restaurant;
 - d. Non compliance with these regulations, City bylaws, and building codes, Saskatchewan Liquor and Gaming Association, or any other regulations;
 - e. Road widening.

4.11 The Vendor shall obtain and provide the City with proof of minimum general liability insurance in a form satisfactory to the City's Risk Manager. The requirements are as follows:

- a. Automobile liability insurance - \$1,000,000 where vehicle is used for the delivery of goods and services relating to the permit;
- b. No sale of alcohol - \$2,000,000 minimum liability;
- c. Sale of Alcohol - \$5,000,000 minimum liability including host liquor liability coverage.

OUTDOOR RESTAURANTS

General Criteria:

4.11 The general requirements for Outdoor Restaurants are as follows:

- a. May not restrict or interfere with ingress or egress of adjacent properties or obstruct access to fire service connections, hydrants or by police, fire services or City maintenance crews;
- b. Must ensure barrier-free access to building entrances and exits, public utilities and service connections at all times;
- c. Must not be used for storage at any time;
- d. All costs associated with development and maintenance of the Outdoor Restaurant, including litter pick up, shall be the responsibility of the Vendor.

Location Criteria for Outdoor Restaurant:

4.12 The location criteria for Outdoor Restaurants are as follows:

- a. Licensed Outdoor Restaurants must be located adjacent to the building face;
- b. Unlicensed Outdoor Restaurants may be located along the curb allowing pedestrians between the Outdoor Restaurant and building face or directly adjacent the building face.
- c. Must operate directly adjacent and not extend laterally beyond the frontage of the established restaurant by the same Vendor, unless approved by the City;

- d. May not be located in a Traffic Lane or Driveway;
- e. May not be located adjacent to any driving or bus lanes where the passageway for pedestrians is less than 2 metres;
- f. Notwithstanding the above, a minimum 1.5 metre wide clear walkway for pedestrians must be provided at all times between the edge of the Outdoor Restaurant and either the curb face, or any obstructions along the sidewalk such as trees, tree pits (where a metal tree grate is not present) metres, light poles or other furnishings;
- g. May not be located on any Side Boulevard landscaped with grass, plants, or landscape materials;
- h. Corner restaurants will require special consideration to ensure intersection sight-lines are maintained and is at the discretion of the City;

Design Criteria for Outdoor Restaurant:

4.13 The design criteria for Outdoor Restaurants are as follows:

- a. Must have an open appearance with defined edge such as a railing or a row of planters or pots;
- b. All furniture or articles must be of commercial quality;
- c. Furniture placement must not extend beyond the approved perimeter;
- d. Advertising and other equipment used in the operation of the restaurant must not lean against or hang from any street light, traffic sign, parking meter or other structure on public property;
- e. Vendor may install a railing not exceeding 1.2 metres in height to delineate the restaurant area. Railing must not obstruct view of seated patrons.

SEASONAL BOARDWALKS IN PARKING LANE

4.14 A Seasonal Boardwalk constructed in a Parking Lane is designed to offer restaurants with narrow City sidewalks the option of a pedestrian corridor to accommodate Outdoor Restaurant service.

Boardwalks will be permitted seasonally from April 1st and must be removed by October 15th of the same calendar year. Cost for this type of development will be fully born by the proponent.

Location Criteria for Boardwalk:

4.15 The location criteria for boardwalks are as follows:

- a. An approved boardwalk shall be located in a Parking Lane and shall not exceed the width of the Parking Lane;
- b. Must operate directly adjacent to and not extend laterally beyond the frontage of the established restaurant by the same Vendor, unless approved by the City, and consent granted by neighbouring businesses;
- c. Shall not be allowed along arterial or freeway roadways, main bus routes, designated bus lanes or in front of a bus stop;
- d. Corner Outdoor Restaurants will require special consideration to ensure intersection sight-lines are maintained and is at the discretion of the City;
- e. Shall not be located in front of a taxi stand, loading zone, disabled loading zone, pedestrian ramp, or adjacent to a street with a speed limit greater than fifty (50) kilometres per hour;

Design Criteria for Boardwalk:

4.16 The design criteria for boardwalks are as follows:

- a. Must be designed by a Saskatchewan licensed designer and be to the satisfaction of the City;
- b. The surface shall have no protrusions (i.e. screws, nails, planks, etc) and be made of timber or composite decking affixed with screws;
- c. Sections must be securely fastened together;
- d. Decking must be tightly spaced to prevent heels or mobility devices such as canes from becoming caught;
- e. Shall be a minimum width of 2 metres and shall not exceed the width of the Parking Lane;
- f. Decking must allow proper drainage to prevent ponding;
- g. A significant and reflective vertical design element shall be included along the outer edges of a boardwalk to warn motorists and pedestrians of its presence (i.e. planters, fences), and be approved by the City;

- h. Must be affixed to the sidewalk with the transition from the sidewalk to the boardwalk being flush to provide wheelchair access;
- i. Barrier free access must be provided from the boardwalk to the entrance of the building from a location perpendicular to the sidewalk;

5.0 APPROVALS

- 5.1 The Neighbourhood Planning Branch and the Traffic control & Parking Branch will review the application. The approval procedure involves the following:
 - .2 Applicants should submit their request well in advance of commencement of operations. The approval process may take up to twenty-eight (28) days;
 - .3 Applications for Outdoor Restaurants within Regina Downtown will be sent to Regina Downtown Business Improvement District for their information;
 - .4 Applications for Outdoor Restaurants within the Warehouse District will be sent to Regina's Warehouse Business Improvement District for their information;
 - .5 Upon payment of the Street Use Fee and evidence satisfactory to the City of compliance with all applicable regulations and standards, a Temporary Street Use Permit will be issued;

6.0 LEGISLATION

- 6.1 The Vendor must abide by all laws and regulations, bylaws and resolutions governing the vending operation including, but not necessarily limited to those below:
 - .1 No person shall operate an Outdoor Restaurant for the purpose of selling food and/or beverages without having a valid permit from the Regina Qu'Appelle Health Region to do so;
 - .2 Any alcohol service shall be approved by the Saskatchewan Liquor and Gaming Authority;
 - .3 All Vendors shall comply with the *Litter Section* in this Bylaw that are in effect and applicable to the Vendor. Vending apparatus must be removed from the sidewalk upon expiry of the Temporary Street Use Permit.

- .4 Properties located in the boundaries of the Victoria Park Heritage Conservation District are protected by heritage designation according to the provisions of the *Victoria Park Heritage Conservation District Bylaw No. 9656* and are regulated by the guidelines provided in this Bylaw.
- .5 Alterations to properties designated as Municipal Heritage Properties are regulated by the guidelines provided in the *Municipal Architectural Design Guidelines Bylaw No. 2007-78*.

7.0 PERMIT FEES

- 7.1 The Temporary Street Use Permit fee is based on the fees established under Schedule “J”, Section 65 of the Traffic Bylaw by resolution of City Council.





Planning Department



Description: Example of Licensed Outdoor Restaurant
With Seasonal Boardwalk in Parking Lane used as pedestrian walkway



Planning Department



Description: Example of Licensed Outdoor Restaurant
Seasonal Boardwalk in Parking Lane used as extended outdoor restaurant

March 19, 2013

Chris Sale
Senior City Planner
Neighbourhood Planning Branch
City of Regina
Regina, Saskatchewan S4P 3C8

Re: Proposed Outdoor Restaurant Regulations

Dear Mr. Sale:

Thank you for providing the Regina Downtown Business Improvement District the opportunity to review the proposed Outdoor Restaurant Regulations (updated March 4, 2013).

After review, RDBID is pleased to support the regulations. We believe the activation of the pedestrian realm is essential to a first-class downtown. Through our initiatives, we are striving to increase social activity in Downtown Regina, especially in the evening hours. The Outdoor Restaurant Regulations support this goal.

RDBID has, through other studies, supported the maximization of on-street parking. While on-street parking may be eliminated through the installation of outdoor restaurants, the RDBID believes that the benefits gained through pedestrian realm activity outweighs the loss of parking.

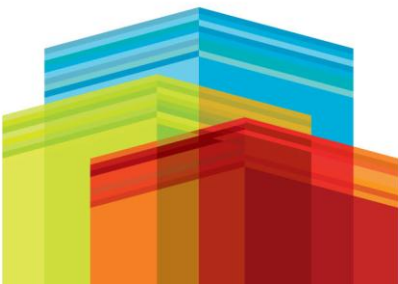
RDBID will continue to work with the City and our downtown members to encourage the development of outdoor restaurants. The regulations as presented provide clarity and are easy to understand by the end user. As such, RDBID supports the Outdoor Restaurant Regulations (March 4, 2013) as presented.

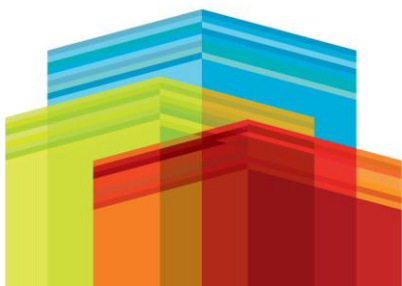
If you require any further information, please contact Judith Veresuk, Executive Director of Regina Downtown at 359-7573.

Yours truly,



Judith Veresuk
Executive Director





BYLAW NO. 2013-28

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 15)

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 7, Part 7C, Section 7C.10 Downtown Zone (D), is amended by adding the following after clause 10.5(8)(e):
 - “(f) City Council may allow for parking to be located adjacent to the right of way subject to the following provisions:
 - (i) The parking lot is located within a parking garage;
 - (ii) The parking lot is located adjacent to a street with no identified frontage condition pursuant Figure 7.5;
 - (iii) The subject property is located on a corner lot;
 - (iv) The length of parking adjacent to the streets is no greater than 20m or the typical width of a driveway and length of two parking stalls;
 - (v) The building is designed to allow the parking lot to be converted into commercial use, should it be viable in the future;
 - (vi) The applicant shall demonstrate how the exterior of the building adjacent to the parking lot contributes to the public realm through any creative placement of landscaping, public art, fenestration, outdoor display area, sidewalk café or other means.”
- 3 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 29th DAY OF April 2013.

READ A SECOND TIME THIS 29th DAY OF April 2013.

READ A THIRD TIME AND PASSED THIS 29th DAY OF April 2013.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

ABSTRACT

BYLAW NO. 2013-28

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 15)

PURPOSE:	To amend <i>Regina Zoning Bylaw</i> No. 9250.
ABSTRACT:	The amendment would apply to the parking standards in the D-Downtown Zone. Currently parking lots at grade level in any location in the downtown are required to be screened from any street by commercial uses. This amendment would allow for relaxation of this requirement in limited situations on corner sites in the downtown.
STATUTORY AUTHORITY:	Section 46 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, March 27, 2013, RPC13-21
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw</i> No. 9250.
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

BYLAW NO. 2013-31

THE CLEAN PROPERTY AMENDMENT BYLAW, 2013

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 Bylaw No. 9881, being *The Clean Property Bylaw*, is amended in the manner set forth in this Bylaw.
- 2 Schedule "G" is repealed and the attached Schedule "G" is substituted:
- 3 This Bylaw comes into force on the day of passage

READ A FIRST TIME THIS 29th DAY OF April 2013.

READ A SECOND TIME THIS 29th DAY OF April 2013.

READ A THIRD TIME AND PASSED THIS 29th DAY OF April 2013.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

SCHEDULE "G"
Outdoor Restaurant Regulations

1.0 PURPOSE

To enhance the overall image and economic vitality of Regina, by increasing the interest and service of the streetscape to the people using it through the provision of Outdoor Restaurants.

2.0 DEFINITIONS

- 2.1 Driveway – means a private right-of-way, paved or unpaved, that provides access for vehicles and pedestrians from a boulevard, curb, or sidewalk to a lot or a carport, garage, parking pad, loading berth, or structure located on the lot.
- 2.2 Outdoor Restaurant – means an outdoor eating establishment which extends onto the adjacent Right-of-way, requiring no permanent construction.
- 2.3 Parking Lane – means that portion of longitudinal division of a highway or sufficient width to accommodate the storage of a single line of vehicles adjacent to the curb and where parking is permitted.
- 2.4 Parking Stall – means a portion of a public highway or an area indicated by signs, markings, meters or physical barriers as a parking space for a single vehicle.
- 2.5 Public Property - means any real property owned or under the control and management of the City of Regina, including public highways.
- 2.6 Public Sidewalk - means the actual sidewalk where constructed on or adjacent to a part of a public highway or that portion of a public highway intended primarily for use by pedestrians or any structure in a park or other public place designed and intended for use by pedestrians.
- 2.7 Seasonal Boardwalk – means a platform constructed in a parking lane for the purpose of creating a pedestrian corridor or to house an Outdoor Restaurant.
- 2.8 Side Boulevard - means the area between the curb and the property line that is not sidewalk.
- 2.9 Sign – includes a poster, banner, placard or sign board.

- 2.10 Temporary Street Use Permit - means a permit issued by the City of Regina pursuant to *The Traffic Bylaw*.
- 2.11 Traffic Lane – means a longitudinal division of a highway of sufficient width to accommodate the passage of a single line of vehicles.
- 2.12 Vendor - means the owner or operator of an established restaurant.

3.0 PERMIT

- 3.1 Issuance of Temporary Street Use Permits shall be at the sole discretion of the City and shall only be considered after receipt of all information as required by these regulations and evidence, to the City's satisfaction, of compliance with all applicable standards and requirements.
- 3.2 No person shall operate an Outdoor Restaurant on a Public Sidewalk without a Temporary Street Use Permit.
- 3.3 A Vendor may apply to the City for a Temporary Street Use Permit for permission to encroach onto the Public Sidewalk for the purpose of operating an Outdoor Restaurant.

4.0 PROCEDURE

TEMPORARY STREET USE PERMIT

- 4.1 An application for a Temporary Street Use Permit for an Outdoor Restaurant or Seasonal Boardwalk in Parking Lane must be sent to:

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- 4.2 Questions can be directed to Service Regina (306) 777-7000 between the hours of 8:00 am and 4:45 pm.
- 4.3 Vendors must obtain a Temporary Street Use Permit prior to commencing any use of public property.
- 4.4 Vendors must renew their Temporary Street Use Permit annually.

- 4.5 Temporary Street Use Permits will expire annually on a date at the discretion of the City.
- 4.6 Permits are non-transferrable and are only valid at the address indicated on the permit.
- 4.7 Any damage to public property shall be repaired by the City and the costs of the repairs paid for by Vendor;
- 4.8 Signs must abide by the *Sandwich Board Sign Regulations* established in Schedule "I" of this Bylaw unless approved otherwise by the City.
- 4.9 All applications for a Temporary Street Use Permit must contain the following:
 - a. General description of food and beverage services being offered and whether alcohol will be served;
 - b. Proposed business hours and approximate season of operation of the Outdoor Restaurant;
 - c. Plan showing layout of building elements (doors, windows, signs, decor, cash registers and fencing) located on Public Property and adjacent the building. Plan shall be fully dimensioned, referencing property line and width of Public Sidewalk;
 - d. Elements requiring anchoring into the Right-of-way must be approved in writing by the City;
 - e. Proof of insurance as required. (See Section 4.11)
- 4.10 The City reserves the right to rescind the Temporary Street Use Permit. Structures installed on or above the Public Sidewalk will be considered non-permanent, and the City may, in its sole discretion require the entire structure, including supports, to be returned to its original condition within 24 hours if required. Any of the following events (among others) may, in the City's sole discretion, cause temporary or permanent revocation of the Temporary Street Use Permit and require the removal of the Outdoor Restaurant:
 - a. Emergency use of walk;
 - b. Maintenance or reconstruction of City walks or underground utilities;

- c. Excessive congestion of pedestrians or safety concerns of pedestrians walking around the Outdoor Restaurant;
- d. Non compliance with these regulations, City bylaws, and building codes, Saskatchewan Liquor and Gaming Association, or any other regulations;
- e. Road widening.

4.11 The Vendor shall obtain and provide the City with proof of minimum general liability insurance in a form satisfactory to the City's Risk Manager. The requirements are as follows:

- a. Automobile liability insurance - \$1,000,000 where vehicle is used for the delivery of goods and services relating to the permit;
- b. No sale of alcohol - \$2,000,000 minimum liability;
- c. Sale of Alcohol - \$5,000,000 minimum liability including host liquor liability coverage.

OUTDOOR RESTAURANTS

General Criteria:

4.12 The general requirements for Outdoor Restaurants are as follows:

- a. May not restrict or interfere with ingress or egress of adjacent properties or obstruct access to fire service connections, hydrants or by police, fire services or City maintenance crews;
- b. Must ensure barrier-free access to building entrances and exits, public utilities and service connections at all times;
- c. Must not be used for storage at any time;
- d. All costs associated with development and maintenance of the Outdoor Restaurant, including litter pick up, shall be the responsibility of the Vendor.

Location Criteria for Outdoor Restaurant:

4.13 The location criteria for Outdoor Restaurants are as follows:

- a. Licensed Outdoor Restaurants must be located adjacent to the building face;
- b. Unlicensed Outdoor Restaurants may be located along the curb allowing pedestrians between the Outdoor Restaurant and building face or directly adjacent the building face.
- c. Must operate directly adjacent and not extend laterally beyond the frontage of the established restaurant by the same Vendor, unless approved by the City;
- d. May not be located in a Traffic Lane or Driveway;
- e. May not be located adjacent to any driving or bus lanes where the passageway for pedestrians is less than 2 metres;
- f. Notwithstanding the above, a minimum 1.5 metre wide clear walkway for pedestrians must be provided at all times between the edge of the Outdoor Restaurant and either the curb face, or any obstructions along the sidewalk such as trees, tree pits (where a metal tree grate is not present) metres, light poles or other furnishings;
- g. May not be located on any Side Boulevard landscaped with grass, plants, or landscape materials;
- h. Corner restaurants will require special consideration to ensure intersection sight-lines are maintained and is at the discretion of the City;

Design Criteria for Outdoor Restaurant:

4.14 The design criteria for Outdoor Restaurants are as follows:

- a. Must have an open appearance with defined edge such as a railing or a row of planters or pots;
- b. All furniture or articles must be of commercial quality;

- c. Furniture placement must not extend beyond the approved perimeter;
- d. Advertising and other equipment used in the operation of the restaurant must not lean against or hang from any street light, traffic sign, parking meter or other structure on public property;
- e. Vendor may install a railing not exceeding 1.2 metres in height to delineate the restaurant area. Railing must not obstruct view of seated patrons.

SEASONAL BOARDWALKS IN PARKING LANE

- 4.15 A Seasonal Boardwalk constructed in a Parking Lane is designed to offer restaurants with narrow City sidewalks the option of a pedestrian corridor to accommodate Outdoor Restaurant service.

Boardwalks will be permitted seasonally from April 1st and must be removed by October 15th of the same calendar year. Cost for this type of development will be fully born by the proponent.

Location Criteria for Boardwalk:

- 4.16 The location criteria for boardwalks are as follows:
- a. An approved boardwalk shall be located in a Parking Lane and shall not exceed the width of the Parking Lane;
 - b. Must operate directly adjacent to and not extend laterally beyond the frontage of the established restaurant by the same Vendor, unless approved by the City, and consent granted by neighbouring businesses;
 - c. Shall not be allowed along arterial or freeway roadways, main bus routes, designated bus lanes or in front of a bus stop;
 - d. Corner Outdoor Restaurants will require special consideration to ensure intersection sight-lines are maintained and is at the discretion of the City;
 - e. Shall not be located in front of a taxi stand, loading zone, disabled loading zone, pedestrian ramp, or adjacent to a street with a speed limit greater than fifty (50) kilometres per hour;

Design Criteria for Boardwalk:

4.17 The design criteria for boardwalks are as follows:

- a. Must be designed by a Saskatchewan licensed designer and be to the satisfaction of the City;
- b. The surface shall have no protrusions (i.e. screws, nails, planks, etc) and be made of timber or composite decking affixed with screws;
- c. Sections must be securely fastened together;
- d. Decking must be tightly spaced to prevent heels or mobility devices such as canes from becoming caught;
- e. Shall be a minimum width of 2 metres and shall not exceed the width of the Parking Lane;
- f. Decking must allow proper drainage to prevent ponding;
- g. A significant and reflective vertical design element shall be included along the outer edges of a boardwalk to warn motorists and pedestrians of its presence (i.e. planters, fences), and be approved by the City;
- h. Must be affixed to the sidewalk with the transition from the sidewalk to the boardwalk being flush to provide wheelchair access;
- i. Barrier free access must be provided from the boardwalk to the entrance of the building from a location perpendicular to the sidewalk;

5.0 APPROVALS

5.1 The Neighbourhood Planning Branch and the Traffic control & Parking Branch will review the application. The approval procedure involves the following:

- a. Applicants should submit their request well in advance of commencement of operations. The approval process may take up to twenty-eight (28) days;

- b. Applications for Outdoor Restaurants within Regina Downtown will be sent to Regina Downtown Business Improvement District for their information;
- c. Applications for Outdoor Restaurants within the Warehouse District will be sent to Regina's Warehouse Business Improvement District for their information;
- d. Upon payment of the Street Use Fee and evidence satisfactory to the City of compliance with all applicable regulations and standards, a Temporary Street Use Permit will be issued;

6.0 LEGISLATION

- 6.1 The Vendor must abide by all laws and regulations, bylaws and resolutions governing the vending operation including, but not necessarily limited to those below:
 - a. No person shall operate an Outdoor Restaurant for the purpose of selling food and/or beverages without having a valid permit from the Regina Qu'Appelle Health Region to do so;
 - b. Any alcohol service shall be approved by the Saskatchewan Liquor and Gaming Authority;
 - c. All Vendors shall comply with the *Litter Section* in this Bylaw that are in effect and applicable to the Vendor. Vending apparatus must be removed from the sidewalk upon expiry of the Temporary Street Use Permit.
 - d. Properties located in the boundaries of the Victoria Park Heritage Conservation District are protected by heritage designation according to the provisions of the *Victoria Park Heritage Conservation District Bylaw No. 9656* and are regulated by the guidelines provided in this Bylaw.
 - e. Alterations to properties designated as Municipal Heritage Properties are regulated by the guidelines provided in the *Municipal Architectural Design Guidelines Bylaw No. 2007-78*.

7.0 PERMIT FEES

- 7.1 The Temporary Street Use Permit fee is based on the fees established under Schedule “J”, Section 65 of the Traffic Bylaw by resolution of City Council.

ABSTRACT

BYLAW NO. 2013-31

THE CLEAN PROPERTY AMENDMENT BYLAW, 2013

PURPOSE:	To repeal and replace Schedule “G” of <i>The Clean Property Bylaw</i> No. 9881
ABSTRACT:	This Bylaw updates the regulations applicable to outdoor restaurants.
STATUTORY AUTHORITY:	Section 8(1) of <i>The Cities Act</i>
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	Pursuant to Section 101(2) of <i>The Cities Act</i>
REFERENCE:	Regina Planning Commission, April 17, 2013, RPC13-25
AMENDS/REPEALS:	Amends Bylaw No. 9881
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

Optimist Gymnastics Association of Regina

Presenter: Brian Nestman

1. Primary Goal

- Optimist Gymnastics Association of Regina (OGAR) is looking for continued support from the city of Regina in regards to financial assistance equivalent to the revenue loss from 1555 8th Ave of \$60,000.00/year.

2. INTRODUCTION

The OGAR grant that the two non-profit gymnastics clubs (QCK and Gymnastics Adventure) receive provides the opportunity for:

- Supplementing rent and membership fees for recreational and competitive gymnasts.
- Assisting with coach development and certification
- Kidsport
- Participation of Elementary and Secondary Schools
- Athlete development
- Special needs Groups
- Recreational participants yearly of approximately 5000 children walking to the 16 years
- Competitive athlete travel of approximately 250 who compete, locally, provincially, nationally and internationally
- Official/judging certification, development and travel
- Financial assistant for less fortunate children

As stated in the correspondence from OGAR's lawyer Mark Mulatz, dated March 25th stating:

OGAR maintains that it has had a significant investment in the building. The city has collected taxes from 1555 8th Ave over the years while support for gymnastics has cost the City nothing. OGAR, on the other hand, has upgraded the building by insulating, painting, upgrades to Mezzanine area, washrooms, replacement of water heaters, furnaces and gas unit heaters. As well as, the insulating of asbestos lined ceiling and exterior roof repairs for a total of \$148,000.00 not including volunteer labor. We feel that the City will be benefitting from the appreciation of this property.

The city should consider that it provides recreational facilities assisting the following seasonal sports on an on-going basis: Swimming; Synchronized swimming; Diving; Football; Soccer; Baseball; Hockey; Ringette; Tennis; Badminton; Wrestling; Athletics; Figure Skating; Gymnastics is a year round activity with one of the largest yearly participant sport memberships of approximately 5,000. Gymnastics requires, hiring full time and part-time specifically skilled coaches, a large fully equipped facility up to 28,000sq/ft to accommodate the large membership and equipment. The two non-profit clubs pay for rent, property taxes, utilities and other operating expenses and lease hold improvements. We understand other sports which are supported by the City of Regina are not responsible for capital expenditures and many other associated costs.

The Gymnastics community has brought to the City several large events over the past years, hosting two National Championships, Artistic Western Championships and Tramp & Tumbling Western Canada Cup Championships Bringing in athletes, officials, delegates and spectators from across Canada.

OGAR recognizes and thanks the city for the years of support they have given. OGAR hopes Council recognizes the need for continued funding from the City of Regina for the sport of gymnastics for the years to come.

3. ATTACHMENT

Brief description of the agreement between the City of Regina and OGAR and Summary

- How and why the agreement came to be.
 - 1981 – building was purchased and gymnastics started using the facility
 - 1993 – building was sold to OGAR \$1.00
 - 1998 – OGAR started paying taxes to the city
 - 2002 – OGAR asks city to change contract but was denied – request was to give OGAR the ability to apply for a loan to fix the roof. Since the request was denied OGAR was not able to acquire a bank loan but a board member stepped up and loaned OGAR the money for the repairs
 - 2008 – QCK out grew the facility at 1555 8th Ave and move to new location
 - 2008 to 2011 – Baseball Regina, Puck Masters, Goal Tender Clinic were tenants
 - 2012/2013 – lease to brewery

District Brewing Company

Brief to City Council – 4.29.2013

Byron Wiebe, Jay Cooke, Tom Moore, Darcy Ufersky, Bill Cooke



Good evening,

My name is Byron Wiebe and I am one of the founding partners of the District Brewing Company currently located at 1555 8th Ave. My partners here tonight are Jay Cooke, Tom Moore, Darcy Uherky and Bill Cooke. I would like to thank you for this opportunity to speak about our brewery.

District Brewing Company is a microbrewery. A term that is not properly understood in our province due to the abundance of brewpubs and lack of actual microbreweries. In fact, there are only 2 other microbreweries in the entire province, both located in Saskatoon. We are a commercial beer manufacturing company that sells packaged beer to retailers in the province. We are the first of our kind in Regina. We plan to sell our product to the SLGA liquor stores, and to taverns, restaurants and bars.

We are not a brewpub. It is important to us that this is clarified because brewpubs are primarily restaurants and/or bars, and the beer that they produce is on a very small scale and is just a small supplementary income to their restaurant or lounge business. They are not nearly as effected by the seasonality of beer sales because they have these other main streams of income.

There is a reason why there are no Microbreweries in Regina. For one, it requires a large capital investment up front because of the gigantic brewing equipment that is needed to produce large batches of beer and a large building to house this equipment. Secondly, the increased risk of only producing one, very seasonal product, with no other supplementary income.

We will produce batches of beer of around 5000L at a time. That is equivalent to roughly 12,000 bottles per brew. The exciting thing is that we have the capability to brew several times per day. This could translate into thousands of beer bottles shipped to our customers on a daily basis. Similar sized breweries that have become very successful in other markets are Big Rock in Calgary, Great Western in Saskatoon, and SteamWhistle in Toronto.

Micro-brewed beers are becoming increasingly more successful and mainstream in every market across the US and Canada. We felt it was time for a brewery in Regina to put it's name on the map and grab a piece of the action.

Let me fill you in on my background. I attended business school at the U of S in Saskatoon and finished my degree at the U of R majoring in Marketing and Finance. After school I jumped right into business and helped successfully launch 2 different companies in Regina. It has always been my passion to be involved in the exciting beer industry. I knew business but I needed to partner with someone who knew beer and how to make it on a commercial scale.

It wasn't until I met Jay two years ago that the pieces of the puzzle came together and we decided to launch Regina's very first microbrewery.

Our Brewmaster, Jay Cooke, moved his family here from Ontario two years ago to follow his dream of developing and operating his own brewery. Jay grew up in Regina, graduated from U of S but moved away for lack of opportunity like so many of his classmates in 2001. He pursued brewing science and graduated from schools in Chicago and Germany. For the past nine years he has showcased his knowledge and skills across North America, with positions in several microbreweries and most recently at Labatt's in London, Ontario. He chose to move back Regina based on his roots and belief that Regina was the best place to start and promote this new business.

We have a very ambitious plan for growth and we have chosen Regina to launch this business. Regina has not had a brewery since Molson's packed up and left more than a decade ago. Pilsner is so iconic that most people think it is still brewed in the city, however, as many of you probably know, it is not.

We plan on filling that hole with a community-based, grass roots approach and we fully believe we will produce the best beer in the world right here in Regina.

We plan on being approachable like most small businesses in Regina, something that we believe, makes Regina such a wonderful and friendly city.

We want to give back to the community by supporting local events, celebrations and festivals and help make this city more attractive to tourism by creating another attraction for visitors to see, tour and do tastings. We strive to become a household name in Regina, a landmark in the warehouse district and poster child for the development of the area.

As we grow, we will be active employers in the community. We expect to create manufacturing jobs like brewer and cellar positions, bottling line operators and warehouse staff. We will need delivery drivers, sales and marketing staff and managers. These are all good paying jobs in a stable and growing industry.

This is an industry that is plagued by seasonality. With spring upon us we need to move forward with construction so that we can produce beer by the start of summer. Beer is a seasonal beverage and it is imperative that we begin operation soon in order to give our business a chance to succeed.

There is just one last point that I need to reiterate. We are a small business of local owners that started this venture in good faith. We ask that council gives us the opportunity to succeed by expediting the process of resolving the remaining issues concerning the building at 1555 8th Ave.

We are all very proud of this city and the growth it has experienced over the last few years and are all very excited to be a part of Regina's future growth.

We would like to extend an open invitation to any or all members of council to tour our facility, see what we have done, and view something truly unique to the City of Regina.

Thank you again for the opportunity to speak.

April 29, 2013

To: His Worship the Mayor
and Members of City Council

Re: Optimist Gymnastics Association of Regina 1555 – 8th Avenue

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- APRIL 9, 2013**

1. That the request from the Optimist Gymnastics Association of Regina that the City waive its right to repurchase the property at 1555-8th Avenue be denied.
2. That the Administration be instructed to pursue repurchase of the property from Optimist Gymnastics Association of Regina for \$1.00 as per the terms of the agreement.
3. That, when ownership of the property at 1555 - 8th Avenue is attained by the City of Regina, Administration provide a report to City Council with recommendations on how the current tenant and other affected parties be dealt with.

FINANCE AND ADMINISTRATION COMMITTEE – APRIL 9, 2013

Ernie Greenley, representing Optimist Gymnastics Association of Regina, addressed the Committee.

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

Councillors: Bryon Burnett, Shawn Fraser Bob Hawkins, 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 April 9, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the request from the Optimist Gymnastics Association of Regina that the City waive its right to repurchase the property at 1555-8th Avenue be denied.
2. That the Administration be instructed to pursue repurchase of the property from Optimist Gymnastics Association of Regina for \$1.00 as per the terms of the agreement.

CONCLUSION

Pursuant to the 1993 agreement between the Optimist Gymnastic Association of Regina (OGAR) and the City, in the event the building ceased to be used as a gymnastics centre or that major structural changes were performed to the building without the consent of the City, the City would

have the right to repurchase the property from OGAR for \$1.00. OGAR has leased the building to a tenant for the purpose of development of a brewing company. The brewing company has made major alterations to the building absent the consent of the City. The City believes these actions have triggered the City's right to repurchase the property since the building has both ceased to be used as a gymnastics centre and major alterations were made without consent.

BACKGROUND

Attached as Appendix A is a copy of a letter dated March 25, 2013 from the Optimist Gymnastics Association of Regina requesting that the City waive the right to repurchase the property despite the fact that the property is no longer being used as a gymnastics centre.

On April 28, 2003 in report CR03-73 City Council considered a requested by OGAR to provide a further five year tax exemption and a request that the City change the agreement so that the reversionary right in the property was removed. City Council denied both requests.

DISCUSSION

The Agreement:

The Regina Cosmopolitan Gymnastics Centre at 1555 8th Avenue was acquired by the City in 1981 to aid in the development of gymnastics in Regina. Upon acquisition, the property was leased to the Optimist Gymnastics Association of Regina, a group formed to represent gymnastics' interests in Regina. The Community Services Committee on February 15, 1989, in considering the budget passed a motion that Council approve a policy to renegotiate the contract with the Optimist Gymnastic Association, to reduce the subsidy provided to this group through the nominal rental charge.

In October 1991, discussions were held with OGAR to revisit the City's operational and financial responsibility for the Centre. The City's principle objective in revisiting the agreement was to reduce its operational and financial responsibilities in the areas of maintenance, repair, and capital improvements. As a means of achieving the City's objective, the sale of the property and building to OGAR was pursued. In 1992, an agreement (copy attached as Appendix B) was reached between OGAR and the City. The agreement was considered in report CR318-92 and approved by City Council November 30, 1992 and included the following points:

1. The City would transfer the title to the property at 1555 8th Avenue to OGAR for the sum of \$1.00. The City retained a reversionary interest in the lands and building.
2. OGAR would be solely responsible for all maintenance and repairs required of the buildings and lands.
3. The City provided an operating grant for the five years with the amount of the grant declining from \$23,100 in 1993 to \$4,600 in 1997, with no grant in 1998.
4. A five-year tax exemption (1993 to 1997) was provided to OGAR. In 1998, City Council approved a further five-year exemption from 1998 to 2002 inclusive. The 1998 report included a recommendation that "OGAR be advised that a further exemption beyond 2002 will not be considered."

5. The OGAR facility is somewhat different than most privately owned recreation facilities in that it was once owned and operated by the City. OGAR cannot dispose of the property without approval of the City and if it is not used for gymnastics, the property was to be returned to the City.

The agreement with OGAR for the transfer of the property includes Clause 5 related to the reversionary interest. The reversionary interest is for a period of 99 years, and may be exercised by the City if certain events occur. The agreement also includes Clause 16 that requires the approval of the City for a sale of the property. Clause 16 states that the proceeds of a sale shall be utilized only for acquiring other premises for the purpose of a gymnastics facility.

The building was transferred to OGAR by the City at no cost to OGAR, with the intent that the building be used for a community gymnastics facility. The reversionary interest and the restriction on the sale of the property were intended to ensure that the property continued to be used for gymnastics. The City has gone beyond the initial terms of the agreement by providing a tax exemption for the period from 1998 to 2002 inclusive. The reversionary interest is a contingent interest. It is an option for the City to repurchase the property should any of the events listed occur. In this case two events occurred. The building is no longer used as a gymnastic centre and the property had alterations undertaken without the prior approval of the City and in fact without the necessary building permits.

Administration met with OGAR representatives on March 15, 2013. The key points from that meeting are consistent with OGAR's March 25, 2013 letter to the City Clerk. OGAR advises that the building has not been used as a gymnastics centre since 2004 and that the building has been leased to a number of tenants for uses other than gymnastics with the revenue used to fund OGAR's activities. OGAR acknowledges it should have secured the City's approval prior to entering a lease with the current tenant. OGAR disputes that major alterations have been made to the building.

OGAR contends that the City's intent of the transfer agreement was for OGAR to use any revenue from the building for gymnastics, however, the reports approved by City Council, the transfer agreement and the caveat registered on title are all clear that the building was being provided to be used for gymnastics and when this use ceased ownership of the building would revert to the City.

OGAR advises that the group is made up of volunteers and they gave no thought to the 1993 agreement when pursuing this redevelopment of the property. OGAR requests that the city waive its right to seek repurchase of the building, allowing OGAR to continue to lease the building for the purpose of generating revenue, the proceeds of which OGAR would use to support gymnastics.

OGAR provided partial unaudited financial statements for 2008, 2010, 2011 and 2012. The 2009 statement was not provided. There is a note on capital assets in the statements for each of the years provided as follows:

"The organization is the registered owner of 1555 8th Avenue, Regina. The City of Regina has a caveat against the property whereby it cannot be sold commercially and must remain for use as a gymnastics centre. In the event the organization ceases operations the property will revert back to the City of Regina."

The unaudited financial statements provided show the rent received as \$36,000 in 2008, no report for 2009, no rental revenue in 2010, no rental income in 2011 and \$42,000 in 2012. The expenditures show a “grant” of \$18,808 in 2008 no expense schedule was provided for 2010, \$25,784 in grants for 2011 and \$28,024 in grants for 2012. The statements provided do not provide information on the recipients’ of the grants from OGAR.

The Lease Agreement between OGAR and 101217990 Saskatchewan Ltd, which is the numbered company operating the District Brewing Company, shows the monthly lease rates to be \$2,500 from November 1, 2012 to April 1, 2013; \$5,000 for the period May 1, 2013 to October 1, 2013 and thereafter increasing by \$500 per month for each of the next four years. This rent is at approximately \$2.50 a square foot escalating to \$7.00 per square foot. This is below current market rental values since according the Avison Young 2013 Regina Market Report the typical rental rates for medium size industrial buildings is between \$9.00 and \$11.50 per square foot. The lease agreement provides that the tenant may register the lease interest. A review of corporation searches for OGAR and 101217990 Saskatchewan Ltd shows there are two common directors for 101217990 Saskatchewan Ltd and OGAR with other directors for 101217990 Saskatchewan Ltd being related to these two common directors.

The lease agreement has a schedule that identifies leasehold improvements that the tenant shall undertake that included removing bleachers, extending the mezzanine area, upgrading the electrical to three phase, renovating the bathrooms, upgrading offices, adding drainage to the main floor area, adding a cold storage facility, adding a bay door, and installing equipment and fixtures to conduct business operations.

Community Investment Support:

Provision of a building to a community organization to generate revenue through rental to commercial enterprise is not consistent with the community investment model Council has adopted. The benefit to OGAR if the City’s right to repurchase is waived is not a benefit the City provides to other similar organizations. Waiving the right to repurchase the building would therefore be contrary to the policy Council has developed with respect to community investment.

The Administration is concerned that the value of this asset is not being maximized with OGAR’s oversight of the commercial leasing. The building appears to have been vacant for long periods since OGAR ceased gymnastics operations at that location in 2004. The rental income generated from the property appears to have been inconsistent and below market value. If the City were to repurchase the property, it is anticipated the City could achieve better financial benefit from the asset.

In addition, the request from OGAR to waive the reversionary clause is inconsistent with Council’s approach to providing support to community groups. Today’s community investment grants program is responsive to community needs and provides consistency, transparency and accountability. More specifically, the available grants support non-profit organizations that provide sport, culture, recreation and social development initiatives. Funding is available for programs, projects, events, organizational development and capital initiatives. Grants are available on a yearly basis through an application and adjudication process. This said, the Administration believes that OGAR and gymnastics groups should pursue City support through the normal established programs.

RECOMMENDATION IMPLICATIONS

Financial Implications

The City purchased the property for \$225,000 in 1981 and provided maintenance and operating costs until 1992. An operating grant of \$69,200 was provided between 1992 and 1997 to phase in the operating costs for OGAR. Property taxes were exempted on the property for 10 years at an average municipal share of property taxes exempted being \$4,400 annually. The estimated market value of the property at the present time is \$850,000. If the City were to regain title to the property and retain the property, the City would have operating expenses associated with the property but would have the opportunity to lease or sell the property, generating revenue.

If OGAR's request to waive the reversionary right at this time is granted, there will be no immediate cost to the City but the past investment made in the property and the future potential rental or sales revenue would be foregone. (Sale revenue estimated at \$850,000 or lease revenue of approximately \$80,000 - \$102,000/year.) In addition, this would mean that the lease revenues would be subsidizing gymnastics in the absence of the regular requirements and reporting that other sport groups are accountable for.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

The provision of a facility was a unique approach to assist gymnastics in the community. Since this time, the City has moved to a community investment model to support community organizations. This current approach provides transparency and accountability, ensuring that all community groups seek City support on a level playing field. Providing a building to one organization so that they may have the benefit of the rental revenue or the sale proceeds is not a policy available to other similar organizations

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

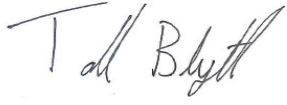
A copy of this report has been provided to OGAR.

DELEGATED AUTHORITY

The recommendations of this report require City Council approval.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE

A handwritten signature in cursive script that reads "Todd Blyth". The signature is written in dark ink and is positioned above a horizontal line.

Todd Blyth, Secretary

In the recently [passed report on Transit in Regina](#), the council committee “recommend that Council consider further enhancements to conventional transit routing in the 2014 budget (requires 2014 budget increase).”

At the Community and Protective Services Committee meeting on April 10, 2013, Councillor Young wondered if there may be some way for the Summer construction season to be used as an opportunity to convince employers in the Downtown area to encourage their employees to use Regina Transit and reduce parking and traffic congestion. This is a serious possibility. The [Regina Transit Employer Pass](#) could be heavily promoted, or even adapted after the Boulder, Colorado Eco-Pass <http://www.bouldercounty.org/roads/transit/pages/ecopass.aspx>

Additional incentives for employers who buy their employees a pass for the year (or maybe just this Summer) could improve traffic and parking Downtown, while increasing Regina Transit revenue immediately so additional buses could more easily be purchased sooner rather than later. Employers with parking spaces that are not needed would realize additional income from people outside of their company, as they rent them out to those who choose to drive.

What role did public transit play in Boulder, in 1990? *“Essentially a social service for people who had no other choice.”* -Will Toor, former mayor of Boulder. By 2008, it was estimated that more than 25% of people from the area rode the bus. That’s more than six times, per capita, the number of people riding the bus in Regina today. Clearly we have a long way to go to catch up with only 4%. If Reginans saw more prominent people using public transit, that would help to dispel the social stigma created here that the bus is not intended for everyone to be able to use it. Councillors Young and Fraser recently rode ParaTransit in order to gain experience, and I applaud that effort.

“What would make you want to ride the bus?” That’s the question Boulder politicians asked people in order to learn what the system had to look like, and they made *that* happen, rather than using a top-down imposition of service onto people. In Regina many people I know don’t feel the bus system they would want to use will ever be available here. I’m not so pessimistic.

Design Regina, and the Transportation Master Plan have given transit users and other citizens a chance to tell the City what they would like to see in order to create the ideal bus service. It falls on Council’s shoulders to find ways to implement those ideas this decade, preferably during this term in office so they’ll have vast improvement to point to when potential political challengers ask just what they’ve done to make Regina a more liveable and greener city.

—

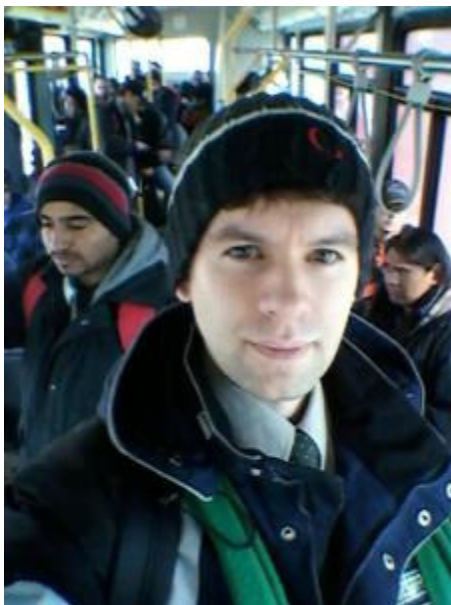
Comments I had made to me following the CPS Committee meeting included these:

“Not investing in transit due to low ridership is a self-fulfilling prophecy.” – Chad (Not the Chad you’re all thinking of.)

“You’ve got to spend money to make money.” – Naomi

Could the “city talk with the province about getting more staff on @YQRTransit?” – Luke

“1) Eliminate parking requirements [for new building construction] and expand parking metering; use the [meter] revenue to fix sidewalks and otherwise beautify downtown. ; 2) If public employees receive free parking (which they almost certainly do), make them pay; 3) Get an express bus from the University, up Albert, all the way North (or possibly to the [Galaxy] movie theatre). The current focus is backwards, putting more emphasis on feeder routes than on major transit routes. Arms aren’t much good without a spine.” – Steve



And in response to a photo of me on a completely full bus, where I asked rhetorically if Regina needed to put more money into Transit, Mervin said, “The proof is looking right at them.”

People are asking you to spend their tax money on improving transit service. You’re unlikely to hear from any delegation or other engaged citizens that they’d rather you not build a world-class public transit service here. You have everything to gain by focusing a little on this issue. And if you do hear from anyone who is against better transit, beware the costs and consequences that flow from their position which includes:

- Climate Change. Aside from nuclear war, this is among the most grave threats to civilization known to human kind, and predicted to vastly change the geopolitical landscape this century, as well as, of course, the [average weather for Regina](#) and

the world. <http://www.regina.ca/residents/environment/climate-change/climate-change-regina/>

- Traffic jams. Each bus removes multiple cars from the road.
- Parking congestion. Parkades can be built at an approximate cost of \$33,000/stall. Parkades will not solve the air pollution problem that cars present us with. Parkades are also regarded as ugly buildings, by most people I know anyway.
- Reduced air quality. Motor vehicles produce air pollution that create smog and shorten lives.
- Reduced economic opportunity. Many young professionals and ‘Millenials’ choose to live where they can live a complete life without owning a car. Having an unsuccessful transit system in an unwalkable city will cause some people to choose to live where they have that service provided.

The City of Regina officially recognizes the importance of reducing greenhouse gas emissions in many of its present, and long-standing policies.

<http://www.regina.ca/residents/environment/climate-change/climate-change-regina/>

My hope is that more effort will be expended now that over two decades have been used up finding only minor efficiencies and reductions in greenhouse gas production. It’s time to get real about the danger our civilization is facing, and stop pushing the problem onto the next generation. They will have a harder time bringing extinct life back than we face by not causing extinctions in the first place. An ounce of prevention is required in very short order now. The City’s half-measures are not the problem, it’s failing to apply the other urgently needed *half* of the solutions already partly here.

<http://www.regina.ca/residents/environment/climate-change/reducing-emissions-city/>

Our City website fails to mention Transit as an important factor in determining how much energy is consumed in our city. The City of Saskatoon suggests citizens there consider using Transit to reduce their environmental impact, and thank the City of Regina for some of the information contained on that webpage.

<http://www.saskatoon.ca/DEPARTMENTS/Utility%20Services/Environmental%20Services/climatechange/Pages/default.aspx>

“For the average person, vehicles are one of the biggest contributors of greenhouse gases to the atmosphere. Think about car pooling to work, starting a walking school bus for your kids, taking a City bus on your errand or walking to the local grocery store.”

—

Berry Vrbancovic, President of FCM describes Transit this way:

Public transit isn’t a luxury; it is the key to a strong economy.

The following are requests for service improvements from nearly the number of people who provided comments to the Regina Transit survey earlier this year. That survey was the basis upon the changes recommended by the committee earlier this month. It is my hope that the petition's respondents will encourage Council to act more boldly in the much needed directions outlined here:

- More frequent stop times after 9PM for routes serving major streets.

- Sundays and Holidays use the Saturday routes and schedule.

- Express routes on major roads including but not limited to Albert St., Broad St., Victoria Ave. & E., Dewdney Ave., and Rochdale Blvd. Where possible, bus-only lanes will be created, and strictly enforced to reduce Transit delays. (As an aside, this fits with the Mayor's recent interest in investigating Snow Routes.)



- Enough Para-Transit resources made available to reduce by half or more, the 2011 monthly average number of stranded users requesting service, by the end of 2013.

- Bus or Shuttle service to the Regina #YQR Airport.

[My petition](#) identified five areas of improvement. The last point mentioned was to create a bus to the airport. Since there is no sidewalk or bike lane connecting the rest of the city with the airport, a bus is urgently needed for public safety and convenience. Also, Regina's tourism industry and national reputation will improve if we don't force people newly arrived to our city to pay for a cab ride or require friends or family to pick them up if they are not renting a car.

- Day passes could be bought on the buses. The transfer printers are capable of doing this. This method doesn't require a tourist or other user to find and attend the Transit office when it is open, then buy the pass after already travelling specifically to get a pass for travel.

==

REFERENCES:

-A short video that explains how Boulder rejuvenated their transit system in the early 1990s.

<http://www.streetfilms.org/hop-skip-and-jump-aboard-a-boulder-bus>

-ParaTransit denied [15,000 ride requests](#) in 2012.

<http://www.leaderpost.com/Paratransit+funding+increase+leaves+Regina+behind/8162274/story.html>

-Climate Change [emissions warning from IEA](#).

<http://www.leaderpost.com/business/issues+warning+emissions+warming/8258337/story.html>

April 29, 2013

To: His Worship the Mayor
and Members of City Council

Re: Transit Route Review - Proposed Route Changes for Conventional Transit

**RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES
COMMITTEE – APRIL 10, 2013**

That this report be received and filed.

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE – APRIL 10, 2013

The following addressed the Committee:

- Mr. Jamie McKenzie
- Mr. John Klein
- Ms. Mary Hotz.

The Committee adopted a resolution to concur in the recommendation contained in the report after adding recommendation #2 to read as follows:

That this report be forwarded to the April 29, 2013 meeting of City Council for information.

Recommendations #1 and #2 do not require City Council approval.

Councillors: Jerry Flegel, John Findura, Shawn Fraser and Barbara Young were present during consideration of this report by the Community and Protective Services Committee.

The Community and Protective Services Committee, at its meeting held on April 10, 2013, considered the following report from the administration:

RECOMMENDATION

That the Community and Protective Services Committee approve the changes proposed in the conventional transit routing shown in Appendix C and D.

CONCLUSION

The changes proposed to the system for July 2013 were presented to the public for input in January and February 2013. The overall concept and new services were well received by the public. As a result of the feedback, minor changes were made which are detailed below. The changes proposed for July will increase ridership by a projected 5% by August 2014 and will not require any additional funding to the operating budget. Upon approval of the changes, work will commence to prepare materials to inform the public of the changes. The target date for fully implementing all changes is July 21, 2013.

For each route change the Community and Protective Services Committee can:

- 1) follow the recommendations of the Administration as described in this report (cost neutral);
- 2) make alternate revisions to the recommendations (cost neutral); or
- 3) recommend that Council consider further enhancements to conventional transit routing in the 2014 budget (requires 2014 budget increase).

BACKGROUND

The Transit Investment Plan (TIP) was completed in 2009 by a consultant, AECOM. There were many recommendations in the TIP, one being adjustments to the current conventional route structure.

Within the route review initiative, there were four main objectives when it came to providing service:

- 1) **More Direct Service** – Transit should be competitive in travel times with the private automobile. To do this, routes should be straightened and direct, limited-stop routes (express routes) that connect key nodes should be added. The service model that is recommended in the TIP includes implementing community or local routes. These routes bring passengers from outlying residential areas to a node where they can transfer for a direct trip to the downtown or other destinations.
- 2) **New Services** – There are residential neighbourhoods in the city that currently do not have transit services. Community routes should be added in these new areas to ensure all areas of the city have access to transit services.
- 3) **Frequency Rates** – Higher frequencies of buses will allow customers to have more travel options and minimize wait times at bus stops. Currently, most transit routes operate at 20 minute peak service; 30 minute off peak service and 60 minutes in the late evening. As part of the Service and Performance Standards that Transit recently implemented, it is recommended that some routes operate at 15 minute intervals during peak times, while others routes would operate at 30 minute intervals all day, based on ridership levels.
- 4) **Appropriate Vehicles** – The conventional fleet of Regina Transit consists of 99 – 40-foot buses and seven 30-foot buses. Although these buses provide maximum seating for customers on all routes, a smaller shuttle bus would be more appropriate in some residential areas. Shuttle vehicles consume approximately 50% less fuel and weigh over 10,000 kilograms less than a standard 40-foot bus. This translates into an annual savings in fuel and lessens the impact on City infrastructure. Shuttle vehicles would be used on community routes where ridership is lower. This type of vehicle will be delivered in 2013 to be used on the Route 18 Harbour Landing service that was implemented earlier in 2012.

With these recommendations in mind, the Administration used results from two other TIP recommendations, namely the Transit Service and Performance Standards, and farebox information. These results were used to evaluate the current system performance and make alterations to improve performance and services.

The current transit system is shown in Appendix A. On January 23, 2013, the Administration presented this Committee with a proposed route network. This proposed route network is shown in Appendix B. This proposed route network was advertised and presented to the public for consideration and feedback. The resulting changes from the public feedback and the new proposed route changes for July 2013 are represented in Appendix C and D.

DISCUSSION

Method of Feedback & Participation

During the month of January and February, feedback from residents was collected in a number of ways. The changes to the proposed routes were advertised by radio, newspaper, web advertisements and posters located on buses. Below were the methods in collecting feedback:

- 1) Public information sessions were held at the Albert Scott Community Centre, the University of Regina, the Northgate Mall, the Cornwall Centre, and the Victoria Square Mall. At each location residents had a chance to view the system map proposed, as well as view the individual route maps. Feedback was gathered at each open house in the form of written comments. The chart below shows the number of residents at each open house:

Location	# of Visitors
Albert Scott Community Centre	21
University of Regina	185
Northgate Mall	114
Cornwall Centre	470
Victoria Square Mall	185
Total	975

Table 1 – Visitors per Location

- 2) Handouts were available on Transit buses and at the Transit Information Centre for customers to fill out and return.
- 3) Residents were invited to visit Regina.ca to view the maps and submit comments electronically.
- 4) Residents were invited to email Regina Transit directly.
- 5) Residents were invited to phone Service Regina to leave comments.

The following chart shows the amount of comments received for each method and venue.

Method	# of Comments Collected
Albert Scott Open House Comment Cards	4
University of Regina Open House Comment Cards	8
Northgate Mall Open House Comment Cards	7
Cornwall Centre Open House Comment Cards	33
Victoria Square Mall Open House Comment Cards	7
Comment Cards turned into to Transit Employees	6
Regina.ca website	229
Emails to Regina Transit	17
Social Media	6
Mail	29
Phone Calls to Service Regina (777-7000)	22
Total	368

Table 2 – Comments Received

The comments that were received were analyzed by the Administration to see if any suggestions could be incorporated into the proposed system maps.

Positive Feedback

The following summarizes comments heard from residents on what they liked the most about the proposed changes.

1) Express Routes

Residents liked the idea of having direct, quick service to key destinations in the city. The Albert Street Express garnered the most attention as it served not only the downtown, but the commercial areas in the north and south as well. The Administration received over 80 comments indicating citizens appreciated the addition of the two express routes.

2) Expanded Service into the Industrial Area

Service to the Industrial area is currently limited with one feeder bus operating for five hours a day. There are two proposed routes that would service the Industrial area, with one of the routes operating all day. This will greatly expand accessibility to this area.

3) Direct Route from Uplands to High Schools in the Area

The proposed change to the route included a bus going directly to the Thom and O'Neill High Schools from the Uplands area. The Administration heard from many parents that this route would be appreciated for the students travelling to and from high school.

4) New Service Areas

The bus service to the new areas was appreciated. The introduction of bus service to Maple Ridge, Skyview, Lakeridge, Lakeridge Addition, Kanosis, Windsor Park, Spruce Meadows was met with enthusiasm that these areas will have transportation options.

Suggestions for Change & Analysis

Residents also had additional suggestions and comments for service. The following represents a summary of the most frequent comments received for changes or additional service. The Administration analyzed the suggestions listed below to see if concerns could be mitigated within the current proposed plan.

1) Service in Areas With No Service

The objective of the route review was to introduce new services to areas of the city that do not have service. Although many new areas had service proposed, Transit cannot service all areas of the city due to resource limitations. The following shows the number of comments received for service for a particular area.

Location	# of Comments Collected
Airport	21
Fairways West	13
Wascana View/ The Creeks	11
Global Transportation Hub	1

Table 3 – New Service Requests

There were multiple suggestions for additional service to be added to the system. It should be stressed that service can be provided as suggested but, ultimately, it would be in exchange for other proposed service. Additional buses and budget would be needed to fulfil these

requests for additional service. The Administration examined the three areas that had the most requests for new service during the public consultation process.

(a) *Airport*

The airport currently operates close to an all-day operation. Introducing an all-day service would require an estimated \$500,000 dollars in additional operating budget, plus two additional buses. It would run at 30 minute frequencies from 6:00 a.m. to midnight.

The option to remove service from other areas of the city to provide service to the airport is possible. As the full cost is large, three smaller routes would have to be reallocated. The service removed would be from proposed routes such as Windsor Park, Lakeridge, the Heritage route and additional hours from some late evening buses. These resources would need to be reallocated in order to have an additional bus and the required budget to fund the service. Removing services to these areas would decrease the amount of service overall in the system. Furthermore, the estimated ridership from these services is more than the estimated ridership of an all-day service to the airport. This service is not recommended at this time, however, resources may be requested in the 2014 budget for a trial of the service.

(b) *Fairways West*

Fairways West is located south of Sherwood Drive and west of Dorothy Street. This area does not have service in the proposed system. This area was inaccessible to transit prior to the 1st Avenue North to Gordon Staseson Boulevard connection being completed in 2012. To service this area, there are two options:

- (i) The first option would be to provide a feeder bus that services the area and takes passengers to Normanview Crossing to transfer to another route. This would require additional resources.
- (ii) The second option would be to reroute the existing Route 6 Westhill/Ross Industrial to travel down Doiron Road to Gordon Staseson Boulevard to Dorothy Street back to Sherwood Drive. This option would work well, but cannot be done within the current operating time of Route 6 Westhill/Ross Industrial. This deviation from the route would add an additional four minutes to the route. This route is already operating at capacity for time, and changes may make the bus unreliable. An additional operational change to ensure the route has sufficient running time is suggested later in the report.

This service is not recommended at this time, however, resources may be requested in the 2014 budget for a trial of the service.

(c) *Wascana View/The Creeks*

This area also had a fair amount of requests for service. Introduction of this service would be a completely new route and would be a feeder bus into the Sandra Schmirler Leisure Centre to transport passengers to downtown or the University. Ideally an express route from this node would transport passengers to the downtown area. This service was not part of the original proposal as this area is less densely populated than others in the city, and thus would have less potential for ridership at the current time. This service is not recommended at this time.

2) **Transfer from Uplands Area to Downtown**

Many residents liked the direct route from Uplands to high schools in the area, however, there were an equal amount of comments regarding the Uplands area no longer having a

direct route downtown. The proposed Route 5 from Uplands would necessitate the need for a transfer at the Northgate Mall to travel to downtown. As a result, the Administration looked for a way to serve both markets without increasing costs and found the following solution:

- (a) The Uplands bus can return to travel to the downtown area, but would make a deviation to the O'Neill and Thom High Schools. The route would make two or three trips in the morning and afternoon to provide students a direct route from Uplands to these two high schools. In addition, this route would also be able to travel down Garnet Street between 6th Avenue North and Avonhurst Drive, reinstating service to this street.
- (b) The direct link from the Uplands area to the Rochdale area, Winston Knoll High School, and Riffel High School will be lost as a result of the change. There are two other routes (Route 2-Argyle Park, Route 40-Albert Express) that will travel up to Rochdale Boulevard from the Northgate area. The bus travelling in the Maple Ridge area will become a community route, operating as a feeder bus (Route 17- Maple Ridge). This new route will transport commuters to Rochdale Crossing or Superstore North to travel to downtown or the University. Students will still have a direct route to the high schools in the area. As a result of creating two separate routes, the frequency on the Route 5 will be 60 minutes in the off peak times to ensure costs are kept neutral.

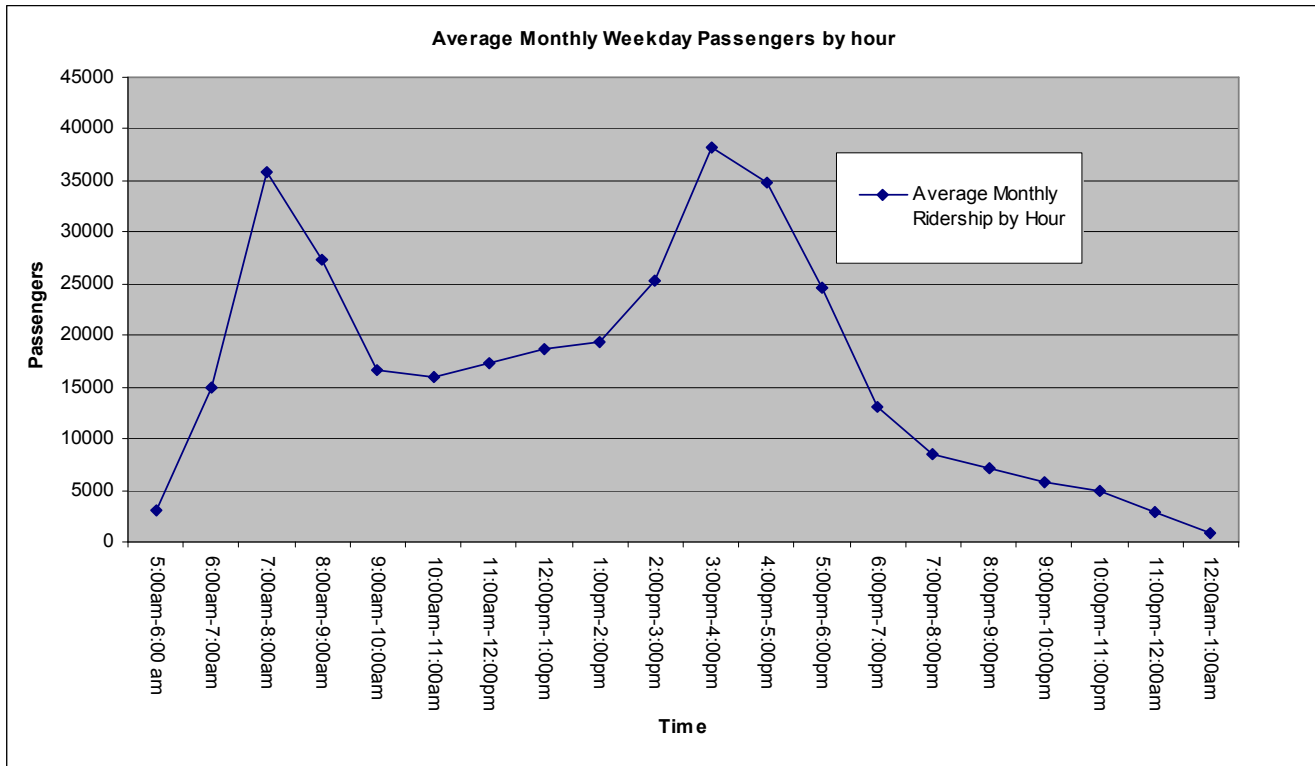
3) **Extended Hours of Operation**

There were 21 comments requesting either service on holidays, more frequent service after 9:00 p.m., or longer service hours on Sundays. This request is also a possibility, however, additional budget would be required to enhance these services. Alternatively, these services could be provided at the expense of removing another service. Looking at the amount of riders using the system, the following table shows the average amount of passengers each day of the week.

Day	Average Ridership
Weekday	22,000
Saturday	10,000
Sunday	2,500

Table 4 – Average Ridership

Being that the majority of customers ride during the weekday, the following graph shows the distribution of riders over the course of a day.



Graph 1 – Average Ridership by Time Period

Ridership is at its highest from 7:00 a.m. to 9:00 a.m. and again from 3:00 p.m. to 5:00 p.m. As a result, frequencies are enhanced during this time period on some routes. Ridership does drop off significantly after 7:00 p.m. Enhancing the frequency in the evening is not warranted at this time, as there are more pressing needs in ensuring all areas of the city have transit service during the peak travel time periods.

4) **Downtown Routing and Timepoint**

There were many concerns expressed respecting the future of the downtown routing. At the time of public consultation, the Administration was awaiting the results of the Downtown Transportation Study that was being conducted by the Community Planning & Development Division. Many comments received expressed desire for the main transfer point to remain on 11th Avenue. Buses are currently using 11th Avenue as the transfer point and will continue to do so until the results of the Downtown Transportation Study are released. The routes coming to the downtown will have a common meeting place to facilitate transfers; with the exception of Route 40, the Albert Express, which will remain on Albert Street. More details on where the transfer point will be and how transit flows in the downtown will be contained in the results of the Downtown Transportation Study.

5) **Route 6 Westhill No Longer Going Downtown**

The proposed routing had Route 6-Westhill/Ross Industrial as a cross town local route which provided service to Westhill, the Normanview area, Thom and O'Neill High Schools, Northgate Mall, and the Industrial area. For those customers along the route wanting to go downtown, they would be required to transfer to an express route or base route at Normanview Crossing or the Northgate Mall. It was also intended as a route which students could access to get to Thom or O'Neill High Schools. As this route travels in both directions, it would not only benefit students travelling from Westhill and the Normanview

area, but students from the Churchill Downs area as well. With the route configuration, the frequency has been increased from 40 minute frequencies to 30 minute frequencies.

In addition to the added transfer, the removal of service on Garnet Street was a concern to residents. Residents would have to walk to 6th Avenue North or Avonhurst Drive to travel downtown.

Finally, a concern was raised through the public consultation process regarding Route 6 Westhill/Ross Industrial not operating on Saturday. Currently, Route 6 on Saturday has an average of five passengers per bus hour, the lowest of all routes operating on Saturdays.

The Administration recommends that this route operate as a cross town route. To provide service on Garnet Street, the route 5 Uplands/Downtown will be rerouted on Garnet Street to have a direct route to the downtown. Saturday service is not recommended as it is currently the lowest performing route on Saturdays and is not meeting performance standards.

6) Route 15 Heritage Changes

Of all routes in the current system, Route 15 is one of two routes that actually saw a decline in ridership in 2012 (-5.4%) despite an overall increase in system ridership (9.3%). The changes proposed reflect an effort to increase ridership by eliminating the stops that were infrequently used, and add regular service to the Science Centre to try to diversify the ridership on the route.

Some of the proposed changes to Route 15 were met with enthusiasm for the increased frequency. The current frequency of Route 15 operates between 46 minutes and 63 minutes. This was changed to a proposed 30 minute frequency all day, with new service being implemented to the Science Centre.

There was, however, concern expressed respecting the changes proposed as the route no longer serviced the Safeway located on 13th Avenue. As a result, Route 15 service to Safeway on 13th Avenue will be reinstated and the new service to the Science Centre will be provided. However, as a result of this revision, the frequency of the route will be decreased from the proposed 30 minute frequency to a 45 minute frequency in order to remain cost neutral.

7) Service to Superstore/Walmart from Broadway Avenue and Assiniboine Avenue

The change to Route 12-Varsity Park brought concern from customers that they would be unable to access the commercial area in the east (Walmart – Superstore) for groceries from Broadway Avenue and Assiniboine Avenue. The trip would require a transfer at Sandra Schmirler Leisure Centre to get to their destination.

The Administration is able to adjust the route so it travels to Superstore/Walmart area during the off peak periods and on Saturdays. This change was possible due to the route having extra layover time at the Sandra Schmirler timepoint during off peak times and on Saturdays.

Summary of Recommended Changes

As a result of the analysis conducted and comments received, the Administration is recommending the following four changes from the maps proposed in January:

- 1) Route 5-Uplands be routed to travel downtown and travel on Garnet Street between 6th Avenue North and Avonhurst Drive. This route will travel to O'Neill and Thom High Schools in the morning and afternoon to provide a non-transfer trip to students from the Uplands area. This will also provide bus service on Garnet Street between 6th Avenue North and Avonhurst Drive.

As a result, the route will no longer travel to Rochdale Boulevard, and the service in the Maple Ridge area will operate as its own route (Route 17-Maple Ridge). As there are two separate routes, the frequency on Route 5 will be 60 minutes in off peak times.

- 2) Route 6-Ross Industrial be modified in the Industrial area to travel on Leonard Street and Henderson Drive only. This change is done to ensure this route operates efficiently and is able to maintain its schedule.
- 3) Route 15-Heritage be modified from 30 minute frequencies to 45 minute frequencies to accommodate service to the 13th Avenue Safeway and add the new service to the Science Centre.
- 4) Route 12-Varsity Park extend north to service the Superstore/Walmart during off peak periods and on Saturdays.

The new system map, including the above proposed changes, can be viewed in Appendix C. The revised individual route maps can be viewed in Appendix D. The map of streets with new and discontinued service compared to our current service can be viewed in Appendix E. The proposed frequencies for each route including the recommended changes are in the table below:

Route	Peak Frequency (7:00 - 9:00 a.m., 3:00 -6:00 p.m.)	Mid Day Frequency (9:00 a.m. - 3:00 p.m.)	Early Evening Frequency (6:00 - 9:00 p. m.)	Late Evening Frequency (9:00 p.m. - midnight)	Saturday Frequency	Sunday Frequency
1 Dieppe/Broad North	15	30	30	60	30	60
2 Argyle Park/Woodland Grove	15	30	30	60	30	60
3 Sherwood Estates/University	15	30	30	60	30	60
4 Walsh Acres/Hillsdale	30	30	30	60	30	60
5 Uplands/Downtown	30	60	n/a	n/a	60	n/a
6 Westhill/Ross Industrial	30	30	n/a	n/a	n/a	n/a
7 Whitmore Park/Glencairn	15 AM, 30 PM	30	45	60	30	60
8 Eastview/Normandy Heights	30	30	30	60	30	60
9 Albert Park/Parkridge	30 AM, 15 PM	30	45	60	30	60
10 RCMP/Normanview	30	30	45	60	30	60
12 Mount Royal/ Varsity Park	30	30	60	60	30	60
14 Windsor Park/ Spruce Meadow	30	n/a	n/a	n/a	n/a	n/a
15 Heritage	45	45	n/a	n/a	45	n/a
16 Lakeridge	30	n/a	n/a	n/a	n/a	n/a
17 Maple Ridge	30	30	n/a	n/a	30	n/a
18 Harbour Landing/University	30	n/a	n/a	n/a	n/a	n/a
21 University/Glencairn	30	n/a	n/a	n/a	n/a	n/a
30 University/Rochdale Express	30	60	n/a	n/a	n/a	n/a
40 Albert Express	30	30	30	n/a	n/a	n/a
50 Victoria Express	30	60	n/a	n/a	n/a	n/a

Table 5 – Route Frequencies

When the new routing system is implemented in July, the Administration will be monitoring overall performance to ensure the system operates efficiently, and will make adjustments to schedules as needed. The Administration will continue to monitor the electronic farebox data as the new routes take effect to ensure Transit is meeting the ridership service targets and to determine if any additional service can be provided by reallocating resources more efficiently within the system.

RECOMMENDATION IMPLICATIONS

Financial Implications

The changes proposed for July 2013 would have no impact on the current budget. The Administration has estimated ridership to increase 5% after one year of operation, with increased revenues of \$375,000 per year. Any additions to service beyond July 2013 would be considered through the annual budget process.

Environmental Implications

The changes proposed in July are predicted to increase the amount of transit trips taken by Regina residents by 300,000, thus, reducing the amount of emissions into our air. In addition, the three proposed shuttle buses to be used would save over \$18,000 in fuel each year.

Policy and/or Strategic Implications

The change to this type of routing was a recommendation of the Transit Investment Plan. The changes proposed represent a step towards providing services to all areas of the city. Moreover, the recommendations in this report support the emerging themes in the Official Community Plan and Transportation Master Plan studies. Changes to Transit's routing will introduce new services and decrease travel times, while increasing ridership and revenue with the resources available. Adding new services beyond July 2013 as budget allows, will increase mobility and travel options within the city.

Other Implications

The Downtown Transportation Study results will recommend where transit routes will be and time-point will occur in the downtown area. The Transit Department will adopt the recommendations and will develop an implementation plan to accommodate the recommendations from that study.

Accessibility Implications

Currently, 85% of the transit fleet is comprised of accessible buses. In 2016, all buses will be fully accessible. As with the current system, certain routes will be designated low floor routes in the proposed changes for July 2013. These routes include Route 1, 2, 3, 4, 5, 7, 8, 10, 14, 15, 16, 18, 21, 40, and 50. The recommendations of the Transit Investment Plan have no impact on current Paratransit operations.

COMMUNICATIONS

Upon approval of the system changes, the City will complete the schedules and maps and distribute to Transit agents and stakeholders. A communications strategy will be developed using a variety of tactics including print, radio, and social media to inform residents and target audiences of the impending changes. Starting in June, Transit will hold public open houses at community centres where residents can ask questions about the changes and receive information on the new schedules and maps. In addition, the Administration will ensure representatives are available for employment areas or organizations, extending an invitation for Transit staff to visit their site and help plan trips using the new schedules and maps. The new schedules and maps will be available at all sessions.

Property owners where new bus stops are to be installed will be notified by mail of the location and date of installation.

Information on which routes service each particular bus stop will be added to all stops over the course of spring and summer to help customers with the transition to the new system.

DELEGATED AUTHORITY

The disposition of this report is within the authority of the Community and Protective Services Committee.

Respectfully submitted,

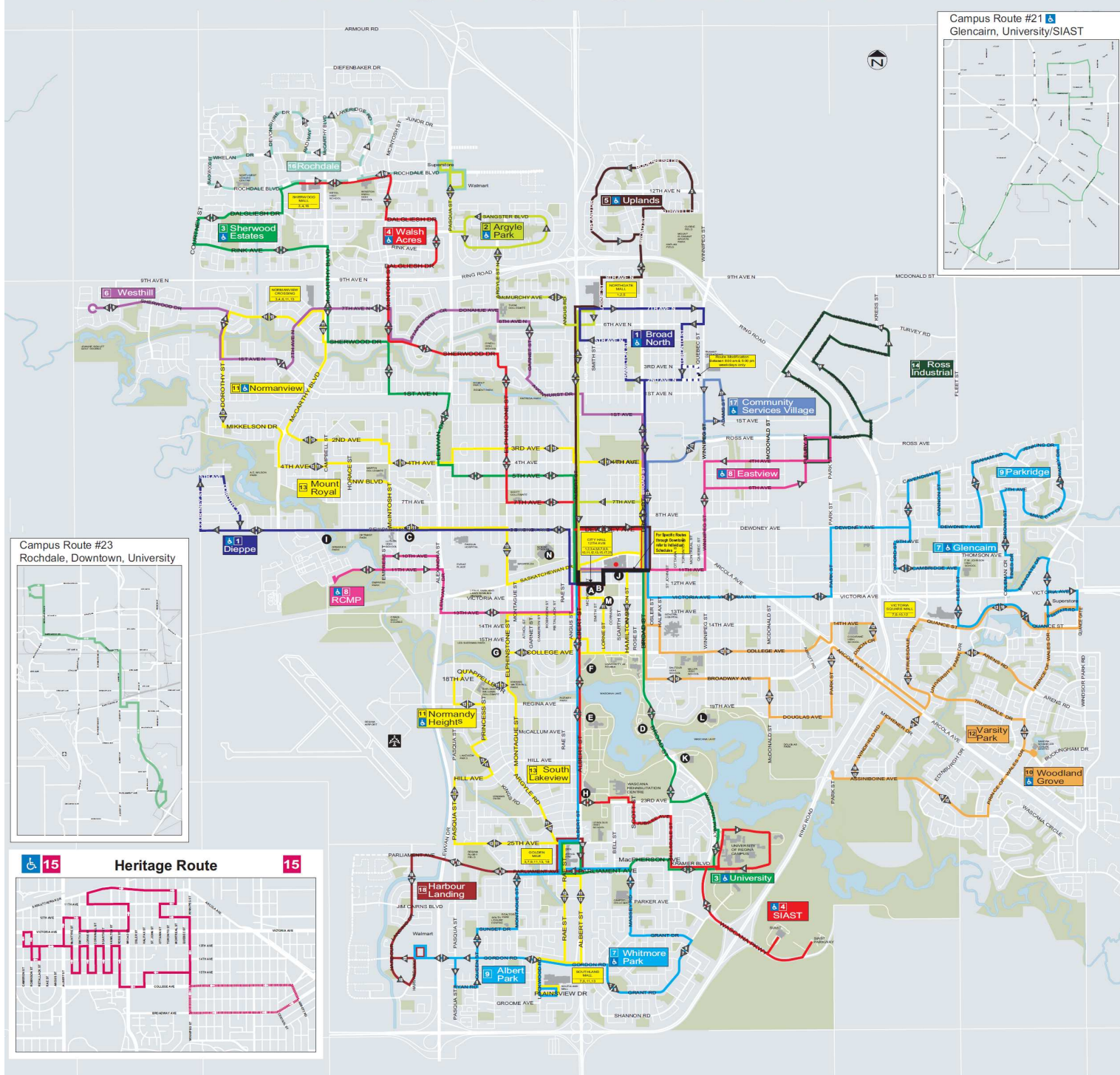
COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

A handwritten signature in cursive script that reads "Linda Leeks".

Linda Leeks, Secretary

Current Transit System Map

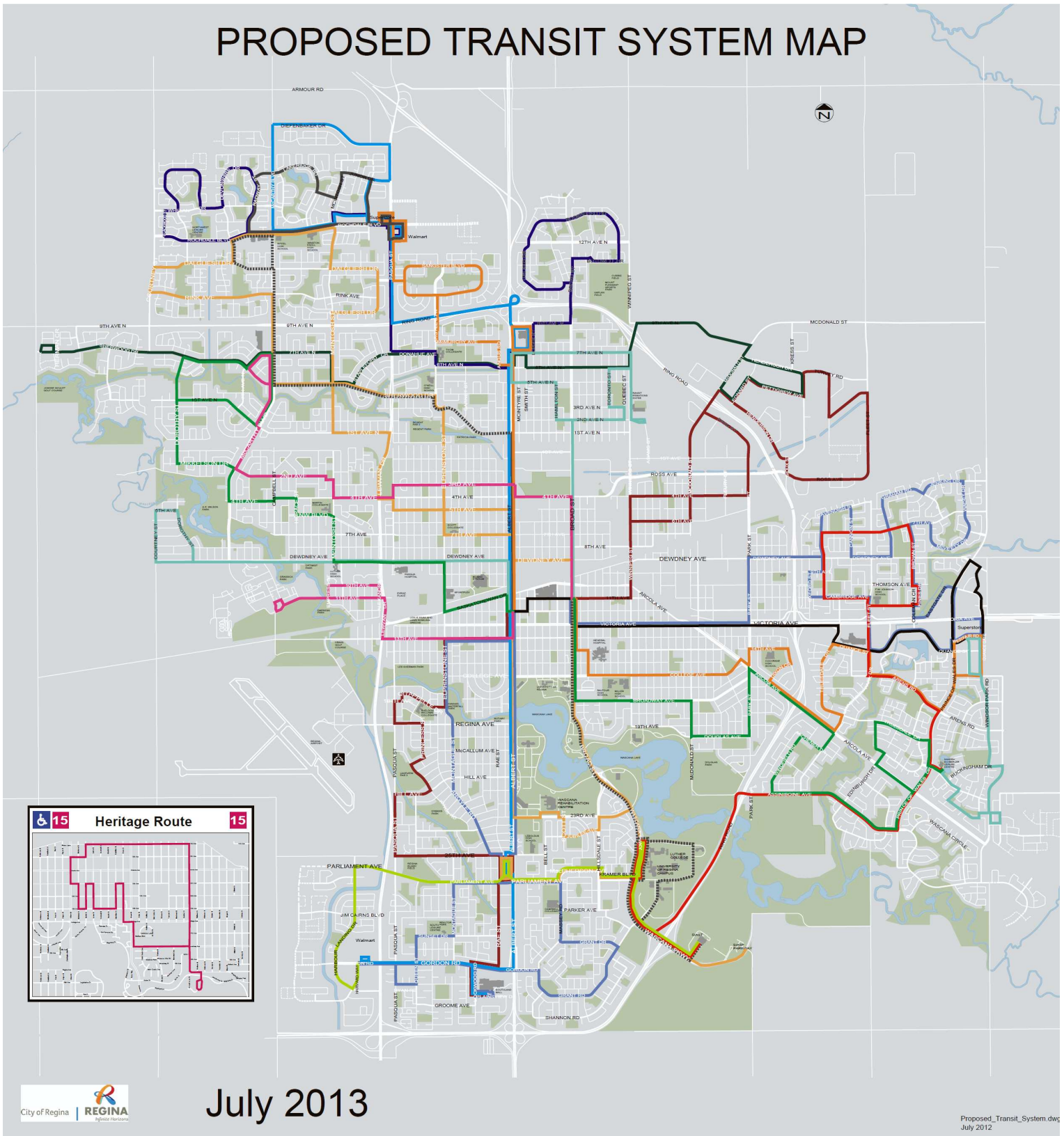
TRANSIT SYSTEM MAP



- B.1 -
APPENDIX B

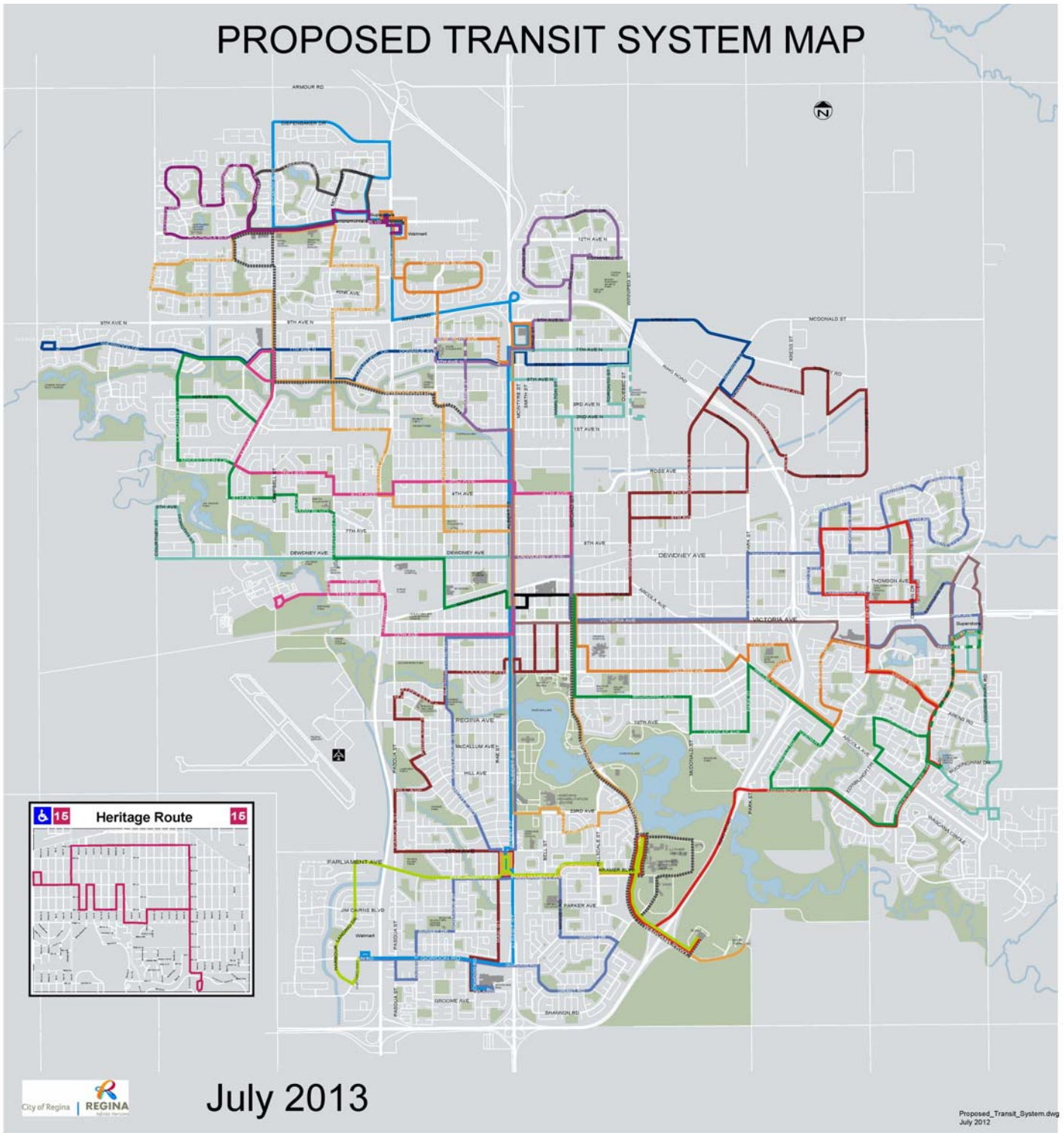
January Proposed Transit System Map – July 2013

PROPOSED TRANSIT SYSTEM MAP



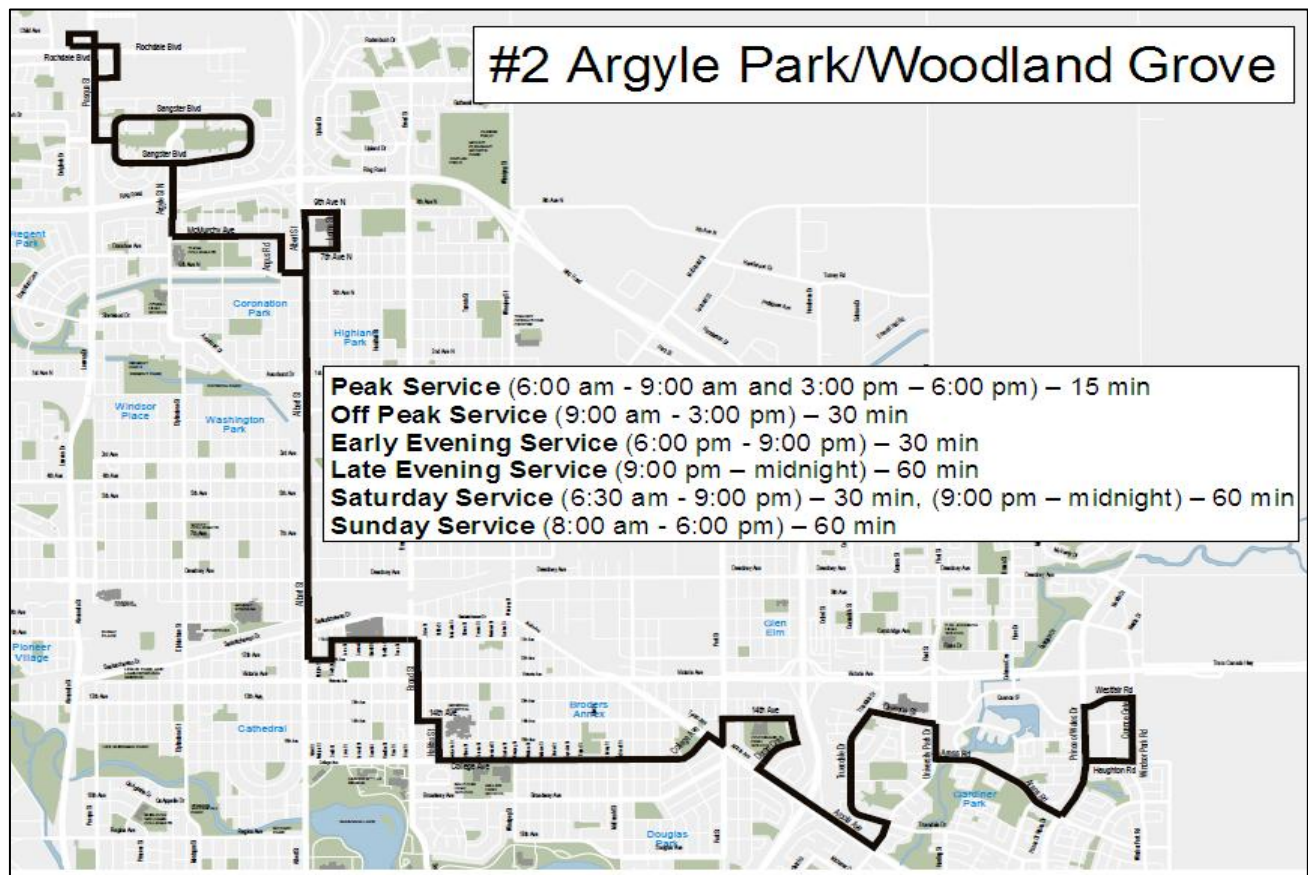
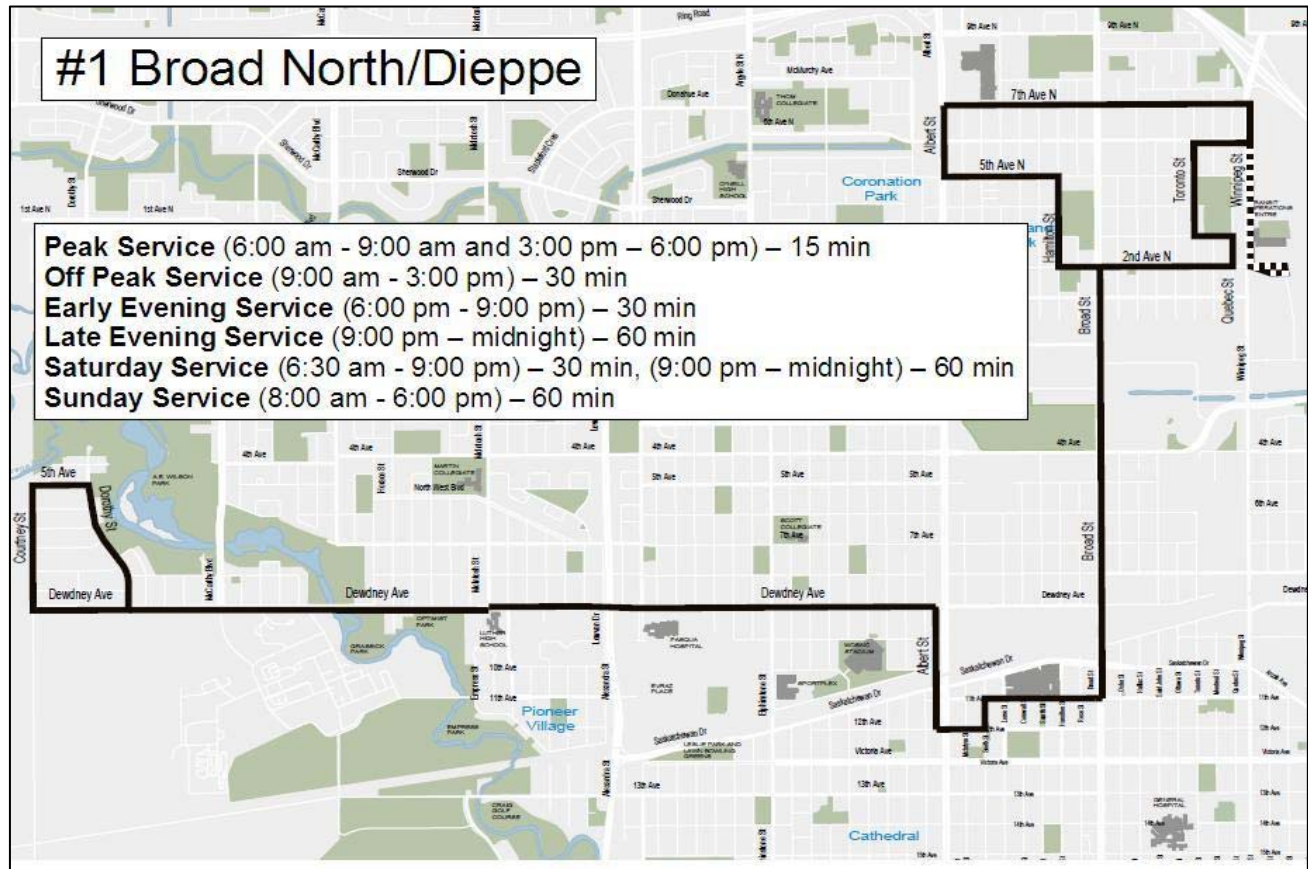
APPENDIX C

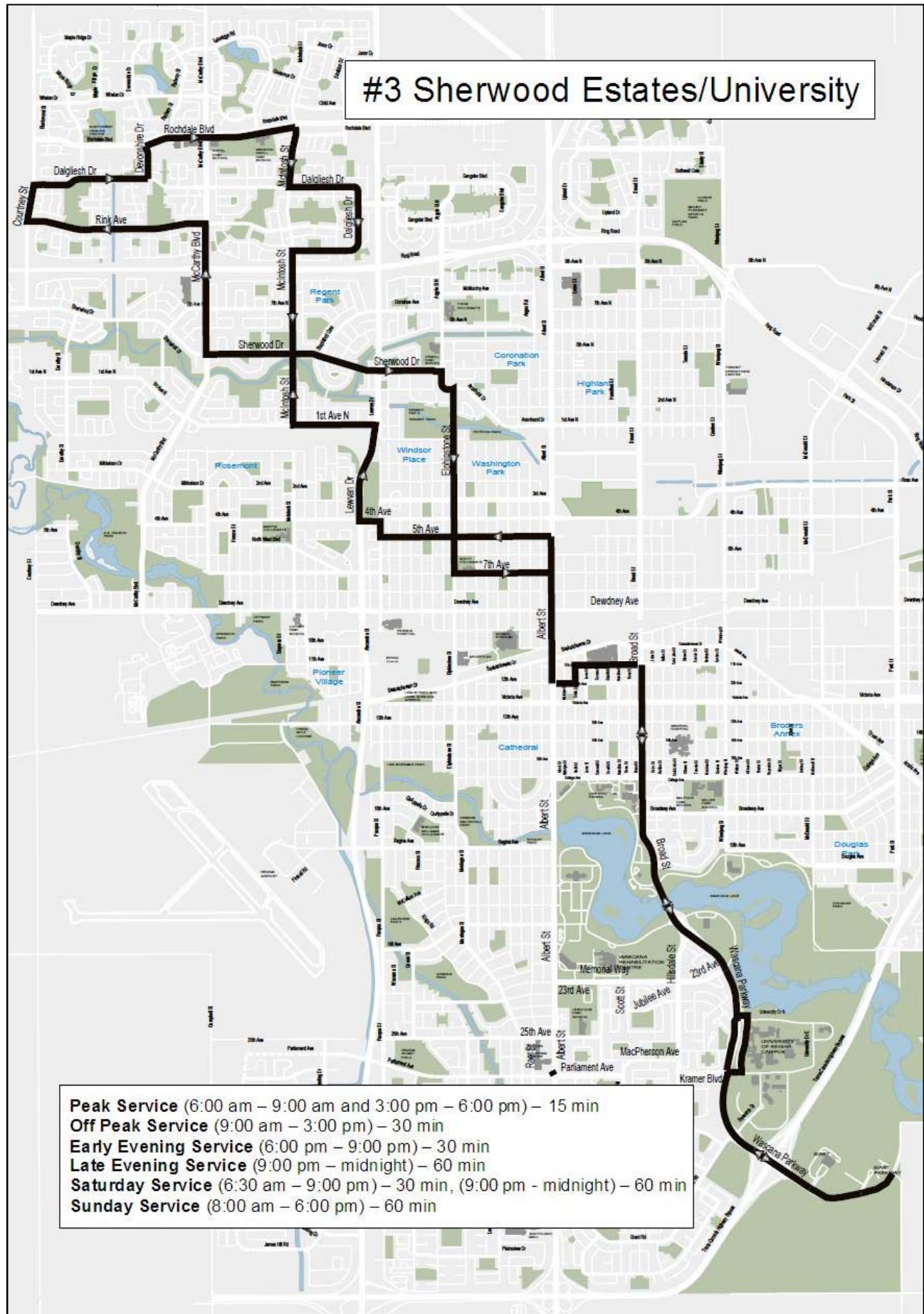
Proposed Transit System Map

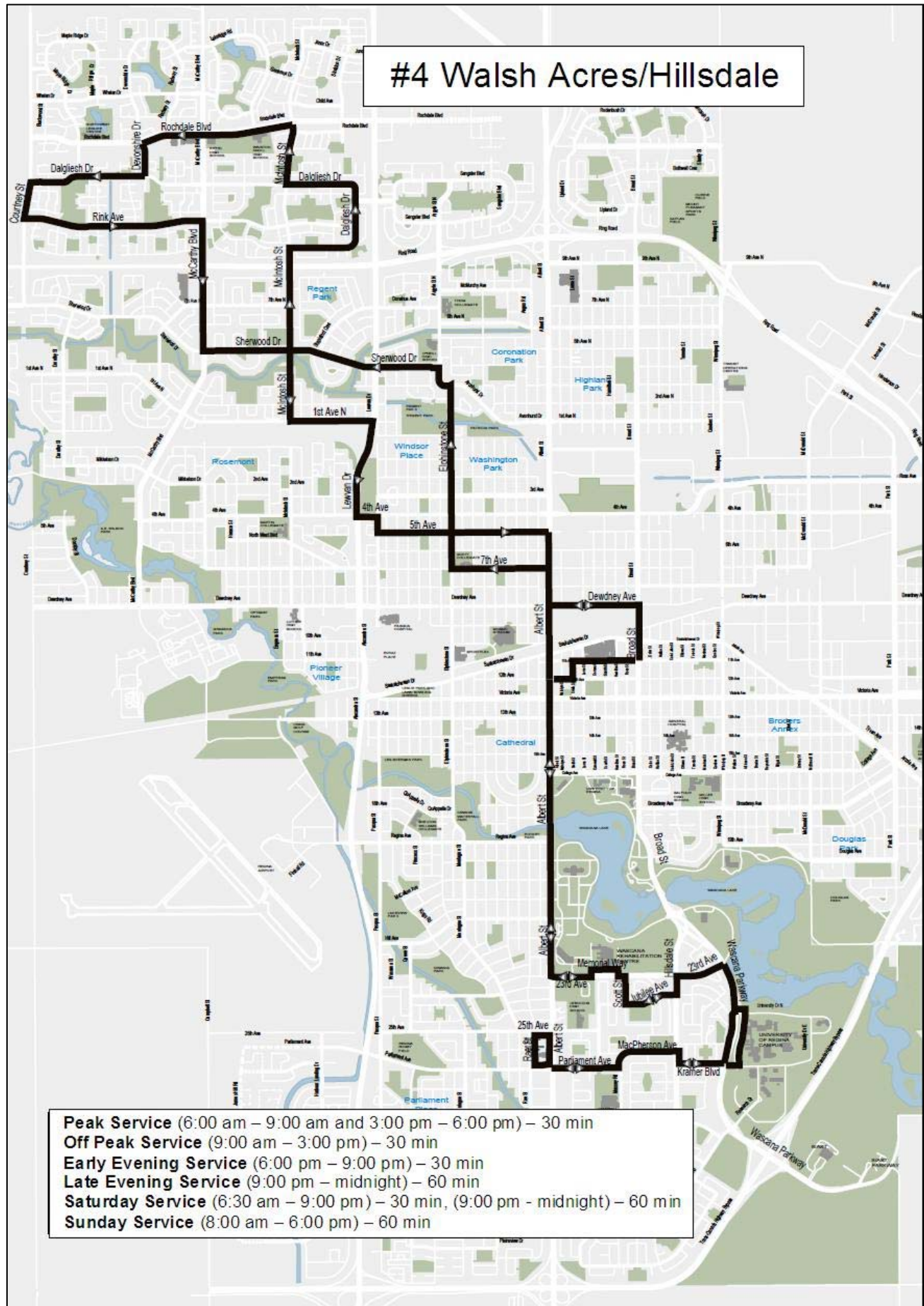


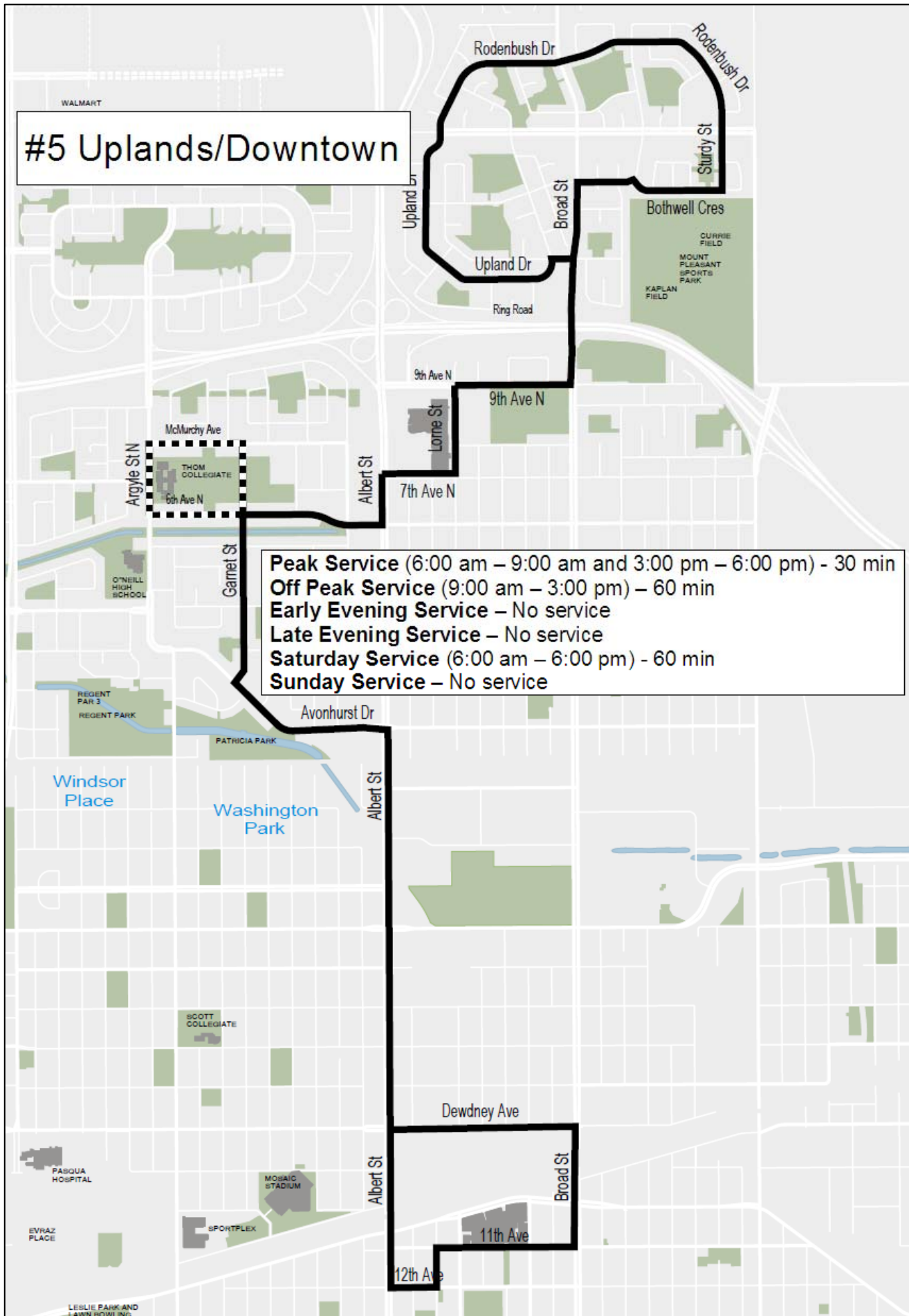
APPENDIX D

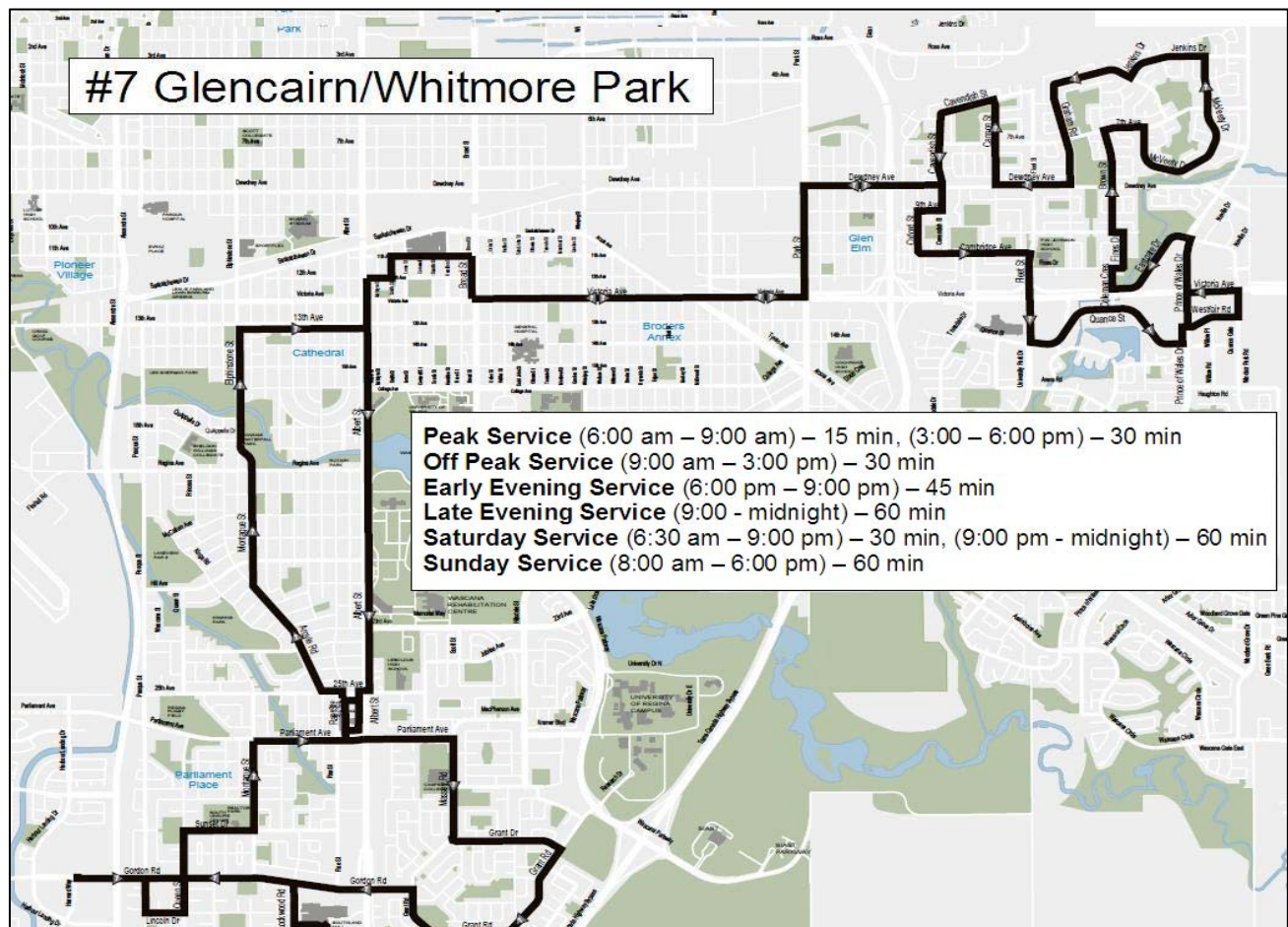
July 2013 Individual Route Maps

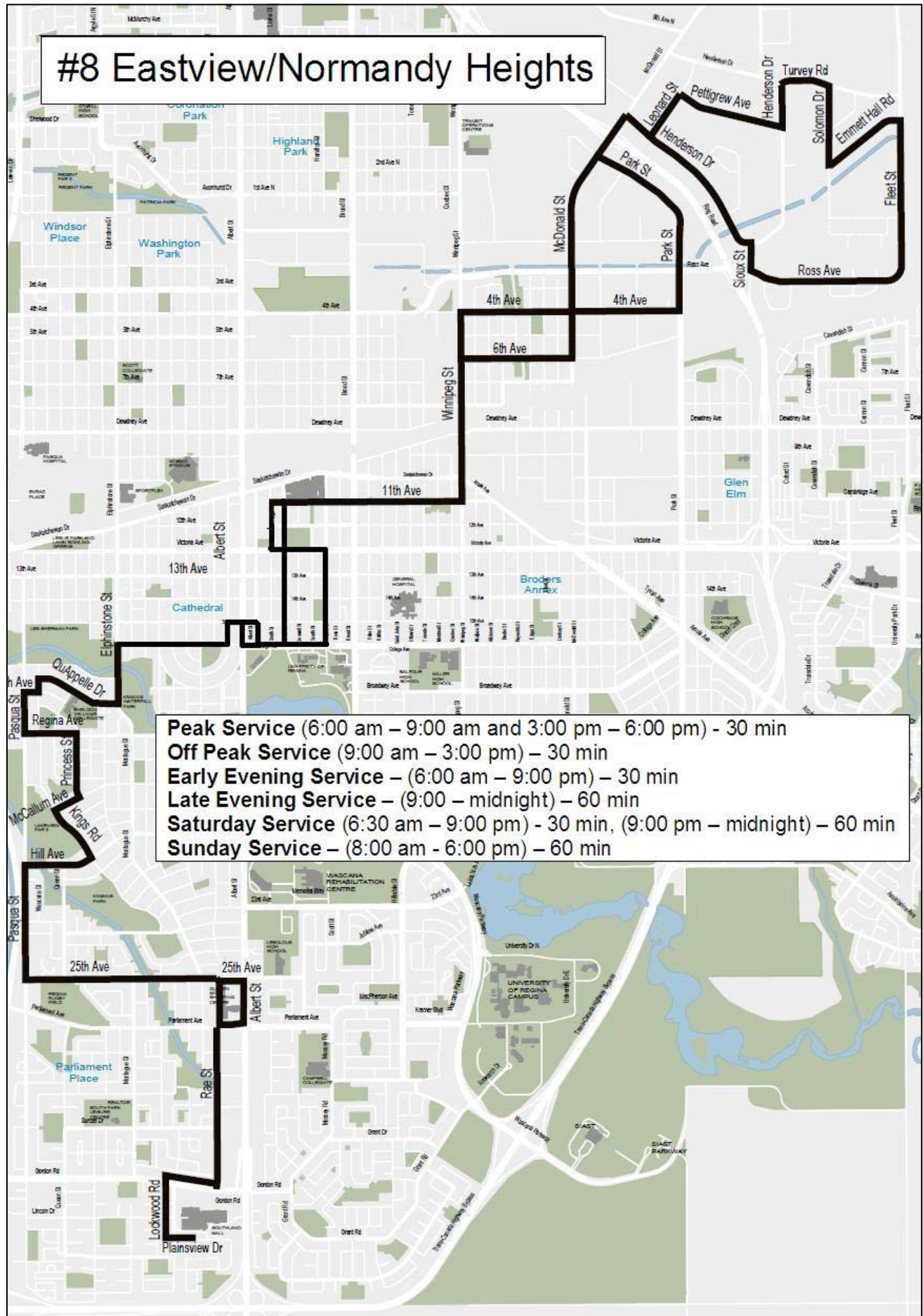


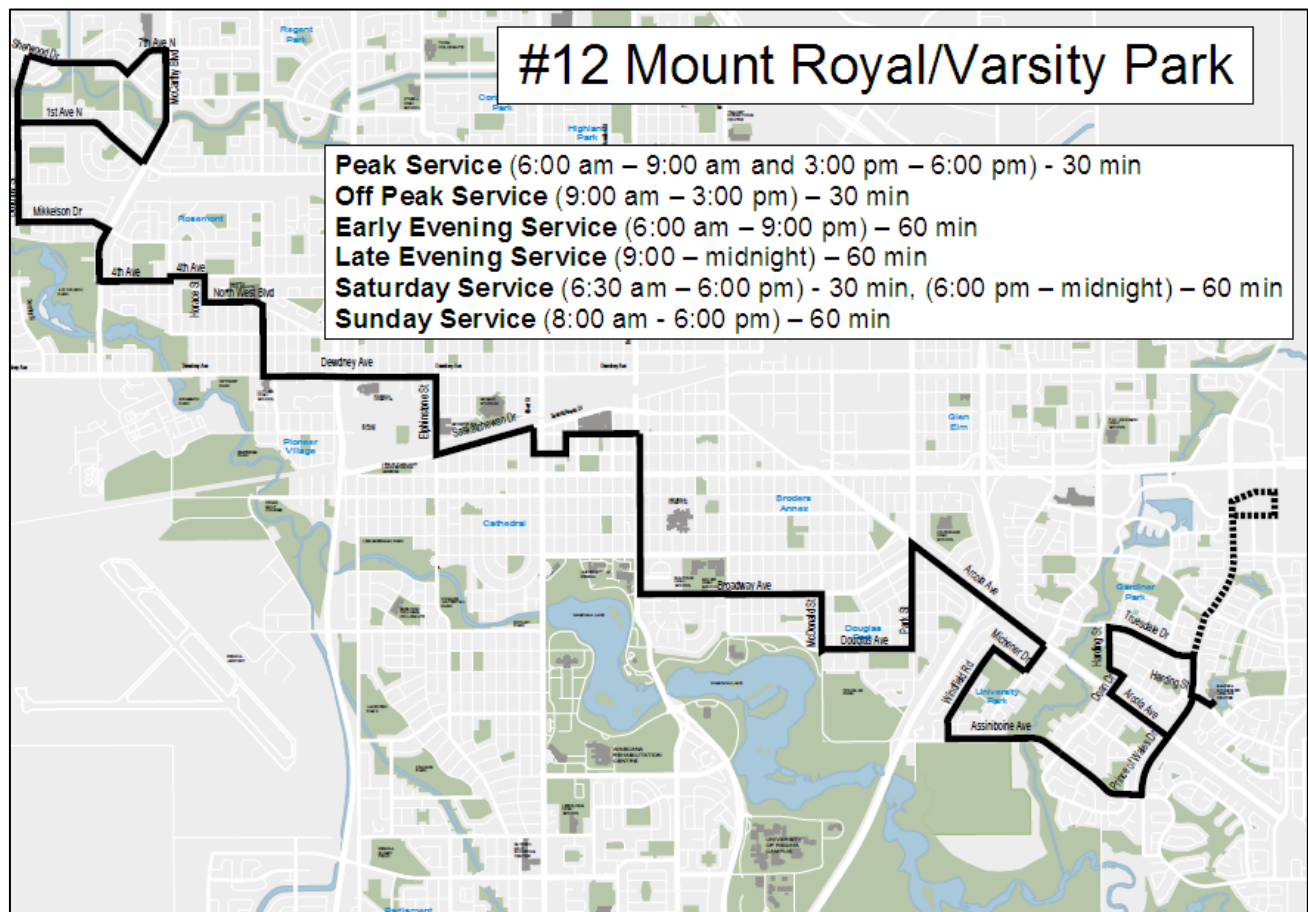
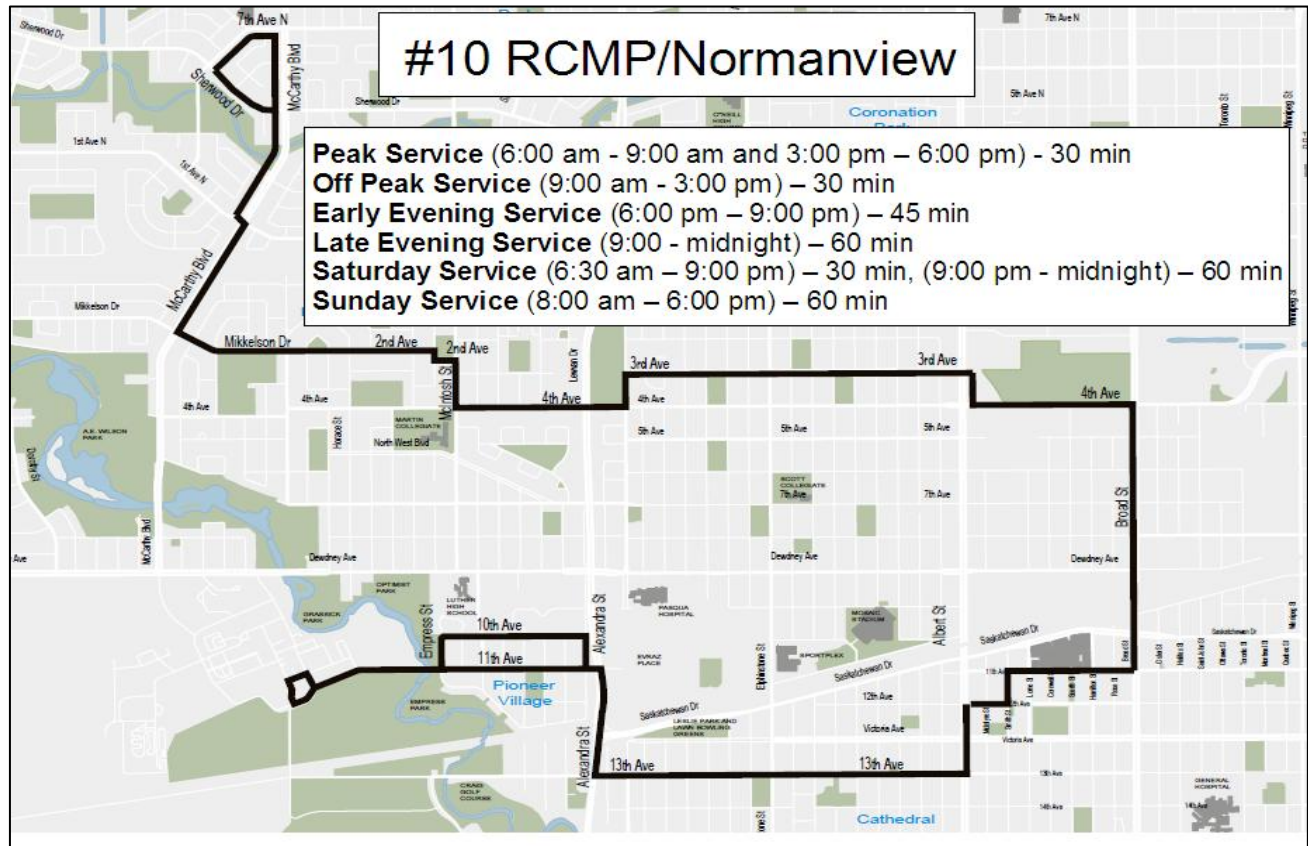


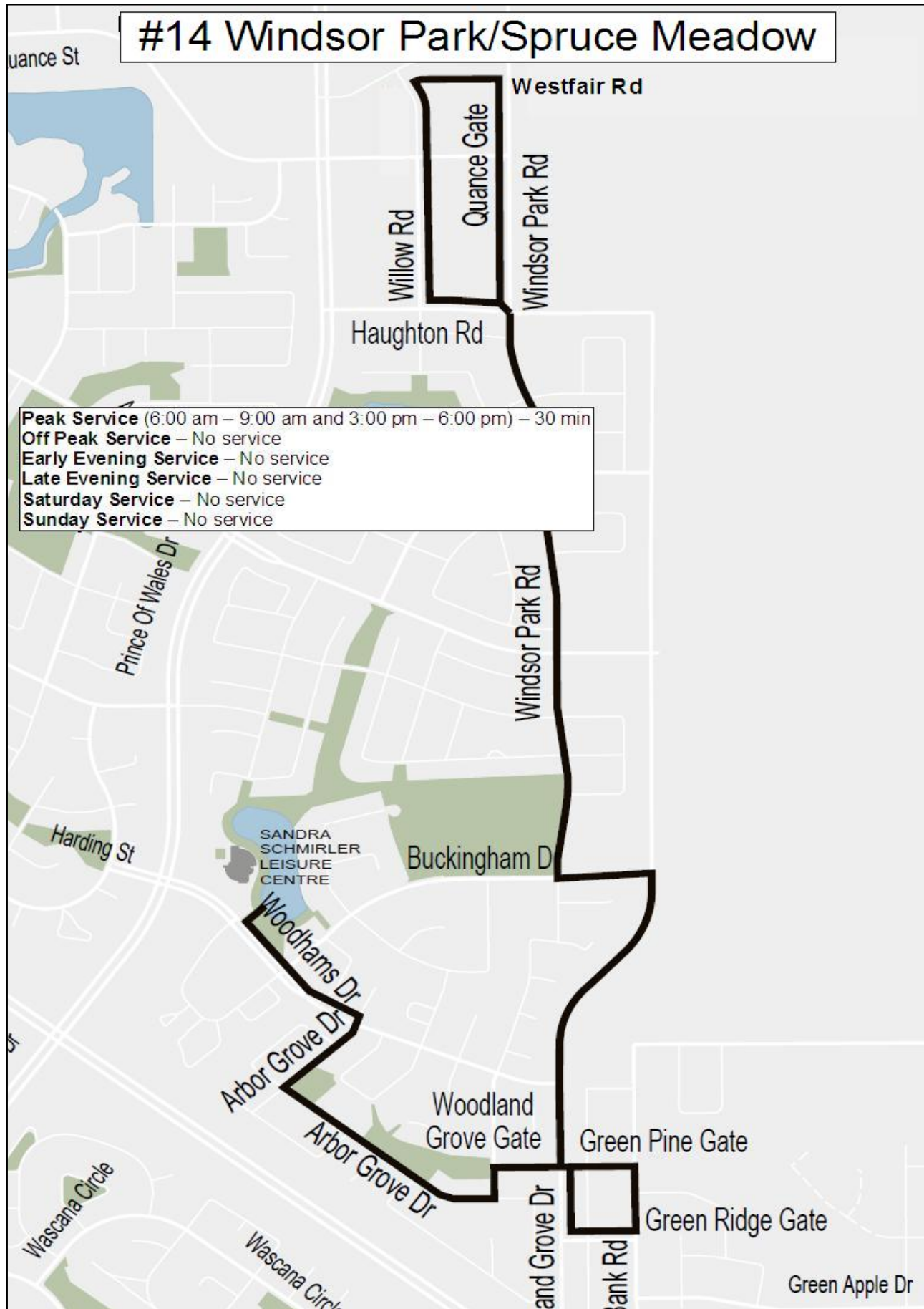


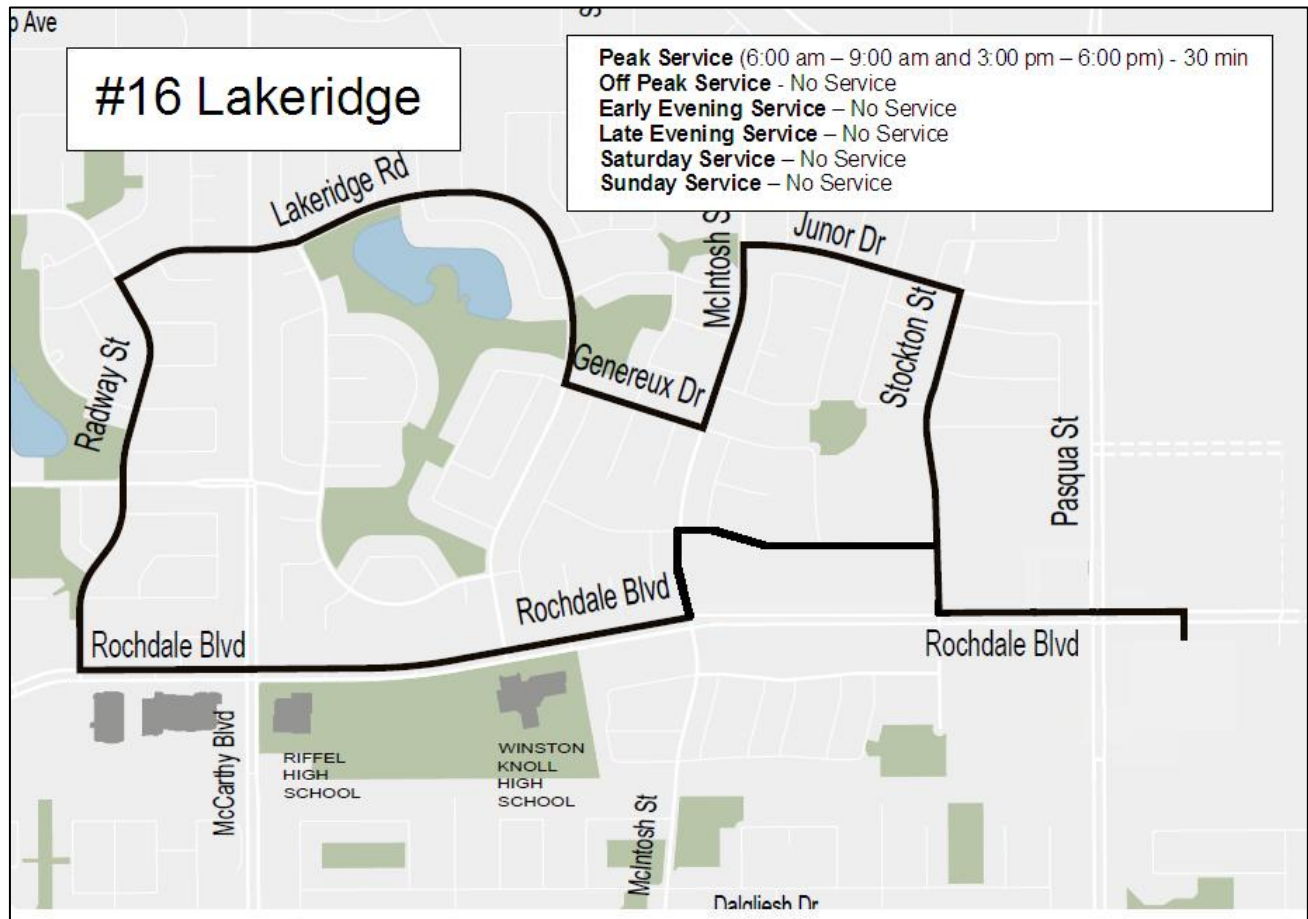
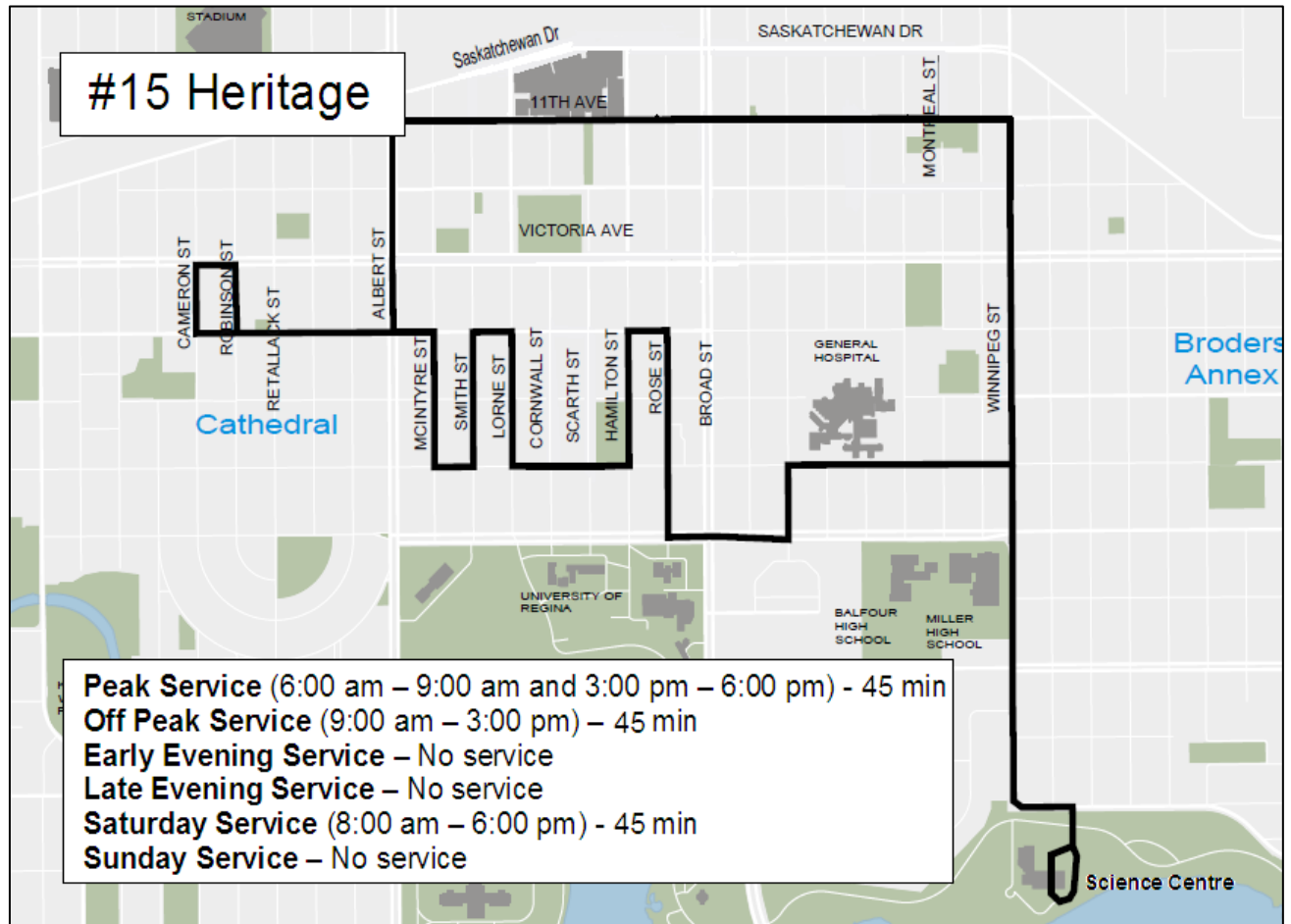


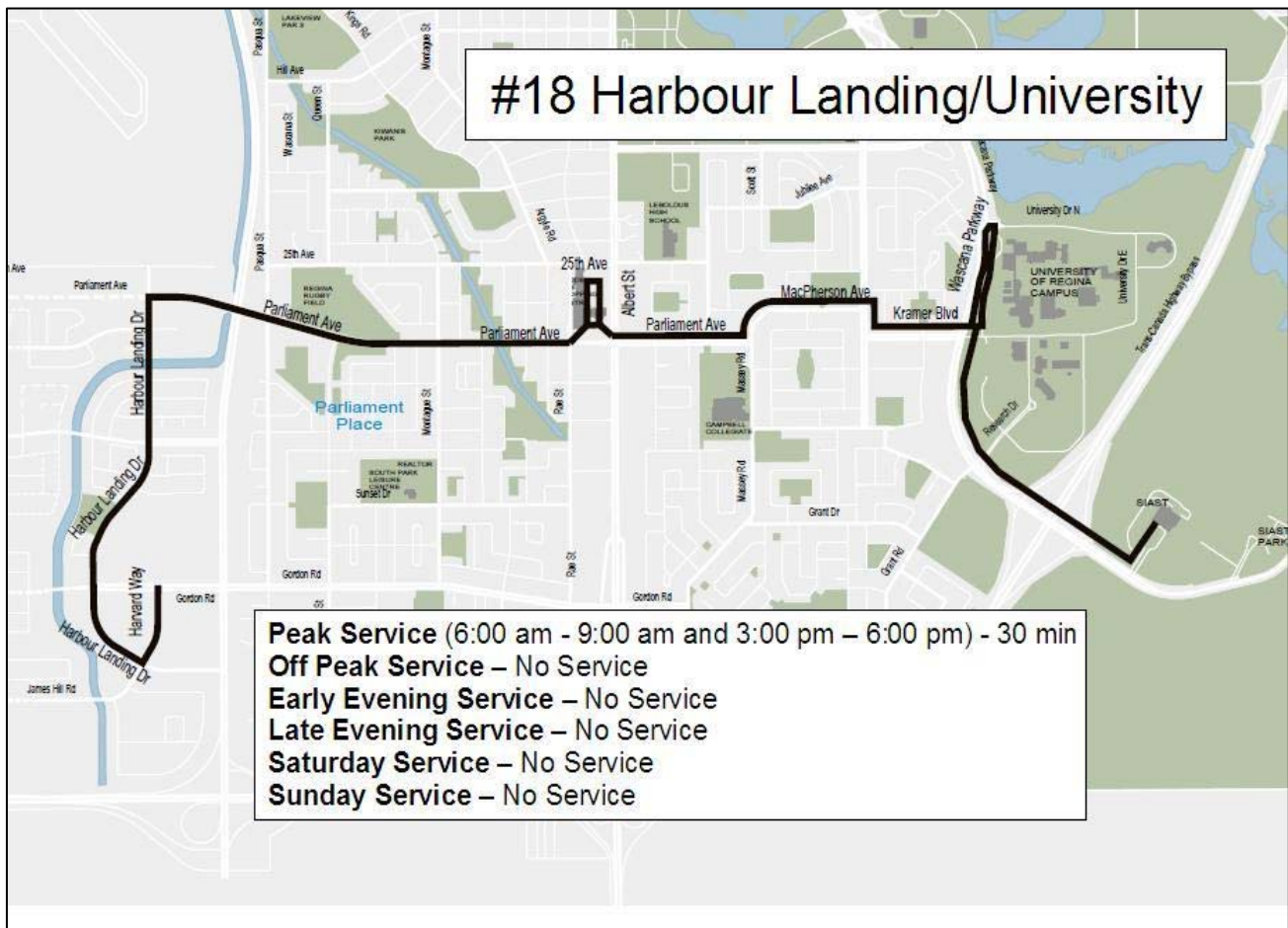
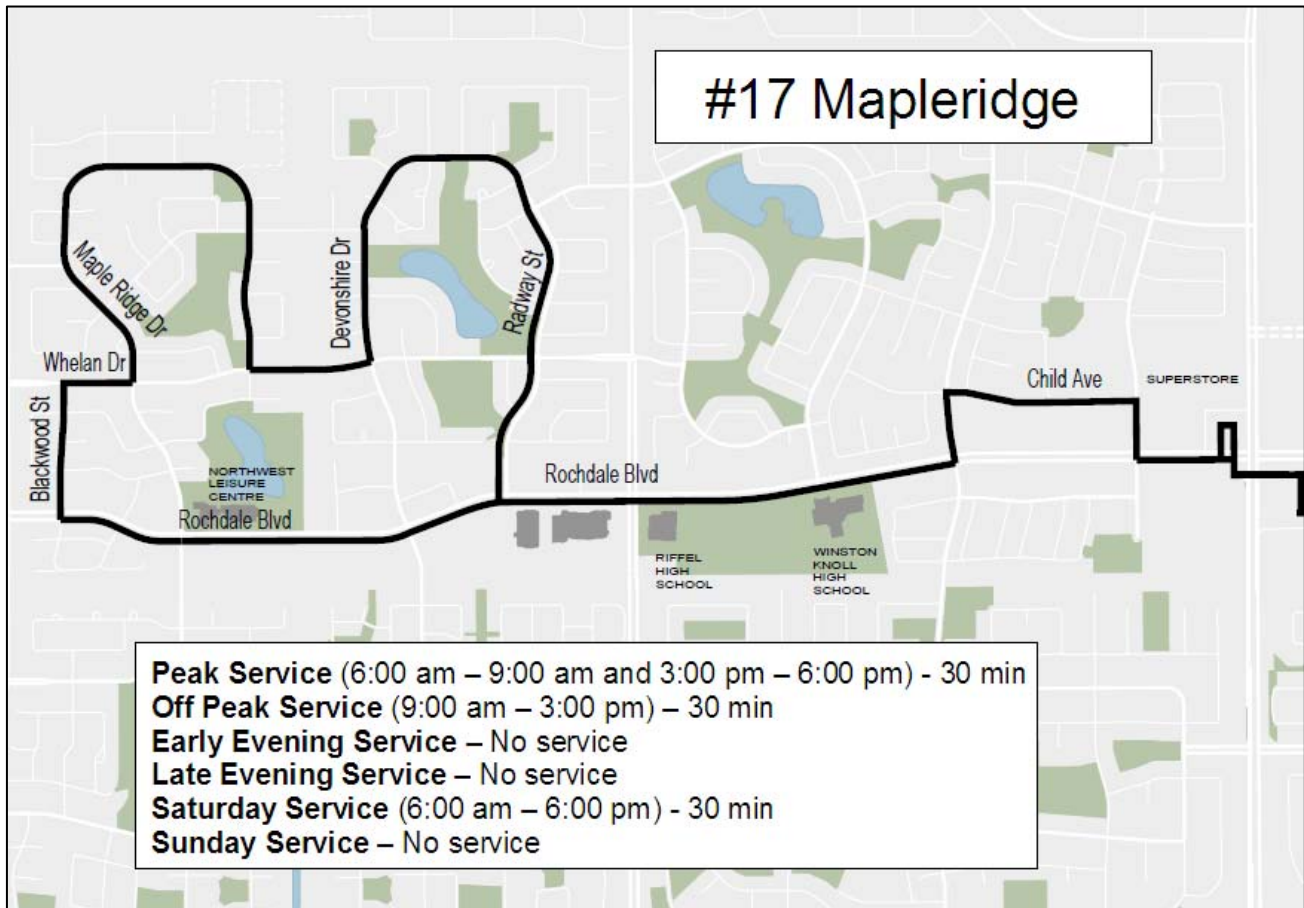


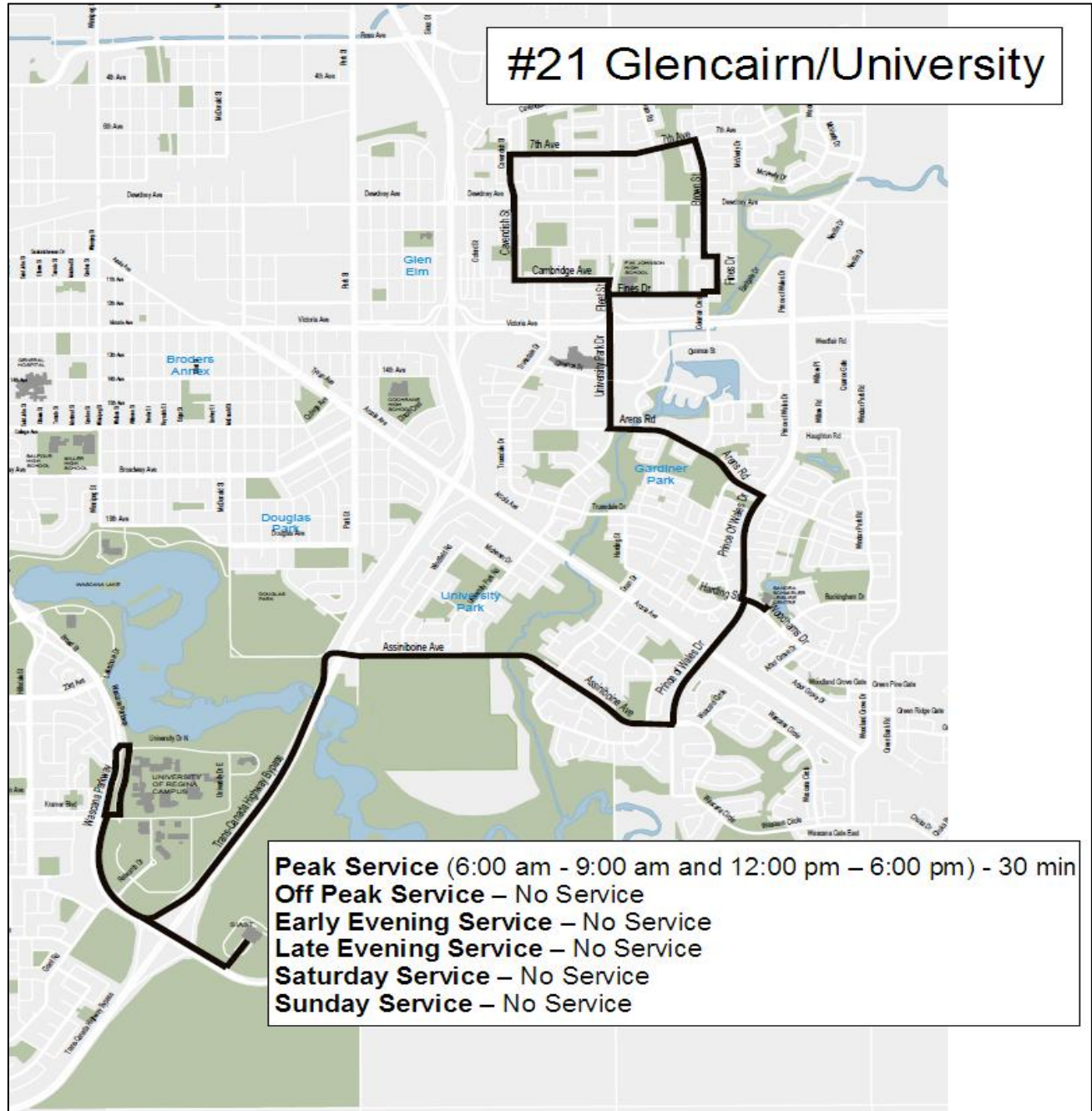


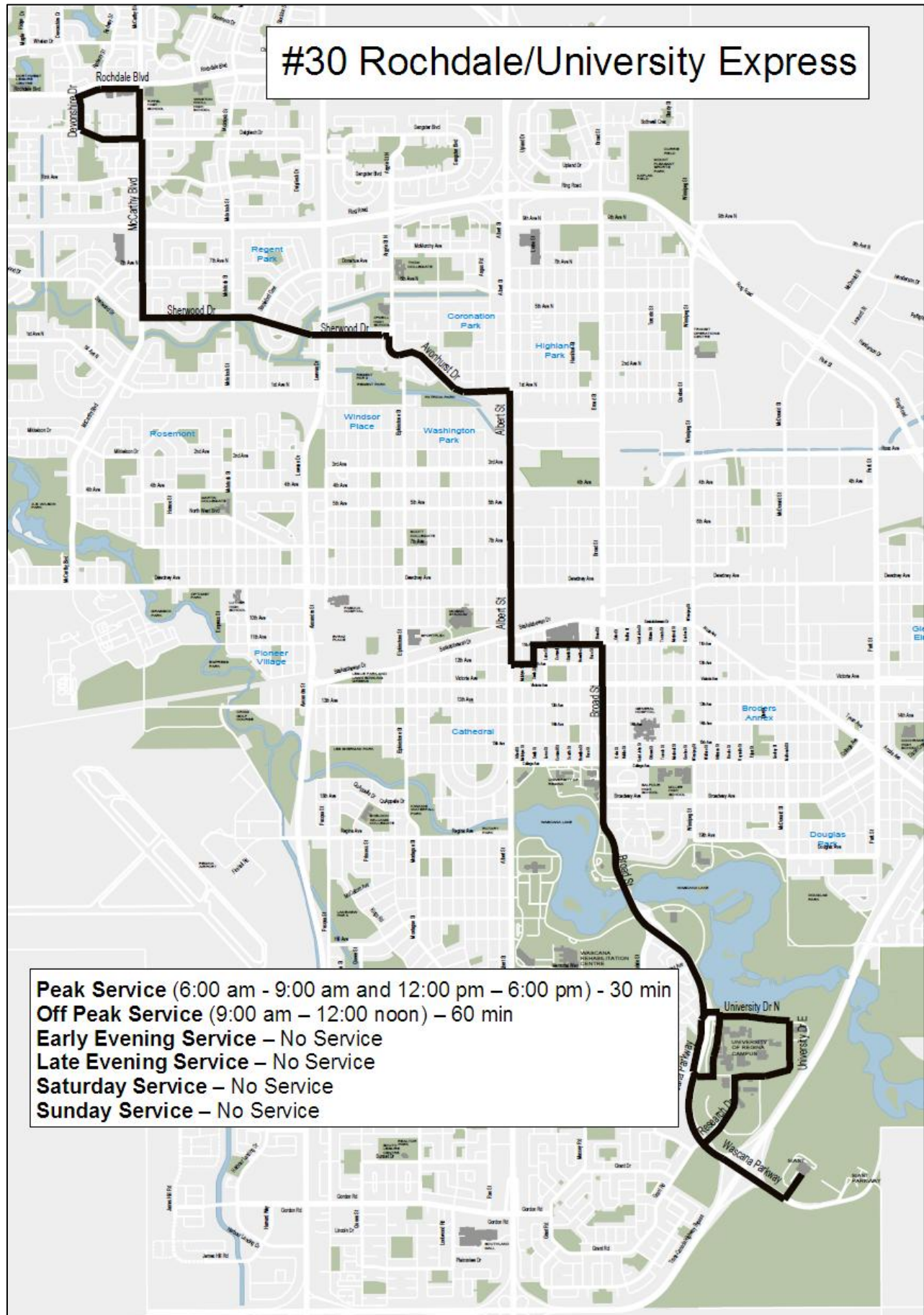


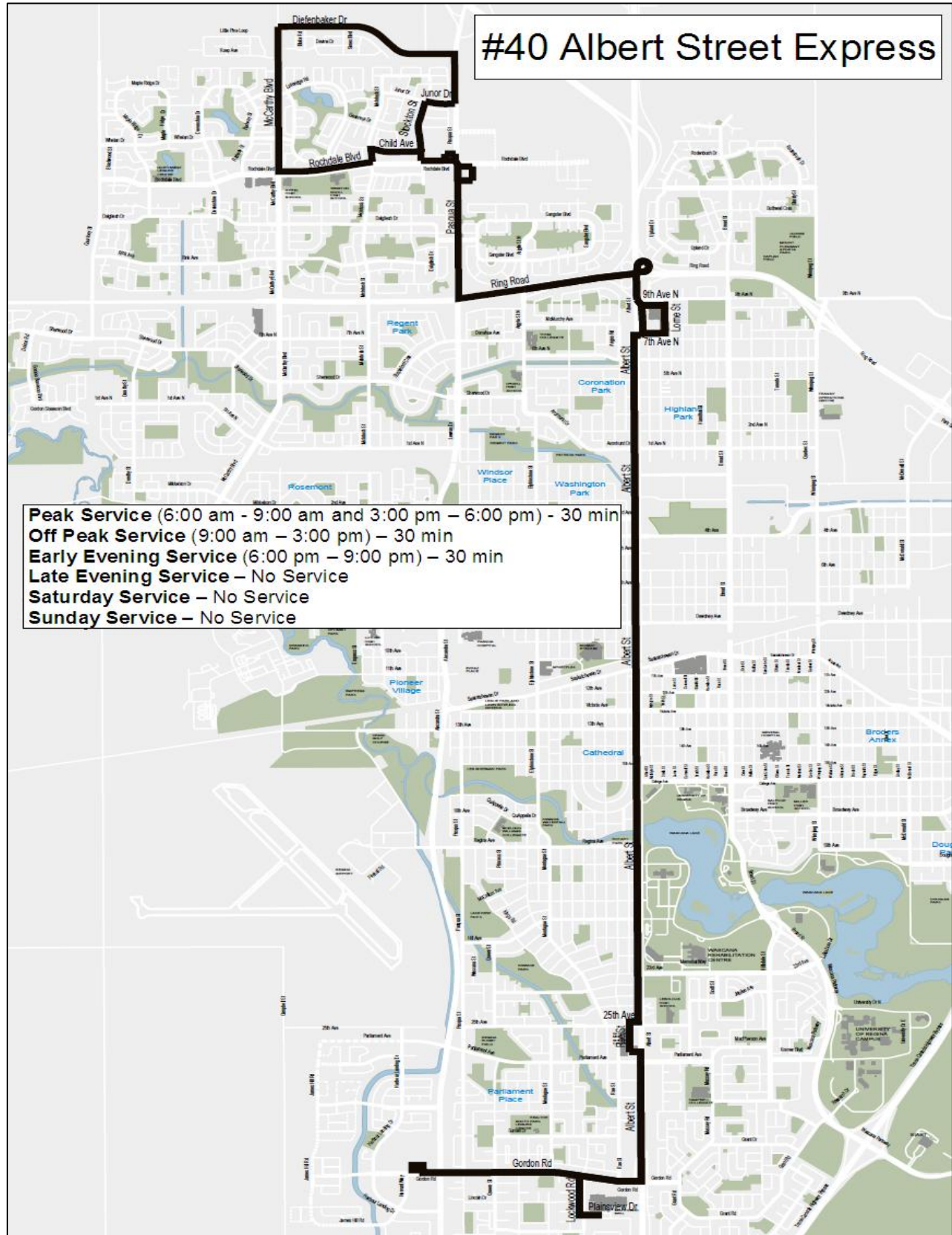


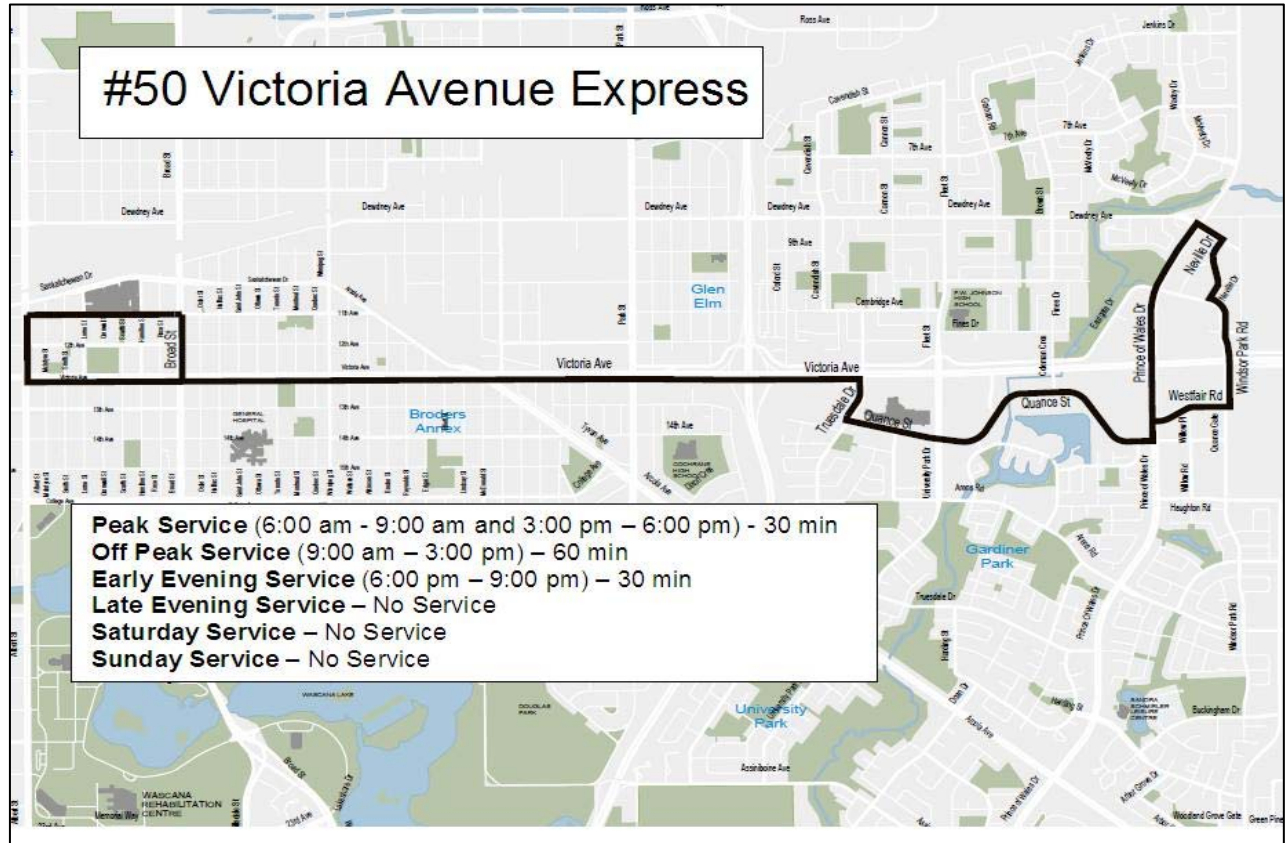






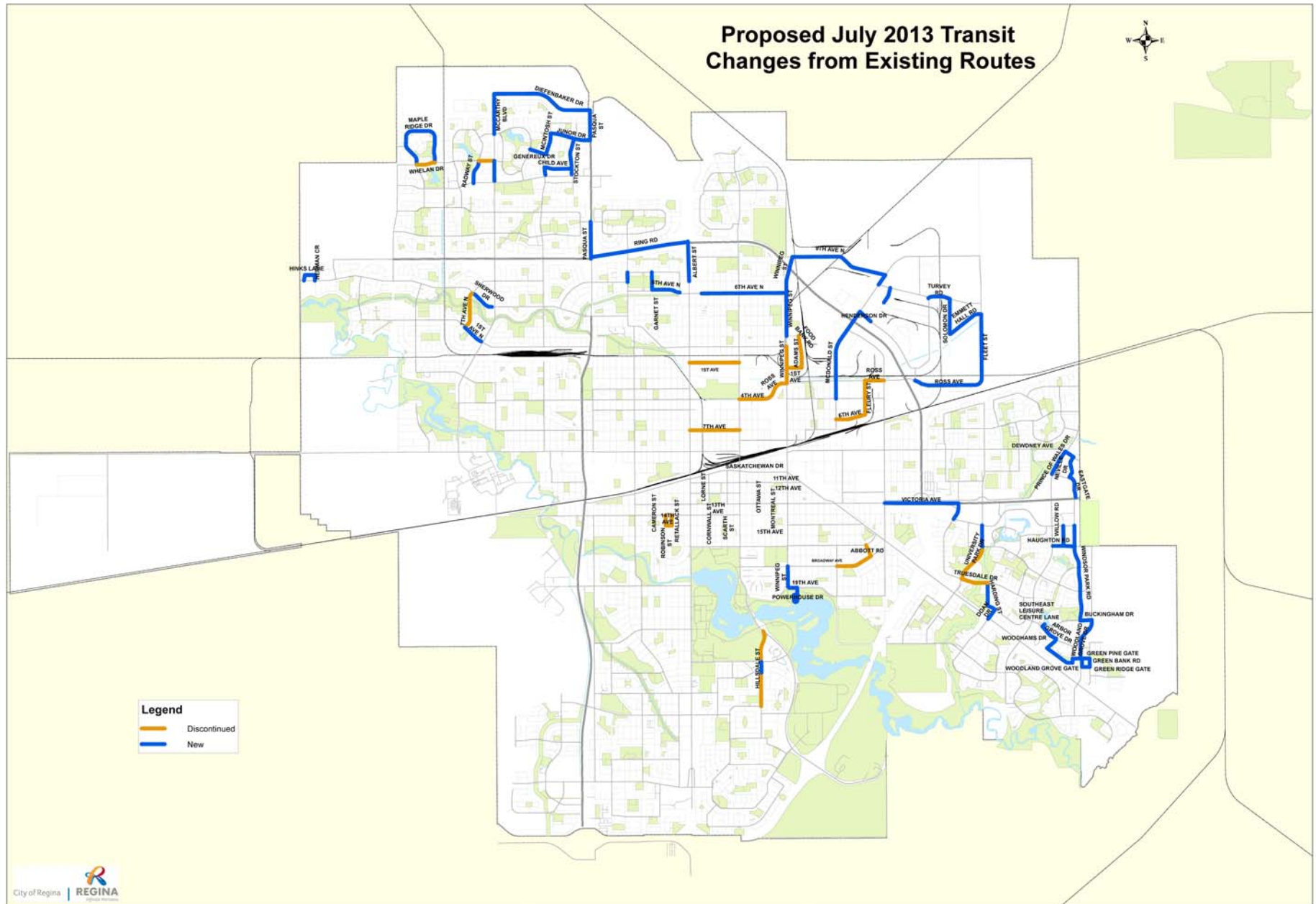






APPENDIX E

Proposed July 2013 Transit Changes from Existing Routes



Good evening your worship, members of city council, and administration. My name is Colin Stewart, and I represent myself. I would like to speak to you this evening about Regina's comprehensive housing strategy.

To be honest, the report before you has addressed most of my concerns. The report recommends ways that the city can foster development of affordable housing, and there are some exceptionally good ideas there. It addresses and recommends solutions to the condition of many inner city properties that are substandard. It even recommends working with senior levels of government to resolve our current housing crisis. If this report is adopted, and the recommendations within are carried out, I see good things for our fair city.

The one concern that I have is in the definition of "affordable housing", and this is what I want to discuss with you. The report seems to assume that the vast majority of people requiring housing in Regina would be approved for a mortgage of \$255,000.00. It assumes that they would be approved with an interest rate of five point five percent. It assumes that the vast majority of Regina residents can afford a rent payment of approximately \$900.00 per month. What this report does not seem to acknowledge is that the people who are most affected by our current housing crisis earn minimum wage, or, even though they make a decent wage, they work part time. This report allows us to set a purchase price of \$255,000.00, or a rental rate of \$897.00, and declare that we have met our target, while the very people most affected by the crisis still cannot afford to purchase or rent these units.

We need to acknowledge that the criteria noted in this report does work for Saskatchewan Housing Corporation. The reason it works is that Sask Housing subsidizes a residents' rent, based on maximums noted in the report. Those who cannot afford the maximum are charged a lesser rate, based on their income. Using their thresholds for a fixed rate will not, in my opinion, solve our housing crisis. All it will do is make us feel good, because we have done something.

The city of Regina would do better to lobby the provincial government to allow private developers to partner with Saskatchewan Housing. The developer would construct, and operate, housing units, and Saskatchewan Housing would subsidize monthly rental costs.

We should not put all of our eggs in one basket, though. The housing strategy should be balanced, to include both subsidized, and non-subsidized housing. It should also take advantage of existing housing stock, and update substandard housing.

In this, everybody wins. The province does not have to build and maintain new housing units. The city can honestly say we have done our part, by providing the tax incentives recommended in the report. Tenants win, because there are more housing units on the market that are affordable to them. The tenant wins because, with an increase in subsidized housing stock, qualifications can be relaxed so that a broader range of tenants could qualify for subsidized housing. Landlords win, because they can reduce rents while still covering the cost of maintaining housing units.

While the report does include assistance for existing rental units, I couldn't help but notice that it only includes substandard housing. I do not recall seeing any assistance for current landlords,

who operate well maintained properties, but would like to reduce their rent. I wonder, could we expand the recommended tax incentives to include existing stock that is rented at reduced rates? I know some landlords would not reduce their rent for anything, but I'm sure there are also landlords who would like to reduce their rent, but are unable to because the burden of property tax, mortgage payments, repairs, maintenance, and so forth requires them to charge market value for their property.

One thing I noticed in the report was the concept of partnership. It talks about a partnership between the city and the province, and the federal government. Two other partnerships to consider would be between the city and landlords, and landlords and the province. I noticed in the report that there is mention of a body intended to oversee housing in Regina. I hope that this body will have access to existing programs offered by the province. I hope they will be a resource center for both landlords, and tenants, and will be tasked with assisting both in accessing provincial programs. I also hope they will be tasked with connecting landlords and tenants with their respective associations.

It is my opinion that if the report in its present form is amended to include what I have suggested, that we will be able to go a long way towards solving the housing crisis we now face. The report as it is will make inroads, but as I have said, I'm not convinced that it goes far enough. I would ask you to please consider adopting these amendments.

Thank you. I will now welcome any questions you may have.

BRIEF TO THE CITY OF REGINA - Regarding the Administration's Recommendations for Strategy Implementation from the Comprehensive Housing Strategy Report of February 2013

Delivered April 29, 2013 to City Council.

Your Worship Mayor Fougere, City Councillors, Ladies and Gentlemen:

My name is Brian Black and I have owned and resided in my home at 6 Newlands Street since May 1980. I am at your meeting to provide a response to the recently released Comprehensive Housing Strategy and the evaluation by City Administration as to what strategies should be implemented.

I am speaking on behalf of friends and family in our city and neighbours that reside in the Hillsdale and Whitmore Park communities.

The main item that I am here to talk about is the proposed recommendation in this housing strategy that the city administration should attempt to encourage more city residents to commence turning their primary residences into rooming houses to provide more affordable rental accommodation in Regina. Rooming houses are defined as a private dwelling in which rooms are rented for living or staying temporarily and individuals share a kitchen and sometimes a bathroom.

In the consultant's recommendations there is "Strategy 15 - Foster the creation of temporary rental housing and rooming houses/single room occupancies." The city administration has declared a "Yes" for this strategy and further recommends, .. "The best method for studying and identifying appropriate areas for rooming houses will need to be decided as well as the criteria to consider as a permitted use. If deemed necessary by a study, a revision to the Zoning Bylaw could expand the areas where rooming houses are permitted."

In addition the consultant had recommended in Strategy 1, using capital incentives to encourage house owners to establish additional rooming house and single room occupancies by providing them with \$5,000 per bed and 100% tax exemptions for 5 years!!

Before the city spends any of its valuable resources on entertaining this proposal, I would suggest that a very important element has been overlooked by the consultant and the administration. The important element is that rooming and boarding houses are also defined as a business operation by various Acts and Bylaws. First of all, by the Canadian Income Tax Act and accordingly individuals operating these businesses are required to report their income as a business rather than the rental of real property. Refer to the Canada Revenue Agency *Guide T4002, Business and Professional Income*.

The Provincial Act that governs business' operating in city municipalities is known as

The Cities Act and correspondingly Regina City Council has enacted Bylaw 2006-86, *The Licensing Bylaw, 2007*.

Under Section 8 (1) of the Bylaw it states that... "A person shall not carry on a resident business or a non-resident business unless that person has a valid and subsisting licence issued by the City."

Plus Section 15(1) of the Bylaw states that a licence will not be issued under this Bylaw for any business or premise occupied by a business which does not conform to any other law, made or administered by the City, including zoning, building or plumbing standards."

Also contained in this Bylaw is the stipulation that home-based businesses follow certain conditions. Some of the important considerations before a business licence would be granted are;

- 1) the combined floor area of all space used for the home-based business in the dwelling not occupy more than 25% of the total floor area,
- 2) parking is limited to no more than one business vehicle for which off-street parking is provided,
- 3) does not alter the exterior of the property, or
- 4) affect the residential character of the neighbourhood.

Discussion with a city clerk about business licences for rooming houses resulted in the advisement that they are only granted for the couple of zones in the city that allows them, otherwise they are regarded as illegal.

From my experience and also those of my local friends and neighbours, the City is not enforcing the tenants of its Bylaws in regards to the many rooming house businesses that are already operating all over the city. Check the local internet sites such as kijiji.ca, regina.houseme.ca and usedregina.com. You will likely be surprised on how many there are.

An example of this situation is a house of about 1500 square feet on the main level and the same in the basement that was bought for almost \$350,000 across the street from me in the summer of 2011 and then promptly converted into a rooming house by various family members that had pooled their monies and bought the house for their recently immigrated parents to live in. The elderly parents live in this house with 8 other roomers. The roomers are paying an average of \$500/room/month generating a revenue for this family group of \$4,000/month; close to \$50,000/year.

The house is not in the acceptable zoning area of the city according to the City's Bylaw 9250. I have attached Table 5.1 from the bylaw indicating the permitted use of various land zones. I live in zone R1- Residential Detached and the table indicates that no rooming houses are allowed to exist in it. Even though the Planning Department has

been advised of this 5 months ago, they allow it to continue to operate. My wife and I, plus our neighbours, have told them of all of our concerns plus we provided them with internet evidence of the rooming house advertisements plus photographs of the significant number of vehicles parked on our street. They state in the last letter that we received in early April 2013 that, "it is not clear to the City that the property is being used contrary to City bylaw, as such an investigation into the land use will proceed." A month has gone by, the illegal rooming house continues to operate and nothing has changed except our increasing anger and frustration with the City administration.

If I refer to the stipulations that I outlined previously for home-based businesses to be granted a licence, I will provide examples of how this rooming house violates these limitations;

- 1) The entire basement of the house has been converted into separate numbered rooms with a central kitchen and bathroom. The one window for the entire basement is too small to escape through if there was a fire. The main floor living room has been divided into 2 rooms with one rented plus 2 other pre-existing rooms rented. Close to 75% of the house is used for the business.
- 2) Almost every roomer has a vehicle and they park them on and off the street. Some times they park their vehicles on both sides of the street and other vehicles traveling down the street cannot proceed because there is not sufficient room between them. Sometimes the roomers vehicles' plates expire and they leave them on the street for months without moving them. Graders or street cleaners cannot adequately clear away snow or debris.
- 3) The exterior of the house has been altered due to the significant number of vehicles that are parked either on or off the street for months and they pile up with snow or dust. They also park off the driveway on part of the lawn creating deep ruts when the ground is soft. The added garbage generated does not fit in the city's garbage container and the loose refuse blows around the yard and the street.
- 4) The residential character of our neighbourhood has been impacted by this business operation. Strangers/roomers come and go from this property at all hours of the day. They impact the traffic flow on the street and the enjoyment of our residential area. Our property values are negatively impacted when they are adjacent to these businesses because sellers will be less likely to receive the actual market value from buyers and the property will take longer to sell because it is in a less desirable neighbourhood.

Another aspect of the Comprehensive Housing Strategy that we are very concerned about is Regulatory Strategy 4. It proposes to allow the City Administration, where they deem appropriate to an area, to have the authority to facilitate or spot zone smaller sites or parcels of land within residential or mixed use zones to accommodate affordable housing projects. Our concern is that instead of the rooming houses in our neighbourhood being illegal, they could spot zone the land to allow them to operate! This is not acceptable in our residential communities!!

Recommendations:

- 1) Do **not** entertain the idea of expanding the number of zones where rooming houses are allowed, especially in residential zoned areas.
- 2) Do **not** approve Strategy 4 until it has been modified. Giving the City Planning Department the authority to independently determine what rezoning they want to impose within residential zones is a risky precedent.
- 3) Have City personnel determine the locations throughout the city where rooming houses are operating and have the owners apply for business licences or receive financial penalties outlined in the Zoning Bylaw.
- 4) Enforce the sections in the Zoning Bylaw that prohibit the operation of these types of accommodation outside of the sanctioned zones. The City's Bylaws have to be followed in regards to the administration of rooming house businesses to be able to preserve the residential character and safety of our communities. It is readily apparent right now that they are not being regulated and it will have a **long term negative impact**.

If the City encourages these rooming house businesses and supports them with tax exemptions and other financial assistance as suggested in the consultant's report, it is highly probable that over time fewer houses will become available to families that would like to discontinue renting and purchase a home. This is because houses in higher demand areas will be regarded as being "cash cows" and sold to rooming house business groups or individuals. Once a house is chopped up into a series of rooms with common kitchens & bathrooms, the house is not suitable for sale as a family home and will be less likely to return to the market place as a family home.

These business investors have already recognized that the City is not attempting to stop the creation of these "mini-motel businesses" in our residential neighbourhoods that will generate a large profit margin and not have to adhere to the normal restrictions that other businesses are required to follow. Other business owners that operate from their homes in residential zones are strictly controlled by the City and can lose their licences if they do not adhere to the rules. Why is it that rooming house businesses are not operating within the same set of rules?

I submit this brief for your consideration.

TABLE 5.1: TABLE OF LAND USES - RESIDENTIAL ZONES [2011-61]

TABLE 5.1: TABLE OF LAND USES - RESIDENTIAL ZONES [2011-61]												
LAND USE TYPE	SIC CODE	LAND USE ZONE ¹										
		R1	R1A	R2	R3	R4	R4A	R5	R6	R7	R8	TAR
RESIDENTIAL (continued)												
Dwelling Unit, Triplex	999					D	P	P				P
Mobile Home Park	999								D			
Rooming House ¹²	999					D	D					P
Secondary Suite [2001-91]	999	P	P	P	P	P	P	P	P		P	P
SERVICES [2003-1; 2003-2]												
Art Gallery	841											
Bed and Breakfast Homestay ¹⁰ [2005-88]	702	D	D	D	D	D	D	D	D	D	D	P
Church (Religious Institution) ¹⁵	866	D	D	D	D	D	D	D	D	D	D	D
Day Care Centre, Adult ¹¹ [1995/9736]	999	D	D	D	D	D	D	D	D	D	D	P
Day Care Centre, Child ¹¹ [1995/9736]	835	D	D	D	D	D	D	D	D	D	D	P
Home –Based Business ¹⁴ [2006-14]	999	P	P	P	P	P	P	P	P	P	P	P
Individual and Family Social Service Home ² [2003-1]	999					D	D		D			P
Labour Union Hall	999											
Library	823											P
Nursery School ¹¹ [2003-1]	999	D	D	D	D	D	D	D	D	D	D	P
School, Private	821, 824 and 829											D
Supportive Living Home ²	805, 836	P	P	P	P	P	P	P	P	P	P	P
FINANCE AND REAL ESTATE												
Financial Institution	60											
Office	999											
		R1	R1A	R2	R3	R4	R4A	R5	R6	R7	R8	TAR

Legend: Blank cell - not allowed
D - discretionary permission
P - permitted

Appendix 2

Regulatory Strategies

What are alternative development standards?

Alternative development standards are flexible planning and engineering standards that provide a range of alternatives to the current standards used for the design and construction of communities. They can encourage the development of affordable housing by allowing the developer to build various components of a housing project to a more efficient standard than conventional development.

There are a number of regulatory, or policy, tools the City can use to encourage the housing it wants. Many of these strategies would form policies in the Official Community Plan. Some of the regulatory strategies (such as alternative development standards, density bonusing, and transfer of development rights) are optional policies or processes a property owner or developer could take advantage of to help create affordable and special needs housing.

The specific regulatory strategies are:

4. Establish an interim rezoning policy that allows for consideration of rezoning applications for innovative affordable housing immediately in specific existing residential or mixed use areas identified as appropriate for rezoning



In order to accommodate affordable housing, especially multi-unit buildings, Strategy 4 would facilitate rezoning of sites, where necessary, to accommodate affordable housing projects that the Administration deems appropriate to an area.

5. Develop policies to support the use of alternative development standards on specific, chosen sites

Alternative Development Standards are put in place by a municipality to guide planning, design and development – either in an area/neighbourhood, or on a specific subdivision, parcel or property. Use of Alternative Development Standards in Strategy 5 would allow the City to encourage innovative affordable housing development designs. (see definition of Alternative Development Standards in the margins)

6. Implement a policy and process to fast-track affordable housing and special needs housing developments through the planning approval process

Fast tracking of affordable housing applications would create a system to streamline applications and approvals for permits as well as tax and capital housing incentive allocations. A fast-track system would also be used to track the effects of housing strategies and programs for evaluation and adjustments.

7. Work with the Regina Regional Opportunities Commission to encourage major new employers/investments to prepare a housing plan for their workers

Economic activities are bringing temporary workers and immigrants to the area but there is a lack of housing to accommodate new workers. Strategy 7 would establish a way of working with RROC to identify new employers and their workers' housing needs and to create a housing plan that would not further deplete the existing housing stock or remove long-term rental units from the market.

Expanding the Housing Strategy

By: Peter Gilmer

Regina Anti-Poverty Ministry

On behalf of the Regina Anti-Poverty Ministry I am here to suggest some additions to the City of Regina's Comprehensive Housing Strategy.

The Regina Anti-Poverty Ministry is a social justice ministry of the Wascana Presbytery of the United Church of Canada that has a mandate to do individual advocacy for low-income people, public education on poverty issues and promote social policies that would help eliminate poverty.

The Anti-Poverty Ministry works out of a human rights perspective with a particular focus on the United Nations Covenant on Economic, Social and Cultural rights. This Covenant along with the Universal Declaration of Human Rights clearly states that adequate housing is a basic human right that all people are entitled to.

We are here because this right is not being met. The biggest growth in our individual advocacy casework since 2006 has come in the areas of rental coverage, availability and conditions as the crisis of a lack of affordable housing for low-income people has continued to intensify.

Regina's rental vacancy rate is 1% and has been at or below this rate for the past four years.

This is the lowest vacancy rate of major cities in Canada and is far below the 3% vacancy rate that the Canada Mortgage and Housing Corporation (CMHC) considers to be a balanced rental market.

Between 2006 and 2010 average rent went up by 43%. The past three years have seen an additional 20% increase.

In 2010, the last year for which figures are available, over 3,400 people used Regina shelter services. If the hidden homeless (those who are couch surfing, in overcrowded accommodations or living rough) are factored in it is estimated that this number would double.

Behind these statistics is tremendous human misery that we encounter every day. We must consider what is needed to make this a truly comprehensive housing strategy that benefits all Regina citizens.

First of all we need to ensure that we maintain the traditional CMHC definition of affordable housing as not exceeding 30% of household income. Housing cannot be considered affordable just because it is at or below average market rent. Skyrocketing rents in recent years have meant that average market rent is far beyond the means of the people that we work with.

We believe that there needs to be a priority given to social housing where rent is geared to income. We commend the consultant's recommendation of increasing capital incentives for affordable housing from \$10,000 to \$15,000 per unit but believe that this should be increased further for those units which are truly affordable under the traditional CMHC definition.

Along with other housing advocates we request that developers be required to include affordable housing in their plans or pay a fee into an affordable housing account. Also in conjunction with our community partners we are calling on City Council to invest all revenue derived from the development or sale of city owned land to go into social housing.

Long before the rental availability crisis, Regina faced the problem of having many sub-standard, ill-maintained rental properties. The tight rental market has meant that tenants are now in an extremely vulnerable position when it comes to addressing rental conditions because their options are so limited. There is a need for rental unit licensing and/or a rental unit inspection program to ensure explicit quality standard for all rental properties.

You have heard us present many times on the need to deny all condominium conversion applications when the city wide rental vacancy rate is below 3%. We believe that this standard should also be upheld for residential demolition permits to ensure that we maintain all the affordable rental units possible.

Along with calling on the provincial government to provide more resources for social housing, we also ask that you join us in lobbying for rent control legislation. At present the only regulations involve how frequently rents can be increased. What is needed is control on how much rents can be increased in a given year. Rental increases have caused tremendous hardship for many low-income people and tenants need protection. At present 80% of Canadians live in jurisdictions with rent controls and they are not dealing with the same availability crisis that we are.

The Anti-Poverty Ministry has always identified adequate income security benefits as a top social policy priority. We have pushed for increased shelter allowances and rental supplements and will continue to do so. There are, however, many other basic needs that income security benefits should be meeting rather than largely ending up in the hands of private landlords. Rent controls combined with social housing would lead us in the direction of being better able to

ensure all basic needs could be met. Surely a reasonable accommodation can be reached between property owners, tenants and the province regarding limits on rental increases.

Generally those with wealth and power can defend their own interests but all levels of government have a vital responsibility to protect those who cannot.

In conclusion I would like to renew our call for inclusion in the Mayor's Housing Summit at no cost for everyone who has given a presentation on housing at a meeting of City Council in recent years as well as a representation of people directly affected by Regina's housing crisis. We all want to be part of the solution.

Thank you for your attention and consideration.

My name is Nicholas Olson. I'm the Frontline Support Manager at Carmichael Outreach. We at Carmichael teamed up with some other organizations and non-profits in Regina such as Regina Anti-Poverty Network, Project People, Making Peace Vigil, Regina Anti-Poverty Ministry, and the Queen City Tenants Association to come up with a document we call *Roof-Ready Regina - A More Comprehensive Housing Strategy*. In it we highlight several strategies that we as community organizations feel are imperative to add to the proposed housing strategy in order to properly represent all populations in Regina, and thus making the current Comprehensive Housing Strategy truly comprehensive.

At Carmichael, in dealing with those who are most severely affected by the housing crisis on a daily basis, we have noticed that several things could be improved upon in the Strategy to benefit all populations. First of all, we ask that the 'Made In Regina' definition of Affordable Rental Housing, defined in the Comprehensive Housing Strategy as "housing with rents at or below average market rent", be changed to coincide with the definition provided by the Canada Mortgage and Housing Corporation, or CMHC. Using the 'market price' as the marker does not at all ensure affordability. The CMHC definition states that "The cost of adequate shelter should not exceed 30% of household income. Housing which costs less than this is considered affordable." Using a 'Made In Regina' definition will leave many citizens behind. The hourly wage required to afford the average cost of a Regina bachelor apartment is \$13/hour, something a cashier or sales clerk working full time at the average rate cannot afford. A single non-journeyman carpenter making the Saskatchewan average of \$15.40/hour cannot afford to live in a one-bedroom apartment. In order to properly afford a three-bedroom apartment in Regina, a person must make \$23/hour working full time. A single unemployable person on Saskatchewan Assistance gets a shelter allowance of \$459 which does not come close to the \$633 average cost of a bachelor apartment. A family with 5 or more children on Saskatchewan assistance can barely afford to pay rent on a one bedroom apartment in Regina. All these statistics are based on numbers from the Saskatchewan Wage Survey of 2011 conducted by the Government of Saskatchewan; Saskatchewan Assistance Rates (October 2012); and the CMHC Fall 2012 Rental Market Report.. Although average wages in Saskatchewan are at an all-time high, using the CMHC definition for affordable housing shows that many full-time employed citizens can't afford to pay average rental costs. Basing the Affordable Housing portions of the Housing Strategy on an improper definition prevents equal and effective decisions to be made for those urgently affected by these the housing crisis.

Secondly, with the limited resources that a city has in the development of housing, affordable or not, more must be done with incentives, programs, policies and bylaws. We would ask that the city require developers to include affordable housing in their plans, or alternatively, to pay into an affordable housing account or 'Inclusionary Fund', run and managed by the City and non-profit developers. Similar practices have been in place in Montreal since 2005, which function similar to Density Bonusing. Montreal

strongly encourages developers who built over 200 units to include 30% social housing, or if social units are impossible to accommodate, that the developer can offer land, buildings or a financial contribution to the 'Inclusionary Fund'. This practice, housing groups in Montreal have suggested, will not slow overall development but rather deter gentrification, encourage proper proportions of housing in all neighbourhoods by community minded developers, and encourage social mix in all neighbourhoods as well. Targeting developments that require important zoning changes, and developments that rely on municipal or government land is important to best use the City's assets and jurisdiction.

Third, we ask that special needs and supportive housing be given special consideration by the City and that they work with existing subsidized housing providers to look into for opportunities. Carmichael Outreach works with the people most difficult to house in Regina. Many face one or more barriers to finding housing, including: addictions, mental illness, poverty, racism and a less than ideal past rental history. Further, we house a position to help find housing for people living with HIV/AIDS, as many of those diagnosed name homelessness or precarious housing as one of the main barriers to improving their health and adhering to their medication regiment. This is an increasingly important issue considering the fact that Saskatchewan has the highest rates of HIV/AIDS in Canada. It is almost impossible to find housing for these people within the current housing market.

Housing First models, where people are given a home as the first step and then programming and outreach is offered second, has been a successful approach to getting and keeping people housed, but it must be done in such a way that support is on-going and constant. It is for this reason that we ask the City of Regina to actively pursue supportive housing opportunities and well as projects that subscribe to a Housing First model as an effective means of housing the difficult to house.

We believe that these requests, as well as the remaining the requests on the Roof-Ready Regina document are reasonable, attainable, and achievable goals for the City of Regina to ensure all populations are properly represented with adequate forms of housing.

Linda McKenzie
2066 Princess Street
Regina, SK S4T 3Z4
(306-352-7201)

April 25, 2013.

Attention: City Clerk
Re: Comprehensive Housing Strategy

Please accept the following document as the written remarks I will be speaking, as a delegation, before Council on Monday, April 29, 2013.

Thank you, as a Council, for providing this opportunity to bring forward my concerns about the Comprehensive Housing Strategy (CHS) and the associated Administrative Recommendations. I have included in my remarks, points directly taken from the public documents available on the Design Regina website, including the CHS Background Review Report (BRR), February 2013.

You were attentive and gracious to me when I addressed you at the March 27 Executive Committee meeting on this same subject. I feel just as strongly now as I did then. I've also read an enormous amount of planning related material in the past month, and driven around Ward 9.

Briefly, here are my concerns:

Lack of Public Consultation

The SHS Consultants state (p. 7, BBR) "Consultation took place throughout the five stages of the study." No Public Consultation is mentioned or considered in any of the five stages. Stakeholder Consultants, consultants and staff are the only sources referred to in the document. Page 14 of the same document clearly states the Province of Saskatchewan's Planning and Development Act (PDA), 2007, is meant to ensure that the public has meaningful input before planning decisions are made and that decision-makers are accountable.

I do not believe that this Stakeholder consultation process satisfies the Ministerial responsibility to ensure that the "duty to consult" requirements are met. Non elected, handpicked and sworn-to-secrecy Stakeholders, out-of-province consultants and City staff are not "the public".

Inconsistent and/ or Non-existent Bylaw Support and Application

An Excerpt taken from the National Building Code (NBC) of Canada, 2010 (BRR, p. 21), indicates that the NBC provides minimum requirements with regard to fire protection, public health, accessibility and structural sufficiency . . . that should be incorporated into a building at the time of original construction. It typically does not apply once a building is occupied. This brings up an example of the biggest obstacle to implementing the CHS as it stands.

The City bylaws and the planning priorities expressed in the CHS are only applied to new development and construction. To the credit of the Planning Department, they can do this very well. The Greens on Gardiner pilot project is a well-planned, attractively designed development. It would, I think be welcome in any neighbourhood. The developer should also be congratulated for their innovative design.

Older established neighbourhoods do not get this kind of attention or consideration. Bylaws and standards for alterations to existing structures are not clear (in the case of Secondary Suites), not enforced (in the case of Rooming Houses) or non-existent (in the case of Single Room Occupancies). All three of these housing options are key recommendations in the CHS for providing higher density Affordable Housing. With the appropriate bylaws and standards in place, it is certainly possible to allow or encourage conversions of single-family dwellings to multi-family housing without changing the building footprint or character of the existing structure. Increasing housing density in this way also respects the character of the neighbourhood.

In my neighbourhood (Cathedral), SRO's have been providing affordable housing for decades. Many of the large homes near 13th Avenue have been converted to suites with no negative impact on the surrounding area. That is thanks to the owners and developers more than the Planning Department.

There are also some awful examples of additions, or secondary suites, that are in clear violation of the existing development standards. As well as being eyesores, they affect the property values of their immediate neighbours. Approval for this kind of development has been done on a piecemeal basis. Continuing to allow this process of zoning changes will undermine community support for the CHS and the Planning and Development process.

To suggest that the CHS Strategies be adopted and implemented without consulting the residents regarding the required bylaws changes, is not reasonable or fair. Bylaws, not high-level policy documents, are what put principles into action. It is at this level that public participation is more desired and effective.

Allowing fast-track or accelerated zoning and development approval without the supporting bylaws clearly understood and trusted by both developers and residents, will only result in acrimonious public presentations directly to Council and frustrating, expensive delays for developers.

Action Requested

I am asking you, as a Council, to delay the Implementation Strategy of the CHS, and to direct the Planning Department to develop a Public Consultation process for the specific communities identified in the RDP, Bylaw No. 7877, Parts B to M. This will allow the Planning Dept. to present their proposed bylaw changes, and address any local concerns.

The policies and strategies in the CHS and the OCP will affect every citizen, taxpayer, neighbourhood and community. We deserve to be consulted, as required by provincial legislation. Ongoing community consultation and education are required before bylaw changes of this magnitude are considered. Planning Documents that are meant to reflect a shared community vision cannot be imposed by administrative fiat.

I think a process similar to the one that the previous Council used for the Skateboard Park issue would be an ideal format. Despite the wide variety of opinions and support for the site, size and design of the proposed development at that time, once all the voices were heard, the final decision was accepted with little or no opposition. It is a process (and a finished project) that we can all be proud of. I trust that it will be equally effective for the CHS Bylaw review consultation process.

PRESENTATION TO CITY COUNCIL APRIL 29 2013

Florence Stratton Comprehensive Housing Strategy

My name is Florence Stratton. I participate in the Making Peace Vigil.

REGINA'S AFFORDABLE HOUSING CRISIS: 5 KEY FACTS

1. The rental vacancy rate in Regina is 1%, the lowest in the country. A 3% vacancy rate is considered the minimum for a healthy rental market. Regina's vacancy rate has been at or below 1% since 2008.
2. In 2010, the last year for which figures are available, over 3,400 people used Regina's shelter services.
3. Today, the city's shelters are filled to capacity.
4. The average monthly rent for a two bedroom apartment in Regina is \$979, hardly affordable for many working Reginans. A full-time minimum wage worker cannot even afford a one bedroom apartment.
5. In March 2013, tenants of a Cathedral area apartment block received notice that their rent was going up 77%. It took a public outcry to make the landlord reconsider.

COMPREHENSIVE HOUSING STRATEGY

In a bid to address Regina's housing crisis, in December 2011, City Council dispensed \$100,000 for the development of a Comprehensive Housing Strategy. Released on March 22 2013, the report will be at the centre of the Mayor's upcoming two-day Housing Summit.

If acted on, will the strategies recommended in the report solve Regina's housing crisis?

HOUSING STRATEGY PRINCIPLES

Some of the principles on which the *Comprehensive Housing Strategy* is based are impressive.

These include:

- 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.
- 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 (16-17).

Does the *Comprehensive Housing Strategy* live up to these principles?

VALUABLE RECOMMENDATIONS

The report contains a number of valuable recommendations. These include:

2: *Leverage the City's land assets to increase the supply of rental, affordable and special needs housing* (20). In fact, until the rental vacancy rate rises to 3%, all revenue derived from the sale or development of City-owned land should be put into social housing.

9: *Advocate to federal and provincial governments for additional support for rental, affordable, and special needs housing* (24).

10 - 14: This set of recommendations (pages 25-26) concerns the retention and repair of existing housing stock. As the report states, much of Regina's rental housing "is in need of major

repair” (8). Although the report does not use the term “rental unit licensing,” it strongly suggests it as the answer to the problem.

PROBLEMS WITH THE *COMPREHENSIVE HOUSING STRATEGY*

1. Definition of “Affordable Rental Housing”

The report uses a “made-in-Regina” definition of affordable rental housing: “housing with rents at or below average market rent” (5). As I said earlier, the average monthly rent for a two bedroom apartment in Regina is **\$979**, hardly affordable for many Reginans.

The report’s use of this made-in-Regina definition undermines its credibility. It also makes a laughing stock of the City of Regina. Folks in other jurisdictions reading the report will not take us seriously. If we genuinely wish to address Regina’s affordable rental housing crisis, we must use the standard Canadian Mortgage and Housing Corporation definition of “affordability”: “The cost of adequate shelter should not exceed 30% of household income.”

2. Recommendations Relying on the Private Housing Market

Many of the recommended strategies rely on the private housing market to solve Regina’s housing crisis. As the report itself admits, the market does not work for “low and moderate income households” or “homeless individuals” (17)..

3. Missing Strategies

There are a number of valuable strategies that are not included in the report.

A MORE COMPREHENSIVE HOUSING STRATEGY

A more comprehensive housing strategy for Regina would include the following strategies:

1. Use the Canadian Mortgage and Housing Corporation’s definition of Affordable Housing:

“The cost of adequate shelter should not exceed 30% of household income.”

2. Require developers to include affordable housing in their plans or pay a fee into an affordable housing account.
3. Invest all revenue derived from the development or sale of City-owned land in social housing when the rental vacancy rate is below 3%.
4. Raise the requirement for the conversion of rental properties to condominiums from a rental vacancy rate of 2% to a rental vacancy rate of 3%.
5. Deny applications for demolition permits when the rental vacancy rate is below 3%.
Toronto has had such a bylaw since 2007. Regina cannot afford to lose any more rental units.
6. Seize abandoned and boarded up houses. Winnipeg has such a “use it or lose it” bylaw. Prince Albert City Council is currently considering adopting it. Repair seized units and convert them into social housing.
7. Introduce rental unit licensing.
8. Work with subsidized housing providers to develop more special needs and supportive housing.
9. Pressure the provincial government to pass rent control legislation.

CONCLUSION

The strategies listed above have the following characteristics:

- They are in the main practical and concrete.
- A number of these strategies already operate in other constituencies. Hence there are models to adopt or adapt.

- Many of these strategies would cost the City little or nothing to implement. Indeed, some of them would bring in revenue that could be used for social housing.
- Each of these strategies will directly help address Regina's affordable housing crisis. Taken together, they will have an enormous impact.

Please incorporate these strategies into the City's *Comprehensive Housing Strategy*.

Dear Mayor and Council, my name is Jim Elliott. I am here to identify and explain why the Comprehensive Housing Strategy is flawed, fatally flawed for the people in Regina that it fundamentally needs to support.

The fundamentally problem with this strategy is something that anyone working with housing should be fully aware. But to date, this seems to have eluded you. The problem with this strategy is that it has a faulty foundation. Anyone in Regina, especially, should know that you need a good foundation for a house to be sustainable.

This strategy is based on reducing demands placed on the City of Regina. This strategy is giving developers what they need to make profits at the cost of Regina residents. It is not intent on providing all of Regina residents a home. It is not intent to solve many of today's problems. It is intent to gloss over the problems and push this problem into future generations like the infrastructure deficit. It is intent on pushing as much onto other governments as possible when it knows full well that they will not do anything to fully deal with the problems of housing in Regina.

Why do I feel this way? This problem has been around for over ten years and yet we are still attempting to get anyone to fully deal with the housing crisis in Regina. This problem would be costing all of us less money if we were to actually deal with the real problem instead of fighting about who is responsibility for the problems in Regina. It is also the definition of insanity to do the same thing and think that you will get a different result.

So, what am I proposing?

- Regina must adopt bold, meaningful and effective human settlement policies and special planning strategies realistically adapted to local conditions.
- Regina must create more livable, attractive and efficient settlements which recognize human scale, the heritage and culture of people and the special needs of disadvantaged groups especially children, women and the disabled in order to ensure the provision of health, services, education, food and employment within a framework of social justice.
- Regina must create possibilities for effective participation by all people in the planning, building and management of their human settlements, not put up roadblocks to their engagement like the limited time at the open houses on April 18th. Any organization, defined as "non-profit", and existing solely for the purpose of justice, health and welfare of its members, would be

invaluable guests and participants at the "Mayor's Housing Summit", without having to cough up the fee, since there is no financial profit to be made for the non-profit by its attendance ¹.

- Regina must develop innovative approaches in formulating and implementing settlement programs through more appropriate use of science and technology and adequate national and international financing.

Here are my Guiding Principles:

- 1) Residents of Regina should not be forced to pay more than 30% of their income on housing needs. We are paying the full cost in increases in our health care system costs, increased need for civic programs and our lack of food security. Using the definition in the housing strategy will only continue to penalize those on modest incomes and increase our overall costs.
- 2) Regina residents should be provided with the basics of housing, that being Housing First. Housing First on principle provides housing to those in need before they're deemed "ready" to re-enter society. We also need to bundle services with those same houses to help them maintain and stabilize their lives. Housing is considered a human right.
- 3) All the partners in this city should be proactive in preserving our current housing stock, not avoiding it by using our current complaint-based response to maintenance of our housing stock. For those that won't play or use loopholes, close the loopholes and take action today. Regina must become proactive in dealing with delinquent landlords and those that see housing as a cash cow. Housing is not a short term investment but long term stabilizer for cities.
- 4) Support the re-development of older neighbourhoods into complete communities, not put up a façade that will not solve problems. The placement of laneway housing in the suburbs will not pilot the approach necessary to build complete communities. It will help subsidize those that don't need subsidies. It will not be a place for most of the homeless or near homeless in this city. A substantial portion of this city doesn't need help. Deal with the rental crisis and the need for social housing.
- 5) Provide incentives for positive features of the home, energy and water efficiency, universal design, passive benefits and intergenerational capacity. Adopt the use of R2000 or better in the building of any house from now on

¹ Personal correspondence with a resident of Regina.

rather than continuing to support poorly designed cookie cutter housing development.

- 6) Do not support poor maintenance of housing by providing incentives to those same landlords and homeowners who do not maintain their housing stock.
- 7) Begin to support a sustainable city by implementing child-friendly, bicycle-friendly, walkable, car-free complete communities. Support communities that can be carbon neutral, infrastructure neutral and self-reliant.

In conclusion, we had the strategy to begin to solve much of the problems we are addressing today, back in 2000. We failed to do anything meaningful over the next 12 years. Let's not continue to push this problem onto a community and future generations that are losing their capacity to respond. As stated, we must break with the past and take bold steps and not perpetuate the inequities of the present.

Appendix 1

The Five Tests of Smart Growth

(Adapted from the North Carolina Smart Growth Alliance)

1 Popsicle Test: Can you walk home from the store before your popsicle melts? Can most daily needs be met by walking or biking?

2 Smooch Test: Is the place comfortable, safe, attractive, and intimate, suitable for a date-night stroll? Are people—and their ears—shielded from high-speed car traffic? Would you feel good about taking a visitor there?

3 Kid Test: Can children safely explore a world beyond their own backyards? Can older kids get around on their own, safely developing a sense of self-reliance and autonomy?

4 Seniors Test: Are elder citizens a welcome part of the mix of residents? Are they engaged and active? Can they get out and about and get their needs met when driving is no longer an option?

5 Commons Test: Does the development contribute to the overall community something greater than what it takes in terms of natural and community resources? Will it age gracefully and adapt to future uses, or is it designed to be disposable? What does it leave for future generations?

Appendix 2

8. Adequate shelter and services are a basic human right which places an obligation on Governments to ensure their attainment by all people, beginning with direct assistance to the least advantaged through guided programmes of self-help and community action. Governments should endeavour to remove all impediments hindering attainments of these goals. Of special importance is the elimination of social and racial segregation, inter alia, through the creation of better balanced communities, which blend different social groups, occupation, housing and amenities. 2

Appendix 3

Adequate housing was recognized as part of the right to an adequate standard of living in the 1948 Universal Declaration of Human Rights and in the 1966 International Covenant on Economic, Social and Cultural Rights. Other international human rights treaties have since recognized or referred to the right to adequate housing or some elements of it, such as the protection of one's home and privacy.³

² **The Vancouver Declaration on Human Settlements**, from the report on Habitat: United Nations Conference on Human Settlements, Vancouver, Canada, 31 May to 11 June 1976, p. 7.

³ **The Right to Adequate Housing**, Fact Sheet No. 21/Rev. 1, 2009, United Nations, p.7.

Appendix 4

The state of affordable housing in Canada as reported in the report, "**The Disappearance of Affordable Housing in Regina**" by Della MacNeil and John W. Warnock, January 2000. This report was funded by the Council on Social Development Regina Inc.

- Approximately 12 per cent of Canadians live in housing below acceptable standards (i.e. inadequate, unsuitable or unaffordable)
- The number of tenant households in core housing need in Saskatchewan increased from 23 to 27 per cent between 1991 and 1996.
- The sale of Regina's Gladmer Park ended subsidized housing on the property and raised rents to market levels.
- The housing crisis has intensified with higher unemployment, more precarious work (part time, temporary, casual), increased self-employment, the decimation of the unemployment insurance system, the decline in both real and actual value of social assistance benefits and the decline in the real value of the minimum wage.
- In 1995, 16.3 per cent of Saskatchewan people lived below the poverty line.
- The housing crisis has intensified with growing "at risk" populations such as the elderly, single mothers, the disabled, immigrants, Aboriginal people, youth, the mentally ill and those with addictions.
- In the early 1990s about 20 per cent of all new housing was rental, falling to 6 per cent by 1997.
- The housing stock in Canada does not reflect the dramatic and continued trend in the relative decline of the traditional family household and the increase in non-traditional households.

Based on their research, the authors recommend that:

- 1) The federal government returns to the business of financing social housing
- 2) A high priority is given to preserving affordable housing
- 3) The province takes more responsibility for relieving affordability problems
- 4) The provincial government increases its support for Aboriginal housing corporations
- 5) The provincial government makes a greater commitment to new social housing
- 6) The province amends the Residential Tenancies Act and restores funding to the Office of the Rentalsman
- 7) The municipal government expands its role in ensuring affordable housing
- 8) The province establish a task force to examine the affordable housing crisis across Saskatchewan

April 29th, 2013

The Mayor and Members of Regina City Council

RE: The City of Regina's Comprehensive Housing Strategy and Official Community Plan (OCP)

The City of Regina has adopted a vision to be Canada's most vibrant, inclusive, attractive, sustainable community. That vision and the commitment to do public's business in public is the basis for City Council's decisions and policies. Council's commitment to the citizens of Regina is executed through the city Administration. Actual realization and fulfillment of the vision however requires thoughtful oversight by Council and consultation with the public.

Realizing the importance of "getting it right" Mayor Fougere and Council directed the Administration to hold public meetings to present and receive feedback about the Comprehensive Housing Strategy and implementation plan that will be referred to the Mayor's Housing Summit. I want to thank the Mayor and Council for providing that opportunity.

Despite my municipal government qualifications and experience, I refrained from providing a response to the housing strategy and implementation plan on April 18th. Any document as important as the housing strategy that will form part of the discussion for the Mayors Housing Summit and direct the development of Regina for many years requires thoughtful consideration. I wanted an opportunity to study the documents and consider the consequence of the various implementation strategies.

Having studied both documents as well as several others related to the development of the housing strategy I am here tonight to offer my assessment of the housing strategy and the effect of the Administrations Implementation plan.

On April 27th 2012 I appeared at an Executive Committee meeting and I said "priorities incorporated into the new OCP like the **development of complete neighbourhoods**, **supporting the availability of diverse housing options** and creating better ways of getting around, depending on how they fit into and impact neighbourhood traffic, streetscapes, parking and park usage will have a direct effect on the citizens of Regina and their property values. For that reason, these priorities should be subjected to direct citizen and neighbourhood input."

Not only were the lack of policies about "**development of complete neighbourhoods**" and "**supporting the availability of diverse housing options**" the supposed reason for the housing shortage not subjected to **public scrutiny** but the city Administration decided to move them out of public view. Unknown, to the citizens of Regina an Ontario based Consultant along with a group of city planners and **private stakeholders**, sworn to secrecy and guided by those policies had been working for two months drafting the Comprehensive Housing Strategy. That was two months before the public saw them and Council endorsed them.

I also said Quote ... "As the city moves toward defining its diverse housing options I would ask Council to provide ample opportunity for the public to review and comment on those options. I would also ask that the city continue the practice of seeking community input about proposed developments **even though the community plans will disappear** once this new Official Community Plan is adopted."

When questioned about that statement Mr. Carlston's responded that Regina's neighbourhood plans would become "**guidelines**."

As guidelines these neighbourhood plans will no longer be authorized by bylaw which means zoning changes can be made to these neighbourhoods without **any notification** as there is no longer a **legal requirement** to do so. That loss of the neighbourhood plans allows for “**rezoning applications**” ...to be approved “**immediately in specific existing residential or mixed use areas/neighbourhoods identified as appropriate for rezoning**” ... by “**the Administration**”. Alternative development standards, can now be utilized to redevelop “**specific chosen sites**” or develop “**an area/neighbourhood, or ...”a specific subdivision, parcel or a property**”.

The alleged reason for **immediately** rezoning neighbourhoods, parcels or properties without notice to the affected owners or the public is to **permit** affordable housing. The strategies that support **arbitrary rezoning** are saturated with phrases about various facets of “affordable housing”. Like “creating affordable housing” “innovative affordable housing”, “accommodating affordable housing”, “innovative affordable housing”, “fast track affordable housing” This is deliberate and intended to convince the public affordable housing is not possible without arbitrary rezoning.

That is not true. As stated in the Consultants background review the present “Regina Development Plan/Official Community Plan” ... includes “**policies that support and encourage the development of affordable housing for low and moderate income households.**” As stated by the Consultant is not the lack of policies or zoning that are to blame for inadequate affordable housing it “**is a lack of adherence to City policies.**” That is a problem of political will not policies or zoning.

Each established neighbourhood is unique and the existing zones protect and reflect their character, whether its in one of the subdivisions in the north, east, west or south regions of Regina. Our neighbourhoods are where we belong, where we raise our families, establish friendships and where we want to live out our lives. Elimination of our neighbourhood plans, opening the zoning bylaw and introducing arbitrary rezoning as recommended in strategies 4, 5, and 6 could subject every neighbourhood and property in the city to inappropriate **spot re-zonings** and destroy their character. City Council can adopt whatever policies it wants and nothing will happen until the residents see the results of those policies. Then regardless of the justification for the rezoning and subsequent development, City Council will be subjected to the community’s outrage.

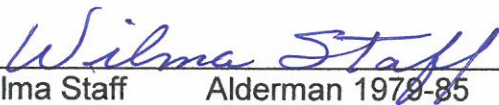
Some of the goals in the housing strategy envision densification of built up areas through the introduction of secondary suites, garden suites and lane way housing. If accompanied by onsite parking, proper access for fire suppression, and if of a mass, height and orientation so as not to create an undue impact on the existing neighbourhood they may be practical. That said these housing innovations require adherence to precise criteria, standards and rigorous oversight as is the case for the pilot project in the Greens on Gardner.

The Consultant recommended the expansion of the “Secondary Suites” category 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.**” Unlike what is in the city’s zoning bylaw as stated under “Foster the Creation of Secondary Suites” ... where it states secondary suites can be ... “**attached to existing homes**” **the Consultant did not include the breezeway or tunnel attachment type of suites as an option.** Council has said they do not want structures potentially 36’ high & with total lot coverage of 50% like the one at 2514 Atkinson St. To avoid that potential that phrase must be removed from the implementation plan.

I am asking Council to table the proposed implementation plan so that any recommendations emanating from the Mayors Housing Summit can be considered and incorporated into the plan. That amended implementation plan along with the criteria for the development of affordable housing, the proposed criteria for secondary suites and rooming houses, a concise explanation of the regulatory strategies like density bonusing, transfer of development rights and an explanation with examples of proposals utilizing alternative development standards and how they would fit into an existing neighbourhood should be presented for consultation to the people of Regina as very few were unable to attend the Mayors Housing Summit.

There is no need to rush the adoption of this implementation plan as the city's development plan is legal and by means of Section 248 of The Planning and Development Act, 2007 it is our Official Community Plan.

Respectfully submitted to Regina City Council this 29th day of April, 2013.



Wilma Staff Alderman 1979-85 UMA/RMA ret.

Addendum attached

Excerpts Comprehensive Housing Strategy Background Review

Excerpts Comprehensive Housing Strategy Background Review

Municipal Legislation and Policy Documents

Key legislation and reports at the municipal level are highlighted below:

Regina Development Plan / Official Community Plan

The Regina Development Plan has many good policies to encourage the provision of a range of housing types, including affordable housing, and housing for seniors and people with special needs. There are however, a number of opportunities to strengthen these policies when preparing an updated Official Community Plan, including

Regina Development Plan

The Regina Development Plan is the City of Regina's current policy framework for making decisions respecting the physical use and development of land. The Regina Development Plan includes policies that **support and encourage the development of affordable housing for low and moderate income households. It also has policies that encourage the provision of a range of housing types to meet the diverse needs of all Regina residents, including seniors and people with special needs. In addition, the Plan contains policies that encourage the efficient and effective use of land and resources and the development of complete communities within Regina.** There are however, a number of opportunities to strengthen these policies when preparing an updated Official Community Plan, to further support the provision of a diverse range of housing options, including affordable housing options, in Regina. The City may want to consider:

- Defining an adequate land supply
- Including a definition for affordable housing
- Incorporating housing targets by type, tenure and affordability
- Specifying requirements for a percentage of different housing types and forms within each community
- Directing a percentage of growth to built-up areas, along with a phase-in plan for intensification
- Adding a policy that explicitly permits secondary suites in new and existing developments throughout the City
- Revising policies that encourage the City to work with private, not-for-profit and special interest groups to develop affordable housing to specifically include working and consulting with Aboriginal groups as per one of the goals of the
- Statements of Provincial Interest
- Adding a policy to fast-track affordable housing approvals
- Adding policies related to alternative design and/or development standards for affordable housing developments
- Increasing consistencies in the housing policies throughout different areas of the City.

Regina Zoning Bylaws

The City's Zoning Bylaw contains a wide range of regulations and standards governing the development and use of land within the City. Regina's current Zoning Bylaw presents a number of opportunities that the City may wish to consider to encourage a diversity of housing types, including affordable housing:

- Allowing a greater range of housing types, such as apartments, and special care homes, as permitted uses, as opposed to discretionary uses, in residential zones

- Streamlining the definitions and regulations for the various housing types for persons with special needs
- Reducing or eliminating the minimum distance requirement between two group care facilities
- Revising the definition of rooming houses to include Single Room Occupancies (SRO) and housing where one of the units is not necessarily occupied by the owner
- Including alternative design guidelines and development standards specifically for affordable housing to help reduce construction costs
- Including alternative parking requirements for affordable and special needs housing developments within the City to help reduce development costs and encourage the provision of this form of housing.

Regina Housing Incentives Policy

The City's Housing Incentives Policy was adopted in 2009 and supports objectives and policies established by Council through the Regina Development Plan. This policy includes tax and capital incentives to: encourage housing development that makes efficient use of established City infrastructure and helps build vibrant, sustainable and inclusive neighbourhoods; to support modest, affordable and accessible housing options; and to stimulate rental housing development. The preparation of the Comprehensive Housing Strategy provides an opportunity to review the incentives policy to determine how well it is working, and what should be changed to better address the City's housing needs.

Presentation of Paul Gingrich to Regina City Council, April 29, 2013

My name is Paul Gingrich and I have been a resident of Regina for forty years. While the expansion of the city's economy has probably been a welcome development for the majority of city residents, some are left out or harmed. As the price of housing has increased, those with no choice but to rely on rental accommodation have been hard hit as rents have increased by 60 per cent over six years. *Comprehensive Housing Strategy* recognizes this, stating "The supply of rental housing, particularly affordable rental housing, is currently a critical issue in Regina" (p. 6). The 36 strategies in the report address this but I fear that implementing them will not dramatically increase the supply of affordable rental housing or result in rents being reduced to affordable levels.

In the public event I attended, I raised the issue of how the City plans to ensure that affordable rental housing is built. Since there is little in the report that lays out goals and timelines for addressing this, I decided to pull together a few numbers to illustrate the severity of the situation.

Table 1. Average rents, affordable income levels for rentals, percentage and number of families below affordable level, Regina, 2006 - 2012

Year	Average rent for a two bedroom apartment		Annual income required to make rent affordable	Families of 2 or more with incomes below that required to make rent affordable	
	Per month	Per year		Per cent	Number
2006	\$619	\$7,428	\$24,760	3.5	2,000 of 57,000
2008	\$756	\$9,072	\$30,240	7.5	4,500 of 60,000
2010	\$881	\$10,572	\$35,240	7.7	4,700 of 61,000
2012	\$979	\$11,748	\$39,160	na	na

In Table 1, I compare average rents for a two bedroom apartment with incomes of families of 2 or more persons from 2006 to 2012. Rental data come from Canadian Mortgage and Housing Corporation (CMHC) and, for renters, CMHC's definition of affordable housing is that rent and utility payments be less than 30 per cent of before-tax household income. Given the increase in average rents, the annual income required to make a two bedroom apartment affordable increased from \$25,000 in 2006 to almost \$40,000 in 2012. I then compared these with the number of Regina families of two or more persons at different income levels. What I found was that in 2006, 3.5 per cent of families, approximately 2,000 families, had income less than what would make the average two bedroom apartment affordable. By 2010, the last year for which Statistics Canada has made some income data available, the number had jumped to 7.7 per cent, or 4,700 families, more than double that of four years earlier. Now not all these lower income families are renters; from 2006 Census data I found that approximately two-thirds of all Regina households with incomes under \$30,000 rented rather than owned. What is clear from this is

that for increasing numbers of lower income households, the housing situation has become very difficult. And these figures only refer to families – for single person households the situation is similar.

Table 2 gives rents, vacancy rates, and number of apartment units reported by CMHC – I’m sure the City Administration is familiar with these numbers. What I point out is the decline in the number of apartment units. According to CMHC, since 2006 Regina has lost 200 two bedroom apartments and has lost 500 apartment units in total – numbers approximate.

Table 2. Average rents, vacancy rates, and number of apartments, Regina, 2006-2012

Year	2 bedroom apartments			Total – all apartments		
	Average monthly rent	Vacancy rate (%)	Number of units	Average monthly rent	Vacancy rate (%)	Number of units
2006	\$619	2.8	5,409	\$559	3.3	11,414
2008	\$756	0.4	5,300	\$687	0.5	11,246
2010	\$881	1.0	5,293	\$802	1.0	10,995
2012	\$979	0.7	5,225	\$896	1.0	10,895

In order to return to a 3 per cent vacancy rate, in addressing Strategy 17 the City Administration estimates “350 new purpose built apartment units would be required each year over a five-year period” (Administration Recommendations, p. 7). Since the Strategy is not yet in place, it appears that even if the City is able to turn its 350 per year estimate into reality, by the end of 2015, we would only be back to the 2006 level of number of apartment units, let alone increasing the supply to accommodate population growth. And the Administration recommendations do not appear to address the number of any extra units that will be affordable.

The Strategy contains many useful recommendations and we will be better off if it is adopted. What is missing is a City plan to address affordable housing. Such a plan could estimate the gap between what how much affordable housing we have and what is required to improve things for the 7 plus percentage of families facing an unaffordable situation. A plan would set targets concerning how much the gap should be closed each year and, in the case of shortfall, take additional measures to address the gap. Increasing the vacancy rate to 3 per cent would be good; what would also make sense for renters is a target of reducing average rents. At the public event, the City said it would not build or manage housing. In order to put together a plan of the sort I’ve described, it may be necessary for the City to rethink this.

A successful model from the past is Cathedral infill housing – a partnership of various levels of government that helped renew a declining area (Hindle). In cooperation with the community,

poor housing was removed and new housing with greater density was built, creating a mix of owned and rental housing. A walk along the 22 or 23 block of Retallack shows how well this housing blends in and how successful this program was. I imagine the extra tax revenues the City obtains from a revitalized Cathedral neighbourhood made this a good investment. I'd encourage the City to take steps to lead to programs like this over the coming years.

In summary, the Strategy is a start, but only a small start, in addressing the rental housing shortage in the city. I encourage the City to take this a step further and create a plan with targets and timelines and find means of meeting these, with the goal of making rental housing affordable for all.

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Jerry Ricci & Danielle Goulden
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April 25th, 2013

Dear Mayor Fougere and Members of Regina City Council,

Mr. Mayor and Members of Regina City Council, my name is Jerry Ricci and this is my partner Danielle Goulden. My partner is currently the Executive Director of Carmichael Outreach and has been involved with housing related issues and discussions for many years including the city's forum to discuss the Regina Comprehensive Housing Strategy. Our home is located at 2473 Atkinson and I am here tonight to represent the residents in the gallery who reside in our area.

I would like to make a few key points. Throughout my research of current community development plans for our neighborhood I would like to make it clear that I am not opposed to the city's proposed policy of densification in our neighborhood. Like my neighbors, I choose this neighborhood for specific characteristics. Quiet, family-oriented, peaceful, close to the park, etc. We would welcome a residential development and are not opposed to seeing our community grow and thrive however we need to be clear that as existing members and home owners in this neighborhood, we want residential development that is compatible with the surrounding area and does not in destroy the character that drew the existing residents to our area.

After receiving a notice of this proposal, I began immediately consulting with my neighbors. With the exception of one citizen, every community member I spoke to were opposed to this development. Our concerns are many and too great to detail at this meeting however our central concern is that if the implementation strategy is adopted by the city inappropriate and poorly planned residential development rezoning proposals will be immediately rezoned and this apartment block or another inappropriate use will be approved. Approving this proposal or any other inappropriate development will not only forever alter the character, environment and attraction of this neighborhood but will also have a negative impact on the lives of its current (and future) residents.

We are here tonight to ask the city to not proceed with the implementation strategy. We believe that the proposal to allow immediate rezoning of neighborhoods, parcels or properties will allow our area to be rezoned without proper consultation of the existing citizens and developments incompatible with our neighborhood. It is our right as current citizens of this area and city that we be consulted in matters that directly affect our quality of life.

Thank-you Mayor Fougere and Members of City Council for allowing us to make this presentation.

Jerry Ricci and Danielle Goulden

Thank you in advance to the City of Regina for holding the upcoming housing summit. We would like to offer constructive and concrete suggestions that are supported in principle in the City of Regina's Housing Strategy and shared by other local community groups.

Access to adequate and affordable housing whether it be owned or rented is as much if not more a human right than a commodity to be bought and sold. Housing is enshrined in the UN code of human rights. Housing must meet the needs of various sizes and types of groups in our community including single individuals, families, seniors and people with disabilities. Everyone regardless of their demographics or socio-economic situation has a right to housing suitable for their needs. Furthermore, housing for especially the most vulnerable income groups must remain ensured by all level of governments including our local civic government.

Thus, it important to remember that moving along the Housing Continuum is often mistakenly thought of as an ongoing left to right process. That is from the unfortunate circumstances of homelessness through renting to secure home ownership. However it is most certainly not this way. Therefore, assuming an individual or family will eventually have the opportunity to move up or to the right in regards to the housing continuum may not be the case. They may in fact may remain in the same position or even end up moving to the left, to less fortunate circumstances in relation to the housing continuum.

Although citizens do have personal responsibility in doing what they can to obtain adequate housing, many citizens from time to time or on an ongoing basis require and rely on governmental support to ensure our citizens access to adequate housing.

Therefore, based on prior experiences as well as from other jurisdictions it is necessary to ensure that:

Affordable housing be defined as housing that does not exceed 30% of the income of the occupant of the housing.

Affordable housing, especially of heritage quality housing not be permitted to be demolished in the future.

All abandoned, boarded up or neglected housing be seized by the City and developed for affordable housing. Models of this policy can be seen in Winnipeg. Prince Albert is currently examining and moving towards adopting this type of policy. This would ensure that existing housing not only remains available but that housing is maintained at acceptable health and safety standards.

All areas of the city contain all types of housing and housing for all income groups; rather than allow any area by planning or by default to become low-income ghettos. We ask that developers and the City develop and continue to maintain a policy ensuring that all residential areas include all types of housing at all income levels.

City land sold for residential purposes be used to support affordable housing. And that affordable housing developments do not become available for sale at a much elevated price for a substantial period of time. Ensuring that affordable housing remains affordable.

That there be developed and continued a policy to ensuring that landlords perform regular ongoing maintenance of all rental units.

This is done in other jurisdictions such as in the province of BC, and Saskatoon through property licensing.. As long as a property is kept in a safe and healthy manner, the property license is maintained. Funding of the licensing is drawn from the landlords who benefit from having better properties that attract better renters.

Inspections of licensed properties is done through regularly scheduled inspections of rental units; rather than be simply on a complaint basis – given that a complaint basis system has failed. However, there needs to be developed protection particularly from eviction by landlords for tenants who do choose to complain about unsafe, unhealthy living conditions and general lack of proper housing conditions.

These inspections are carried out by teams of relevant representatives including city/government officials, fire and/or police dept. representatives, community organizations representatives, Residential Tenancy Office representatives and/or social workers and renter representative. Also, a representative from SaskPower may be included to help remove long-outdated, energy-wasting appliances, These teams would not only inspect but help educate renters not only in their rights but also their responsibilities around rent and in maintaining health and safety standards.

Team inspections and education would go a long way to supporting proven programs such as the Housing First model. Proven in hundreds of other jurisdictions to help vulnerable citizens remain in stable and safe housing and promotes better care of housing on the part of both the tenant. These teams would include whomever is deemed necessary by both tenants and landlords to meet the needs of the both the landlords and tenants for the improvement of their relationship and maintenance of the property. Thus, ensuring that not only landlords maintain reasonable health and safety standards but that tenants do as well.

This improved relationship may be as in other jurisdictions be monitored and maintained through a wider policy of rental regulations. Rental regulations is not rent control, but rather a much more developed, fair and balanced approach that works to bring cooperation between landlord and tenant.

While developing a new and better relationship between landlords and tenants we need not reinvent the wheel. Instead we may draw from resources already created such as the North Central Community research and that of other groups in our city.

Only collaboration between all groups and individuals may the Regina housing crisis be solved. The Queen City Tenants Association would be happy to be able to assist in the eradication of Regina's housing crisis.

My name is Beryl Forgay and I am here to present my own observations.

As a forty-four year resident of Regina, I would like to ask a question of the Mayor and council:

Have you ever had the experience of being poor in Regina?

Being poor means that you have not enough money to pay for rent, as well as washing your clothes, or a telephone, or medicine for yourself and your family, or nutritious food or even transportation to the food bank. When the rent is too high the result is the need to juggle which of those other items must be short-changed. So if you are looking for a second job so that you can cope because the first job pays only minimum wage and has variable hours, what can you do without? What do you leave out: the telephone whose number you must leave for a prospective employer? The clean clothes which would reflect your self respect? The medicine which would restore good health? or try to correct a poor diet that is becoming a health hazard for yourself and the whole family? and saps your energy or worse still are the times when there is no food at all.

But these are Regina citizens too.

I repeat "Have you ever had the experience of being poor in Regina?"

It has obviously not been a worry for the many developers tearing down less expensive apartment blocks and building high-end housing. What makes you think they will be any different with your housing strategy plans this time?

It is time for you to take responsibility and to make some rules that could help those with low incomes in Regina and not just developers who are obviously not going to regulate themselves to give any aid to those who have low incomes.

So please add to your Housing Strategy people and agencies who have ample experience. May I recommend Carmichael Outreach, the Regina Anti-Poverty Network, Making Peace Vigil, Regina Anti-Povert Ministry and Project People.

Thank you for your attention.

April 29, 2013

To: His Worship the Mayor
and Members of City Council

Re: Comprehensive Housing Strategy – Supplemental Report

RECOMMENDATION

1. That the attached Appendix D including administration's responses to public comments and questions, and all public comments received to date be RECEIVED and FILED.
2. That a summary version of the Comprehensive Housing Strategy provided to public participants at the April 18 public housing engagement event (Appendix E) be RECEIVED and FILED.

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 remains to be an issue that needs to be immediately addressed.

The City of Regina is aware that the primary responsibility for housing resides with the federal and provincial governments. However, the City can still do much by supporting, partnering and complementing housing initiatives. With this in mind, the City of Regina engaged a consultant in February 2012 to develop a Comprehensive Housing Strategy (CHS) (Appendix A).

This Strategy along with Administration's Recommendations (Appendix B) was brought to Executive Committee on March 27, 2013. At this meeting, Administration was directed to organize a public event to allow residents to review and comment on the CHS and Administration's Recommendations, and to provide a summary version of the Comprehensive Housing Strategy (Appendix E). Comments received by the public and stakeholder groups are attached and will be considered with Administration's Housing Strategy Implementation Plan to be brought before Council in June 2013.

BACKGROUND

The Comprehensive Housing Strategy (CHS) has been in development since early 2012 when SHS Consulting Ltd, a housing consulting group from Toronto, was contracted to lead this work. A cross-section of City staff and 19 housing sector stakeholders have been involved in the preparation of the strategy.

The CHS outlines the City's role in housing, five major housing issues, five goals to address those issues, and more than 30 strategies to positively impact the state of housing in Regina. 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 new Official Community Plan policies currently being developed, new and refined housing

policies, and alignment, where possible, with the programs of the Province of Saskatchewan; and,

- Define the best areas and methods to stimulate the housing market, within the City's role.

The CHS will lay the initial ground work for the Mayor's Housing Summit and Administration's Housing Strategy Implementation Plan.

DISCUSSION

Following the March 27 public Executive Committee meeting, Administration was directed to organize a public engagement event for the Comprehensive Housing Strategy. The public event was held on Thurs., April 18, 2013 at the Ramada Inn in downtown Regina with sessions at noon, 5:30 p.m. and 7 p.m. Attendees were provided with a summary version of the Comprehensive Housing Strategy, Administration's Recommendations, a one-page summary of the next steps in the process, and a feedback form to submit written questions or comments. Display boards at the public event also provided high level information including Housing Issues and Strategy Goals; City's Role in Housing; List of 36 Comprehensive Housing Strategies; and Next Steps. Administration provided a brief presentation (30 minutes) followed by a questions and answers period. Each session lasted approximately 90 minutes.

At least 106 individuals attended, as documented by the sign-in sheets. Twenty-six feedback forms were received either at the event, in person or via email by the deadline of Mon., April 22. Eleven additional comments were also received via email prior to April 18, 2013. A summary of the most frequent questions received with Administration's response, along with all comments received to date are attached (Appendix D). Stakeholder comments received before the March 27 Executive Committee meeting are included in Appendix C. These comments will be used to formulate the implementation plan being brought to Council in June.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

Comments and questions relating to housing policy addressed during the public engagement event will be considered with Administration's Housing Strategy Implementation Plan, which will come before Council in June.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

1. Outreach for this specific Thurs., April 18 public event included:
 - a. **Tues., April 9:** Event information was posted on the Design Regina Comprehensive Housing Strategy (CHS) webpage.
 - b. **Wed., April 10:** A message was sent to all 1,500 email subscribers of the City's Design Regina webpage about the event with a website link to existing CHS information.
 - c. **Wed., April 10:** A public service announcement about the event was sent to media contacts, which generated an article in the Regina Leader-Post the morning of April 18 outlining times and locations for the public event later that day.
 - d. **Thurs., April 11:** Information about the event was posted to the City's Facebook page and tweeted via the City's Twitter account. The Facebook page post was viewed about 9,000 times and was also shared three times resulting in another 420 views. The Tweet was viewed 13,250 times and was retweeted twice resulting in 280 additional views.
 - e. **Sat., April 13:** An ad was published about the event in the Regina Leader-Post. The circulation for Saturday's Regina Leader-Post is more than 50,000 copies. The ad also appeared on Sun., April 14 in the Sunday Post, which was delivered to every household in Regina.
2. **Mon., April 15:** A summary version of the CHS was posted to the Design Regina Comprehensive Housing Strategy webpage in advance of the April 18 event. (This was in addition to the full version of the CHS and City Administration's strategy recommendations posted to the same website on March 22. A message was also sent on March 22 to Design Regina email subscribers notifying them about the full version of the strategy. A news release was also issued March 22 requesting feedback from the public about the CHS.)
3. **Sat., April 20:** Documents relating to the public event, including a copy of the presentation and the feedback form, were posted to the Design Regina Comprehensive Housing Strategy webpage. The public could also comment about these documents or previous related materials via the chs@regina.ca email address.

DELEGATED AUTHORITY

The disposition of this report requires City Council approval.

Respectfully submitted,



Diana Hawryluk
Director , Planning

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning Development

Report prepared by:
Jennifer Barrett, Senior Planner

APPENDIX D

COMPREHENSIVE HOUSING STRATEGY PUBLIC CONSULTATION SUMMARY ADMINISTRATION'S RESPONSES

The following questions and comments represent the feedback received by Administration at the April 18th, 2013 public consultation event for the Comprehensive Housing Strategy. Administration has summarized the comments and questions based on the most frequent topics and grouped them by issue.

A complete list of all comments received to date is included later in this document (pp. 7-26)

1. **Issue: Why is the word “Affordable” linked to market rate instead of the Canadian Housing Mortgage Corporation definition of 30% of household income?**

Administration's Response:

As stated in the consultant's report and summary version of the Comprehensive Housing Strategy, the City recognizes that housing should not exceed 30% of a household's gross income. This is the definition of “affordable housing” used by the CMHC and across Canada known as National Affordability Standard.

However, the City does not provide allocations or subsidies to individuals or households to make up the difference between what they can pay and the cost of an adequate unit for a household based on the 30% rule. **This is only done by agencies such as Saskatchewan Housing Corporation which owns and manages rental accommodations and can therefore establish the cost of units and the household need based on the 30% rule.**

Since the City's contribution to affordable housing is in the form of tax or capital incentives to encourage the development of rental units, **the City can control the cost of units to ensure that they are kept low.** Therefore the City needs to establish **a threshold requirement for developers that relates to a cost per unit.** If not, the City would have to ask a developer to individually price a rental or ownership unit for each individual tenant or provide funding to make up the gap between cost of the rental unit and income of the tenant.

Since the City does not **allocate funds or subsidies to households**, by setting a rental threshold at or below the Market Average Rent as defined by CMHC, **the city can restrict what a developer or landlord is charging for a unit.**

2. **Issue: Regina developers to contribute fees (licensing or other) to an affordable housing account. For example, at least until we get our vacancy rate up.**

Administration's Response:

The City Administration has not been given direction to consider a development or licensing fee to contribute to an affordable housing account. This could be brought forward with the implementation plan for the Strategy if Council deems it appropriate.

3. **Issue: Why is city not considering rent control?**

Administration's Response:

Rent control is a provincial issue.

4. **Issue: City land could be better used investing all revenue from sale or development of City-owned land into social housing the City has the opportunity to require developers to either develop affordable housing based on quantity of units of market housing they invest in.**

Administration's Response:

This is outlined in Strategy 2 and will be consider by Administration. In the meantime, development of the Southeast Lands will be used to replenish the Social Development Reserve, which is an affordable housing reserve used to fund capital incentives for affordable units.

5. **Issue: Lots of concerns that “quick” zoning changes can happen. How are individual neighbourhoods protected?**

Administration’s Response:

Administration has reworded the consultant’s suggestion of “quick wins” to “quick starts” meaning that action could be started immediately but outcomes would not be immediate. Rezoning would not take place without a thorough analysis of the areas appropriate for rezoning, which is why Strategy 4 is noted as “further consideration” in Administration’s Recommendations. This Strategy has also been identified as one needing public consultation. Depending on the situation, notice and consultation would include:

- Public notification signage posted at site
- Letter sent to immediate property owners
- Announcement published in the Regina Leader-Post
- Public open house
- Public comments accepted and responses provided
- Public delegation at Regina Planning Commission or Council meetings discussing the application

6. **Issue: Define special needs and specifically define what would be done.**

Administration’s Response:

Special needs housing is defined in the consultant’s report as: *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.*

More detail on special needs housing will be outlined in the implementation plan for Strategies 9, 19 and 20. Partnerships will be required to access funding for special needs housing. The City can assist in the creation of special needs and accessible housing by making sure that zoning and land use requirements facilitate its construction.

7. **Issue: The City administration should initiate a bylaw or an amendment to an existing one that requires companies that have been provided with a large capital project contract to provide construction camp housing.**

Administration’s Response:

This is addressed in Strategy 7 – working with Regina Regional Opportunities Corporation (RROC) and other regional partners to establish housing plans for workers that require accommodations as a result of a new business, project or investment in the City or region.

8. **Issue: Why not have the Upgrader, the Hub, the bypass highway workers live in trailer housing near their work sites? Then there would be more housing in the city for families and singles working in Regina.**

Administration’s Response:

This is addressed in Strategy 7 – working with RROC and other regional partners to establish housing plans for workers that require accommodations as a result of a new business, project or investment in the City or region.

9. **Issue: I don’t believe that incentives should be given to people (landlords or owners) to set up**

rooming house in their basements.

Administration's Response:

This was never the intent of the housing strategy. A basement apartment is a secondary suite by Zoning definition. Currently, the City does not provide capital incentives for secondary suites. Going forward, if the City was to consider incentives for secondary suites, the suite would have to meet specific criteria: it would have to be a legal suite, meaning it complies with all building standards for safety, evacuation, etc. as per the National Building Code. The City might also choose to impose affordability thresholds on the cost of the unit.

10. Issue: Why are rooming houses not forced to get a business license?

Administration's Response:

A rooming house does not fit the definition of a home-based business as defined by the City's Zoning Bylaw. The City classifies it as a residential use, under its current definitions.

11. Issue: Landlord licensing. Why has City not pursued?

Administration's Response:

Licensing of landlords has not been a direction chosen by the City. Licensing of landlords requires much consideration to assess how it would be operationalized to ensure that it could be used to identify absentee or negligent landlords without imposing additional requirements on conforming landlords.

To date, we are evaluating whether or not enforcement of current regulations regarding safety and maintenance of properties is as effective, or more effective, than licensing. Administration is also researching other cities in Canada that have considered licensing and the challenges and benefits of doing so.

12. Issue: Develop a strategy for improving compliance with safety and property maintenance standards to retain and improve existing housing.

Administration's Response:

The City's Bylaw Enforcement, Building Standards, Planning and Fire respond to issues of safety, building compliance and property maintenance. In addition, the City has established an internal working group to look more closely at safety and property maintenance issues and to ensure that complaints are dealt with in a timely and appropriate manner.

13. Issue: Incentives to fix up and maintain comfortable, clean, safe rooming houses in zones 4 and 5, which are downtown and transitional zones.

Administration's Response:

This is the intention of Strategy 15: to provide temporary rental units that are clean, safe and affordable (by nature of small size) and comply with safe building and maintenance requirements.

14. Issue: What's going to happen to the existing neighbourhood plans?

Administration's Response:

The Housing Strategy does not change existing neighbourhood plans and work towards the implementation of these plans.

15. Issue: Why increase rooming houses (Strategy 15)? Where will they be located? What will you do about the illegal ones already operating?

Administration's Response:

The City is experiencing a wave of growth much of which cannot be accommodated in the existing housing stock. As a result of this growth and the change in demographics (for example, smaller household size or additional single-person households) – homes are being rented as secondary rental units. To relieve the pressure for housing for workers and singles, proper rooming houses, or more likely single-room occupancy buildings would provide affordable, efficient housing for people who cannot find such accommodations now. The City would only consider expanding where rooming houses could be located if they were purpose-built structures and monitored for safety and health. This strategy was not aimed at the conversion of single-family homes. The rental of rooms and homes is being considered by an internal working group to address safety and maintenance issues as noted in the response to Question 12.

16. **Issue: The definition of a “Rooming House” in the appendix/Glossary states that it is “A building in which renters occupy single rooms and share kitchens, bathrooms and common areas”. The city administration stated that the definition of the room house must include that it is also owner occupied. This is a big difference and why specify this is required?**

Administration's Response:

The definition of a Rooming House in the Appendix/Glossary is the consultant's definition. The definition which includes the provision that the owner live on-site is as per the Regina Zoning Bylaw.

17. **Issue: I don't believe that many citizens in Regina even know about the Design Regina website. I have spoken to many people and they were not aware of it. Considering that it was just announced on March 22, 2013, which is less than a month ago, it hasn't been advertised much either.**

Administration's Response:

The Comprehensive Housing Strategy (CHS) webpage has been up since June 2012 announcing a housing strategy for the City. In February 2013 consultant documents were posted including Background Report and Existing Conditions. People are able to sign up for updates on the CHS via the Design Regina webpage, or email questions to chs@regina.ca

The following key dates outline how and when the Comprehensive Housing Strategy has been announced to the public:

- The *Comprehensive Housing Strategy* consultant's report and administration's recommendations were posted on the Design Regina housing strategy webpage and on the City's website with meeting agendas on Friday, March 22 for the Executive Committee meeting scheduled for March 27
- On March 22, an email was sent to all subscribers to the Design Regina website (1500 people) with a link to the CHS and Administration's Recommendations available on the housing strategy website and information on the March 27th Executive Committee meeting to review the strategy
- Wednesday, March 27: an opportunity to attend and speak as a public delegation at Executive Committee. A news release was issued on March 22nd about the Executive Committee meeting
- Thursday, March 28: Regina Leader-Post ran an article regarding Executive Committee meeting turnout and issues discussed.
- Tuesday, April 9: the Housing Strategy website was updated with information on the public event scheduled for April 18
- Wednesday, April 10: a public service announcement regarding 4/18 went out to the media
- Wednesday, April 10: an email sent to all Design Regina subscribers (1500) alerting them of the public event scheduled for April 18th
- Thursday, April 11: a social media push via Twitter and the City's Facebook page linking to public service announcement regarding the public event on April 18
- Saturday, April 13: a City Page ad in the Regina Leader-Post regarding the 4/18 event

- Monday, April 15: a summary version of the *Comprehensive Housing Strategy* was posted on Design Regina housing strategy webpage
- Thursday, April 18: an article in the Regina *Leader-Post* announcing the 4/18 event
- Thurs. April 18: Public event at noon, 5:30 and 7 pm. More than 100 in attendance.
- Saturday, April 20: presentation and feedback forms from the April 18th event posted on the website for public review and comments
- Monday, April 22nd: deadline to submit comments to chs@regina.ca to be included in the April 29th Council report.

18. Issue: No residential demolition while rental vacancy rate is below 3% (same to apply to condo conversion)

Administration's Response:

Administration believes it would be difficult from a legal standpoint to prevent an owner from demolishing a building. Administration will investigate further with our legal department.

Administration could research the way in which other cities have prevented demolitions and consider a moratorium on demolition with Council direction. A moratorium on demolition could be hard to mandate due to safety issues of certain properties. As we heard in the public engagement on April 18th, participants are concerned about the condition of existing housing and some would like to see more demolition and redevelopment to renew the housing stock. Keeping old, outdated or derelict housing might actually prohibit new construction for additional units which would help bring up the vacancy rate.

The Condominium Policy Bylaw 2012-14 approved in February 2012 states that the City must have a vacancy rate of 2% or more for 12 months before applications for conversion will be considered.

19. Issue: Why do we continue to convert apartments into condos?

Administration's Response:

We don't. There is currently a moratorium on condo conversions since the approval of the Condominium Policy Bylaw 2012-14 approved in February 2012. The Bylaw states that the City must have a vacancy rate of 2% or more for 12 months before applications for conversion will be considered. No applications have been received since the Condominium Policy Bylaw went into effect in February 2012.

20. Issue: Take stock of all housing and shut down inferior housing.

Administration's Response:

The City can enforce property maintenance standards through the Clean Property Bylaw. If alerted to a safety issue, Fire can inspect and either require that the building be brought up to safety compliance or residents be evacuated depending on the severity of the issue.

21. Issue: Make it much clearer that you are not planning to make \$5,000 available in pre-existing homes.

Administration's Response:

As noted in Administration's recommendations: "Definitions and implications to the Zoning Bylaw [for rooming houses] will have to be explored more." The City would undertake an evaluation of definitions and compliance with the Zoning Bylaw for rooming houses before offering any incentives for rooming houses. The intention is not to provide incentives for rooms rented in a single-family home. Revisions to the current Housing Incentives Policy will be brought before Council in July.

22. **Issue: Has the City considered fostering the development of mobile home parks to quickly address urgent need for affordable housing?**

Administration's Response:

The Regina Development Plan states that "The City should limit the development of new mobile home parks and that the existing mobile home parks should not be expanded".

The housing strategy and current practice include other affordable options such as secondary suites, laneway suites, modular homes and single-room occupancies (micro-apartments).

With Council direction, Administration could consider re-instating mobile home parks. This could also be considered with Strategy 7 to involve companies and investments that are bringing workers into the area to consider strategies for creating or providing temporary workers' quarters.

23. **Issue: Consider Housing First. Why is it not used by the City of Regina?**

Administration's Response:

By definition, Housing First moves a homeless individual or household immediately from the streets or homeless shelters into their own apartments. The City may consider this with the strategies to address homeless (Strategies 27, 28 and 35). However, the City does not develop, manage or maintain housing so housing developed for this purpose would have to be the responsibility of another entity. Partnerships established during the Mayor's Summit and with the implementation of the housings strategy will help move such strategies forward.

24. **Issue: I have a question regarding the Administration's determination that part of Strategy 17 and all of Strategy 18 are unfeasible.**

Administration's Response:

Administration does not recommend assigning targets by type, tenure and affordability at the neighbourhood level (Strategy 18) because this creates challenges in prescribing densities, tenure and type. With the variety of parcel types and permitted zoning, it would be difficult to create these targets for each neighbourhood. Rather, flexibility at the neighbourhood level will allow for the development of appropriate housing types throughout the city.

The Official Community Plan (forthcoming) and Strategy 17 in the Comprehensive Housing Strategy will provide guidance with city-wide density targets to guide development and the best use of city infrastructure and existing services including mixed-use development, but allows for flexibility at a city-wide scale. On a smaller scale (e.g. subdivision or neighbourhood) Alternative Development Standards (Strategy 5 in the housing strategy) might be used to establish standards such as density targets and housing diversity on a smaller scale – such as a neighbourhood or a particular parcel.

25. **Issue: Under advocacy – will you be lobbying the provincial government to plan rent control legislation?**

Administration's Response:

At this time the City has not been given direction by Council to pursue provincial rent control.

26. **Issue: How will you ensure that the housing being built that falls into the "affordable" bracket includes housing for families and not just small units (i.e. one and two bedroom units)?**

Administration's Response:

This is an excellent observation. Housing for a variety of household types and sizes is a necessary

part of the policy-making and implementation plan for the housing strategy. The City will continue to monitor vacancy rates by unit size to assess where the greatest need exists and could shift its policies and programs to address this need. For example, if rental units for families (e.g. three-bedroom or four-bedroom units) were deemed necessary as noted in a lower vacancy rate than that for other unit sizes, the City's Housing Incentive Policy could be amended to focus on incentives for the construction of such units.

Comprehensive Housing Strategy – Public Feedback

This document includes all feedback received at the **April 18 public consultation session** or feedback forms submitted via email by April 22 as well as comments emailed prior to April 18th. At the April 18th public event, a feedback form was provided for attendees along with a summary version of the Comprehensive Housing Strategy and Administration's Recommendations. Display boards were also present at the public event with high level information including Issues and Goals; City's Role; List of 36 Strategies; and Next Steps.

Public comments have been organized below according to questions from the feedback form.

Number in attendance for three public sessions: 106 (those who signed in)

Feedback forms received: 26

Additional comments via email prior to April 18: 11

The following comments were collected at the public event for the Comprehensive Housing Strategy on April 18th, 2013. Feedback is organized as per questions provided on a feedback form at the event.

1. After reviewing the housing issues and goals identified on pages 5 and 8 of the <i>Comprehensive Housing Strategy – Summary Version of the Consultant's Final Report</i> (April 2013) and shown on the display boards do you feel that any issues have not been identified?
- Priorities to rental market housing as opposed to affordable housing. There is a risk of an exploding vacancy rate if rental housing is the only/main focus.
- Landlord licensing should be mentioned. Rental unit licensing is something to consider taking better care of specific units – “Housing First” opportunities should be considered.
- No
- Issue #2: In Whitmore Park, there are several houses in need of major repair. If you can't ensure maintenance of the few properties now, how are you going to ensure maintenance of more?
- Incentives to develop older properties.
- Landlords should not be allowed to purchase more housing units if their existing units are substandard.
- Registration and licensing of landlords and rental housing. I feel it would help with bylaw enforcement, health and safety issues, density and other considerations. Incentives for co-operative housing.
- Licensing landlords – this is the city's jurisdiction and an issue that has come before City Council in the past. Housing is a determinate of health. The health and safety of Regina's families and children is being jeopardized.
- Yes: the citizens and taxpayer have been left out of any meaningful consultation. This (April 18 th 3 hour sessions) is not meaningful consultation. This is an elitist planning department/consultant fait accompli.

- Yes: parking is huge for rental/rooming houses. It deteriorates neighbourhoods and creates safety issues. Can people park on curves in crescents be discouraged?
- Issue #6: The city administration has not adequately administered and licensed rooming house businesses as required in their Licensing and Zoning Bylaw.
- Rooming houses are businesses! Rooming housing brings in more than \$5,000 per year and it is not regulated by any city licenses or bylaws. These businesses are only set up for the money and do not care for the safety or welfare of the occupants of the rooming houses.
- Pressure the provincial government to pass rent regulations or control legislation. With rent almost being doubled (\$740 at Sept 1, 2006 to \$1275 at Sept 30, 2013) and being increased to \$1425 October 1, 2013 with poor if any maintenance and upgrades, but have had takeaways – security, club room.
- City must understand and use the CHMC definition of Affordable Housing.
- Understand October 2012 – Regina had the highest rate of inflation in Canada.
- Issues of infrastructure not addressed is public transportation, local services, street and street control modifications to accommodate increased population pressures on traffic flow on existing streets and maintenance of local green spaces and sport facilities.
- With regards to affordable housing, how will you ensure that the housing being built that falls into the “affordable” bracket includes housing for families and not just small units (i.e. one and two bedroom units)? When you develop your incentive programs for building affordable housing, somehow this needs to be addressed.
- Issues not identified include the concept of a complete community; the importance of energy efficiency and the use of renewable forms of energy; and recognition of Age Friendly communities.
- Not identified has been anything relating to energy efficiency, use of renewable forms of energy e.g. passive solar, solar panels, heat recovery mechanisms, reuse of grey water and so on. Not identified has been any grants to get this in the initial build, rather than later and more expensively, as retrofits. Don’t let this opportunity slip away.
- How the City of Regina plans to work in partnership with other governmental organizations (provincial and federal) to address and implement this strategy.
- An explanation or a few examples of why affordable, special needs, density, tenure or rental housing targets are restrictive and actually limit development (i.e. strategy 18)
- One gap that exists in the overall goals and strategies is a strategy that addresses the physical, social, mental, environmental, economic, health and requirements of housing developments. For example, under goal #1 – strategy #2 – a statement similar to “encourage the creation of physically, socially, mentally, environmentally and economically healthy housing through official community plan policy changes (adapted from Strategy #19)
2. Understanding the City’s role in housing as defined on page 4 of the <i>Summary Version of Consultant’s Final Report</i> (April 2013) and shown on the display boards, do you feel the strategies outlined in the Consultant’s Final Report make the best use of City resources and efforts to address current housing issues as you perceive them? Why or why not?
- The City would benefit and be more effective in addressing the most pressing issues of affordability if the CMHC definition of affordable housing was used.
- City land could be better used investing all revenue from sale or development of City-owned land into social housing the City has the opportunity to require developers to either develop affordable housing based on quantity of units of market housing they invest in. In a plan that heavily relies on private developers; the city must require these developers to participate in social housing. Similar programs have been implemented in Montreal. Density bonusing is a form worth considering.
- Am interested in seeing how it unfolds as to whether or not appropriate resources are available. Is there a need for a housing department?
- As more houses are rented, it requires more services – policing, fire, recreation etc and

existing family dwelling prices goes down.
- No, because pertinent bylaws are not enforced.
- I think a gap in this plan could be filled by having housing registration and licensing.
- When families are forced to live in unsafe and unhealthy ** - other cities have implemented this.
- Strongly lobby the provincial government to pass rent control legislation.
- Require developers to include affordable housing in the plan or pay a fee.
- No – too many “quick wins” recommended that need more specific explanation or bylaw definitions.
- Lots of concerns that “quick” zoning changes can happen. How are individual neighbourhoods protected?
- Stadiums should NOT be ahead of crumbling infrastructure that we face in the city.
- No, they do not make the best use. The City administration should be initiate a bylaw or an amendment to an existing one that requires companies that have been provided with a large capital project contract to provide construction camp housing. The past impact of the Hub and Upgrader projects have resulted in significant increases in rental fees and reduced availability of rental stock.
- No – I don’t believe that incentives should be given to people (landlords or owners) to set up rooming house in their basements. How do you plan to regulate the dwelling now and in the future? These buildings will become slum dwellings if not yearly monitored.
- Partly! However, the word “Affordable” is linked to market rate instead of the Canadian Housing Mortgage Corporation definition of 30% of household income.
- Regina developers to contribute fees (licensing or other) to an affordable housing account.
- City invests revenue received – how sale of city owned land toward social housing.
- The City should get more directly involved in ensuring there is adequate rental housing stock by requiring developers to pay into a fund to be specifically used to build adequate housing. For example, at least until we get our vacancy rate up.
- The following are strategies that are not included in the final report: <ul style="list-style-type: none"> - Revenue from the sale or development of City owned land all must be invested in social housing. - In your advocacy work with the provincial government, ensure that it includes rent regulations or control legislation - Require developers to include affordable housing (affordable using CMHC’s definition) in their plans or alternatively, pay a fee into an affordable housing account.
- Too many recommended strategies rely on the private housing market to resolve Regina’s housing crisis. As the report itself admits, the market does not work for “low and moderate income households” or “homeless individuals” (17)
- As other Canadian municipalities show, bylaws can be an effective way to address rental housing issues. Listed below are two bylaws which, if passed, would help to solve Regina’s Rental housing crisis. Municipalities that already have these bylaws could provide a model. <ul style="list-style-type: none"> - Deny applications for residential demolition permits when the rental vacancy rate is below 3%. Toronto has such a bylaw. - Seize abandoned and boarded up houses. Winnipeg has such a bylaw. Prince Albert City Council is currently considering adopting it. A more direct approach would be a “use it or lose it” bylaw.
- The first proposed bylaw would not cost the City anything to implement. The second would earn money for the City. That money could then be used to provide affordable rental housing.
- Strategy #2 reads in part: “Leverage the City’s land assets to increase the supply of rental, affordable and special needs housing.” A more effective strategy would be to put all of the revenue derived from the development of City-owned land into social housing – housing that

could be built on City-owned land.
- Much closer coordination of rules, regulations and enforcement between urban and provincial governments to stop “buck passing”
- I think that strategy number 3 has to be a priority in the short term through incentive programs because the addition of more basement suites can add a large number of rental units, and these come with very little negative impact and will likely be spread out across the city. With secondary suites, issues related to parking, noise, etc that come with larger rental buildings or rental houses and rooming houses can generally be avoided.
- Also, maybe additional incentives can be created for the development of these units in existing properties (i.e. renovation incentives).
- I strongly support the education incentives that have been outlined. A change in attitudes may be required to assist the population in embracing higher densities and seeing the benefits of increasing density (i.e. lower cost, improved public transit opportunities, improved access to jobs and services).
- City resources could have better been used to bring together a better mix of stakeholders and consultants. In looking at material on age-friendly communities, I see the attributes to be not just specific for seniors but for all ages. For example: outdoor areas and public buildings are pleasant, safe and accessible; housing is affordable, safe and well designed, roads and walkways are accessible and kept in good shape; health and community support services are available. Has anybody asked EMS what changes in home design would make it safer and easier for moving a patient? Are builders provided information on falls proofing homes and do they know that falls down a set of stairs accounts for most of the falls injuries? Are city workers consulted on overall plans from the point of view of collecting garbage on narrow looping streets filled with parked cars?
- This winter has high-lighted the lack of City input into older developments such as Whitmore Park, and as well in some of the newer developments where nothing follows a grid and there are “Bays”, Crescents” “Places” anything but north south “Streets” and east west “Avenues”. Snow blows into the tight curves and angles in driving defying drifts. Snow removal or shaving equipment has no place to turn. There is no place to store any snow, although in parts of Whitmore Park a bob-cat could easily move snow into the unused pocket parks but that never happens. Use the expertise of the City workers who have to drive Garbage trucks and Snow plows to study the future plans while in the development stage.
- Hard to assess from the outside – not a lot of information is available to the public with respect to how many city employees are involved in the initiative to improve housing in the City. It is also not known what projects/tangible initiatives are taking place in the city, in an effort to address “Housing” Therefore, improved communication with residents would/could demonstrate the initiatives city is taking. The housing strategy itself and subsequent consultation is a great step forward.
3. Understanding the City’s role in housing as defined on page 4 of the <i>Summary Version of the Consultant’s Final Report</i> and shown on the display boards, are there any individual strategies you would like to comment on specifically.
- Issue #3: Consider specific disabilities such as HIV/AIDS additions tenants when developing these developments should be required to adhere to proper disability codes. This should be a priority.
- #17: Would be very difficult to determine targets. However, not clear why we would not support something this is inclusive. Maybe using different definitions?
- Invest all revenue derived from the development or sale of City-owned land in social housing.
- I encourage incentives for secondary suites (3) and support for addressing homelessness (27)
- 13A: new affordable rental housing is needed for 23 that accounts for cost of living and income level.
- This needs real public consultation, not token “window-dressing”. I do not support the process without having the change to give more thought to the issues. What about the people

who couldn't be at this meeting? Where are the advertisements to let the public know about this?
- Slum landlords buy up houses and let them deteriorate and reduce the values of the houses in areas. There seems to be no control of this.
- Strategy 15 – rooming houses – what is the city prepared to do about existing rooming houses in Whitmore Park?
- Regulatory Strategy #13: Develop a strategy for improving compliance with safety and property maintenance standards retain and improve existing housing.
- I recommend that the City needs to ensure its enforcement role is much more effective than it has been. It has multiple bylaws that provide enforcement requirements that are not and have not been enforced. The determination of rental housing stock could be reversed if the City penalized owners that do not look after their properties. The fines could be added to their property taxes.
- Encourage housing development through targeted incentives with measurable outcomes: yes, if you do it in zones 4 and 5. Incentives to fix up and maintain comfortable, clean, safe rooming houses in zones 4 and 5, which are downtown and transitional zones.
- Support the health and safety of housing regulations: yes, existing citizens need a safe, clean place to live. Any rental houses or rooming houses must have standards set and complied with. A bylaw enforcement agency should check on housing and be allowed to enter any and all rental housing with 24 hours notice. Right now no one can go in a rental house to check on its conditions. City workers or even a fire Marshall.
- The city hasn't in the past done a good regular inspection of rental suites in apartments. Before landlords can raise the rent, the City should be requiring with the province a justification of the increase. The City says they cannot control rent but they can or should be controlling the condition of apartments and yards. For instance, old pipes that break and are not fixed properly, leaking ceilings because of melting snow or train and not fixed. Why does a renter have to fear eviction when concerns are brought forth?
- No need to reinvent the wheel – other cities have successfully implemented and proven successful housing strategies
- Use 30% of income to define affordable housing in all situations.
- Require all developers to include affordable housing or pay into affordable housing account.
- Invest all revenue from sale of city owner properties in social housing.
- The problems the City has in housing stock is disrepair and absentee landlords etc. and not being able to go into these houses could be partially solved by requiring landlords to have a business license.
- Main goal – affordable housing, not profit for absent property owners.
- For issues regarding rental houses and rooming houses, perhaps there needs to be further discussion with the current occupants of these types of rental places in order to obtain a better understanding of the needs. If it is the case that some rooming houses are operating illegally, what's the attraction to these places rather than traditional rentals? Perhaps there also needs to be increased involvement with the university, SIAST and major employers of temporary workers who reside in these types of accommodations in order to find the best solution. For the creation of rooming houses, it appears that these would be best located in areas that are already well-served by public transit, so that the parking requirements are minimized to the extent possible rather than building on a one room to one spot ratio, which would impact the design of these buildings and their integration into Regina's neighbourhoods.
- Under the health and safety and standards and enforcing, I see little evidence of activity. Just recently, city council approved a change to add "residential use" on a section of land clearly unsuitable for housing. This went against advice from the Health district, the provincial environment body, and the two industries on either side of the land. Clearly health and safety are not a priority. Few potential home owners can design their own homes, most have to choose from what is available at the price range they can afford or at the price the banks are

<p>willing to undertake a mortgage for. What is available is what the builders want to build. For rental units there should be a licensing and inspection program that is rigorously enforced with a view to protecting renters as well as the owners if there is wilful damage.</p>
<ul style="list-style-type: none"> - Enforcement of the Parking Bylaw has been weak. You may say that you cannot enforce what you don't know, however, it makes for unneighbourly relations and, perhaps worse, to have one neighbour reporting on another. You have a great source of third party reporters and that is the city workers who repeatedly cover the same area e.g. drivers of garbage collecting trucks, water meter readers. Let them put a bug in the parking enforcement department's ears. Better yet partner with letter carriers and Leader Post delivery people to get a daily picture of the situation. In the winter it will make their jobs much easier. Another source of information would be the addresses for which building and/or renovating permits have been issued. Perhaps there is a regulation about the length or width of driveway that could be relaxed to accommodate more off street parking. - Enforcement of other bylaws or codes is also weak. Seize property that does not comply with City codes, as well as abandoned and boarded up houses. Repair seized units and convert them to social housing.
<ul style="list-style-type: none"> - There are a lot of strategies assigned for the first year – are there sufficient time and resources to implement the strategy to its full extent?
<p>4. Our goal is to ensure the <i>Comprehensive Housing Strategy</i> is understandable to all citizens. Are there any terms in the consultant's report that are unclear or require further explanation?</p>
<ul style="list-style-type: none"> - Goal 1.1.B: This section refers to a "150% of average market rents" which is unclear. Does this mean the incentives will be awarded only if rent is capped at 150%? - Goal 3.17, 18: Lack of clarity in the Administration's intent in both goals rejection and further consideration.
<ul style="list-style-type: none"> - After discussions seem rooming houses could be better explained.
<ul style="list-style-type: none"> - Define special needs and specifically define what would be done.
<ul style="list-style-type: none"> - Re-do the definition for affordable rental housing as it lets the market dictate what is affordable. That should be determined by income and cost of living.
<ul style="list-style-type: none"> - Yes: What's going to happen to the existing neighbourhood plans? What about bylaw changes and enforcement is being considered to accommodate the "Strategy 5" Alternative Development Standards? I want to see specifics before this strategy is approved OR implemented.
<ul style="list-style-type: none"> - From the form it is apparent that there are many definition problems. Went in a circle with room houses. Very easy for people to circumvent regulations.
<ul style="list-style-type: none"> - Why increase rooming houses? Where will they be located? What will you do about the illegal ones already operating?
<ul style="list-style-type: none"> - The definition of a "Rooming House" in the appendix/Glossary states that it is "A building in which renters occupy single rooms and share kitchens, bathrooms and common areas". The city administration stated that the definition of the room house must include that if is also owner occupied. This is a big difference and why specify this is required? The consultant's glossary definition coincides with the Canadian governments definition in the "Income Tax Act" bulletin T4002(E) rev.12- business and professional income.
<ul style="list-style-type: none"> - I don't believe that many citizens in Regina even know about the Design Regina website. I have spoken to many people and they were not aware of it. Considering that it was just announced on March 22, 2013, which is less than a month ago, it hasn't been advertised much either.
<ul style="list-style-type: none"> - Yes – "Affordable housing" – Regina's own definition. Why is it different than CHMCs? - Unit licensing - Landlords not licensed
<ul style="list-style-type: none"> - Vague, indecisive and not committed. - Much ado about "preparing, planning, updating, adjusting". Nothing about "doing, acting

and proceeding”
- No residential demolition while rental vacancy rate is below 3% (same to apply to condo conversion)
- Lobby provincial government to pass rental regulations.
- Ensure community information programs are maintained to a high level. Do not put all communication needs on internet facilities. Face to face, person to person still required.
- It may have been useful to spend a few minutes discussing your definition of “Affordable Housing” in the meetings because everyone defines it differently (although it is defined in the document). Also, the definition used seems difficult to implement. Will it be implemented simply as an upper threshold in terms of the price of the unit being sold?
- It could be stated in simpler terms.
- Never use a four syllable word when a one or two syllable word will do.
- There are general definitions provided but a definition of the following terms in the context of what they mean to the City of Regina would be extremely helpful: <ul style="list-style-type: none"> - Rooming House - Rental Units - Community Outreach Initiative - Special Needs - Innovative Housing Forms
5. Other Comments:
- I hope that with all the rec. made/supported, that in all the good work that is about to start will continue, we don’t loose the areas that require further consideration that are just as important as some of the easier solutions.
- Why do we continue to convert apartments into condos?
- Require developers to include affordable housing in their plans or, alternatively, pay a fee into affordable housing account.
- Landlord licensing and registration!
- Look into co-operative housing.
- Take stock of all housing and shut down inferior housing.
- The attitude of the Planning Department towards any kind of public interest is off-putting, misleading and condescending. The refusal of planning to enforce current bylaws is a clear indication of their disdain for tax payers concerns. Now, we should trust them? I do not trust them, based on past performances.
- The plan of possible reimbursements will be enough to encourage unscrupulous buyers to go ahead. Make it much clearer that you are not planning to make \$5,000 available in pre-existing homes.
- Rooming houses should not be used to “solve” the City’s rental problems. I live at 4442 Castle Road and there are two rooming houses on my street. One has 5-6 cars parked (3-4 parked facing the house) and the curve is taking up road space.
- Has the City considered fostering the development of mobile home parks to quickly address urgent need for affordable housing? Transient workers often have these types of accommodations plus lower income person could afford these.
- Do not allow rooming house in Hillside or Whitmore park areas of Regina. These areas as well as others in Regina have (over the past two years) deteriorated wherever rooming houses have been developed. We have pride in our neighbourhoods and we don’t want them turning into slums.
- Why not have the Upgrader, the Hub, the bypass highway workers live in trailer housing near their work sites? Then there would be more housing in the city for families and singles working in Regina.
- Why are buildings such as Crescent Tearoom allowed to stay vacant when a parkade is

needed for the General Hospital and or medical offices?
- City Council has allowed demolition of apartment buildings even when rental stock was below 1% vacancy. The black building and crescents were demolished, but no new apartment buildings are being built in the downtown area – expensive condominiums are.
- Licensing landlords and requiring Regina based manned business offices and or centralized services to be available during regular business hours.
- Right to affordable housing must take priority over property ownership. If properties are not maintained they City should seize and used this value for affordable housing.
- Do something to ensure that the definition of affordable housing truly means you don't pay more than 30% of income. Pressure the provincial government to put in place rental contracts.
- Under advocacy – will you be lobbying the provincial government to plan rent control legislation?
- Can the 30% on housing costs be used for high income people as well or low income to try and narrow the gap?
- Find additional revenue – there using the proceeds from sale of city owned property to be earmarked to social housing.
- Do not raise properties when there could be repair ** safe standards when the vacancy is under 3%
- Developer must have affordable housing – ** income in the development plans.
- From a developers view point: it is very difficult to develop rental properties that make economic sense. (High cost of lands, escalating cost of building material and equipment) achieving enough rental income is a factor.
- Ideas to help solve the vacancy issues: preference should be given to developers when city lands are sold who will build rental units. Land sold at prices that make sense to assist in making these types of development economic viable. Look at increasing the length of tax incentives for rental developments. Lower costs of building permits. Allow wood construction buildings be increased from four stories to six stories.
- Streamlining the process for internal approval of infill lot subdivision for the purpose of constructing new rental housing would greatly increase the stock of housing available in Regina without requiring additional infrastructure and would add to the property tax base.
- It is paramount that the CMHC definition of affordable housing is “The cost of adequate shelter should not exceed 30% of household income. Housing which costs less than this is considered affordable” be applied to ensure everyone has access to affordable housing. The report's emphasis reliance on the market place to resolve the housing crisis will, in fact, create more hardship for people trying to access affordable housing.
- The use by the report of a “made in Regina” definition of “affordable rental housing” not only undermines the creditability of the report. It makes a laughing stock of the City of Regina. Folks in other jurisdictions reading the report will not take us seriously. If we genuinely wish to address Regina's affordable rental housing crisis, we must use the CMHC definition of “affordability”: “The cost of adequate shelter should not exceed 30% of household income.”
- All of us are not on line or take the Leader Post. How about using the mail for critical community information?
- If there is a rush to get affordable housing, it might pay to look at something like repurposed shipping containers for the short term. They have been used in Europe and tried in some Canadian cities. There would be the option of being much easier to move around than a house, should the inflow of new citizens decrease.
- For permanent housing, the goal should be designs that fit the needs of all ages (what keeps a toddler safe also keeps a senior safe); entries and hallways should be wide enough to provide ease of use by a wheelchair or a stroller/pram; doorways should be wide enough for wheelchairs; stairs should be wide enough to accommodate a chair lift (should one become

necessary) and have adequate railings, even riser heights throughout the entire run; appropriate tread depth and non-slip covering; the design should be energy efficient and utilize passive solar energy through appropriate window placement.
- Encourage age friendly communities wherein the policies, services and structures related to the physical and social environment are designed to help seniors ‘age actively’. Think about it, what toddlers need is not much different from what they will need sixty years later as seniors; grocery stores within walking distance are good for people of any age; buildings with automatic door openers will also benefit the thirty year old with a briefcase in one hand and a smart phone in the other.
- Ensure the use of the term “Complete Neighbourhoods” (Goal #4) remains true to its definition of a “Neighbourhood where one has safe and convenient access to the goods and services one needs in daily life. This includes a variety of housing options, grocery stores and other commercial services, quality public schools, public open spaces recreational, facilities, affordable active transportation options and civic amenities. An implementation element of a complete neighbourhood is that it is built at a walkable and bikeable human scale and meets the needs of people of all ages and abilities (The Portland Plan)
- Three times in one day to choose from to attend the presentation/meeting was great, thank you!
- The strategy is full of a lot of really good information!

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Feedback received via email on the Comprehensive Housing Strategy: March 22nd – April 18, 2013

I. FEEDBACK RECEIVED FROM ORGANIZATIONS (four responses received)

1. Saskatchewan Housing Corporation

City of Regina Executive Committee and City Council,

Thank you for the opportunity to comment on the Comprehensive Housing Strategy and the City of Regina’s response for the strategies.

The Government of Saskatchewan is pleased to be a part of the development process to date through participation in the Stakeholder Consultation Group, and look forward to partnering in its implementation.

Below are our comments on the City of Regina Administration’s recommendations. Please do not hesitate to contact if you have any questions.

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Strategy 1. The Province would be interested in exploring options that would enable the City to stack its funding on Provincial funding to further reduce rents of affordable housing projects.

Strategy 6. We agree that the recommendation to implement a policy and process to fast-track affordable housing would be a quick win.

Strategy 9c. The Province currently indexes the rental supplements annually to the rental rate increases as measured by CMHC.

Strategy 11. The Government of Saskatchewan has developed promotional material on housing programs. There is opportunity to use our promotional material when engaging in educational outreach about the range of housing opportunities.

Strategy 19. The Government of Saskatchewan recently announced the development of a disability strategy that would be supported by a policy from the City of Regina that would require all new multi-unit developments to be barrier free. However, we encourage you to consider the costs that such a policy would impose on developers and consider any implications to new development.

Strategy 23. When defining attainable and affordable housing in the OCP, we encourage you to consider existing provincial and federal definitions to ensure consistency.

Strategy 33. As you prepare educational materials and engage in educational outreach about the range of housing options and funding available in Regina, we encourage you to consider utilizing existing provincial program materials. Further, please consider promoting the programs as they may be stackable with existing programs, whether municipal, provincial, or federal.

Overall, we would like to commend you on taking initiative and developing a housing strategy for the City of Regina. We see this Strategy as complimentary to the *A Strong Foundation – the Housing Strategy for Saskatchewan* and we look forward to working together to improve Regina and Saskatchewan's housing conditions.

Sincerely,

Tim Gross and Shauna Wouters  
Members of the Stakeholder Consultation Group

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## **2. Blair Pope, ED, Oxford House Society of Regina**

I'm Blair Pope, ED of a relatively new organization called Oxford House Society of Regina. Our mandate is to provide housing for individuals who suffer from addictions.

We are enrolled in the Mayor's Summit but while I was at last night's meeting at the Ramada, there was a list of Stakeholders - nonprofits largely - that was posted.

I left the meeting without asking someone who I should contact to become part of that group. Can you help or direct this email to someone who would be able to steer me in the right direction?

Thanks,

Blair Pope  
(306)570-5708

### 3. Carmichael Outreach and Regina Anti-Poverty Ministry

#### **Roof Ready Regina** *A More Comprehensive Housing Strategy*

We, the undersigned, hereby call on the City of Regina to incorporate the following strategies into its Comprehensive Housing Strategy.

1. Use the Canadian Housing and Mortgage Corporation's definition of Affordable Housing: "The cost of adequate shelter should not exceed 30% of household income. Housing which costs less than this is considered affordable."
2. Require developers to include affordable housing in their plans or, alternatively, pay a fee into an affordable housing account.
3. Invest all revenue derived from the development or sale of City-owned land in social housing.
4. Actively work with subsidized housing providers to develop more special needs and supportive housing, including housing for those with physical disabilities, mental health issues, chronic illnesses such as HIV/AIDS, and those with addictions. All special needs and supportive housing initiatives should be required to adhere to pertinent accessibility codes. Additionally, the City should explore opportunities to partner with the provincial and federal governments to create Housing First opportunities for Reginans.
5. Use approaches such as the following in order to achieve the goal of retaining and regenerating existing housing stock: rental unit licensing and a rental unit inspection program. Protect renters who file complaints. Seize property that does not comply with City codes, as well as abandoned and boarded up houses. Repair seized units and convert them to social housing.
6. Deny applications for residential demolition permits when the rental vacancy rate is below 3%. Apply the same standard 3% rule to condominium conversions.
7. Pressure the provincial government to pass rent regulations or control legislation.

Carmichael Outreach  
Regina Anti-Poverty Network  
Making Peace Vigil

Regina Anti-Poverty Ministry  
Queen City Tenants Association  
Project People

#### 4. IDEA Regina



This input is being made on behalf of *Individuals with Disabilities Equity Alliance of Regina* (IDEA Regina). IDEA is "*a grassroots alliance dedicated to full citizenship for individuals with disabilities*".

By way of an introduction we wanted to make note of the following article that appeared in the March 16<sup>th</sup> edition of the Leader Post.

##### ***Universal Design ensures a home is for life***

A growing trend when consumers are purchasing a new home is incorporating universal design. Universal Design is another way to look at how the features in your home add comfort and convenience not only for today, but into the future as well. Universal design is useful and marketable to people with diverse or changing abilities. This approach ensures reach, manipulation, and use regardless of the user's body, size, or mobility. This type of home is designed with products and environments to accommodate all people, to the greatest extent possible, without the need for adaptation or specialized design. The perfect way to incorporate these design features into your life is through the building of a new home.

When a home is designed in such a manner, it thoughtfully takes into consideration design ideas that benefit everyone in the home at different ages and stages of life, which is why it is considered to be universal design. Sometimes this can be misunderstood as design that accommodates disabilities. Though this is taken into consideration, it is really about achieving accessibility.

Wide entrances that accommodate a wheelchair also make it a lot easier to manoeuvre a child sleeping in a stroller, through the front door. Another example of universal design is levered handles on doors. Whether you have some form of arthritis in your hands, are bringing in groceries, or are a young child with small hands, levered door handles are easier to open.

Inside the home, accessibility is enhanced when there is one level construction, with no sunken rooms or steps. Non-slip floors in the front entrance and bathrooms, combined with good lighting, and light switches and electrical outlets that are not too high or too low, are easy and inexpensive adaptations. An open-plan design minimizes hallways and doorways and therefore maximizes mobility and sight lines. If you need a hallway make sure it is wider, and in the living/dining/family room ensure there is enough turning space for a wheelchair.

Outside the home, well-lit walkways and as few steps as possible to enter the home are potential ways to improve accessibility. In our weather conditions this is safer in wet or icy conditions, easier to clear snow, ice, and leaves, and repairs are simpler and less expensive. In addition, covered entranceways and easy to operate door locks, like push pads or fingerprint identification

rather than keys, should be considered. Low-maintenance vegetation and raised planters and flower beds can add outdoor style and make the yard easier to maintain years into the future.

Including the option to age in place, into the initial design of your newly built home, can have significant benefits and save costs down the road. This is in part why mature home buyers are finding these design principles so attractive when moving from an older home into a new home.

I am not suggesting an existing home cannot have many of the universal design principles incorporated into the home through renovations. This can be done, though it may be costly to make the changes that will accommodate your needs when you are older. However if you are thinking of building a new home and want to "future proof" your home, we suggest you plan ahead and talk to your builder about getting the right features and products included right from the outset. This will allow you to build a home that is retirement-ready. Building a home that is retirement-ready, that can accommodate mobility challenges, if necessary, can save you a considerable amount of money later on. It also adds to the comfort, convenience and safety of your home today.

One thing we are anticipating is that as baby boomers continue to age, demand for more accessibility in home design will only rise. Universal design is a practical leap forward in the evolution of residential home design and home building that can accommodate this demand.

Stu Niebergall is president and CEO of the Regina and Region Home Builders Association. Email [s.niebergall@reginahomebuilders.com](mailto:s.niebergall@reginahomebuilders.com)

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The IDEA board was gratified to see that at least some of what we have been preaching concerning accessibility and universal design appear to be taking root, even if much more needs to be done. We would contend that since anyone can become a person with a disability in seconds the issues of equitable access are issues we should all be concerned about.

### **The Comprehensive Housing Strategy**

The background material to the Strategy appears to recognize that having a disability is closely associated with the likelihood of living in poverty and that more needs be done to "encourage the creation of affordable and accessible housing". This material also seems to recognize that when disability is added to the challenges faced by other special groups such as aboriginal women the likelihood of living in poverty increases considerable. However, in our opinion the Strategy could go much further in promoting the principles of accessibility, universal design, trans-generational housing and providing leadership and direction as to how these goals could be accomplished in a timely manner.

IDEA has strongly advocated for the development of plans based on the principles and guidelines laid out in the United Nations Convention on the Rights of Persons with Disabilities (CRPD) and we will continue to do so. Since the CRPD obliges all levels of government in Canada, including civic government, to develop implementation plans we feel that the City of Regina would be well served in taking the CRPD into consideration when undertaking initiatives such as a Comprehensive Strategy. ***We would encourage the City to consult with the Saskatchewan Human Rights Commission (SHRC) regarding its potential obligations under the CRPD.***

**We have taken the liberty of including several attachments related to the CRPD and accommodation issues.** Within our very limited resources we would be more than willing to provide further input to ensure the specific plans developed by the city adequately reflect our issues.

*United Nations Enable* is the official website of the Secretariat for the Convention on the Rights of Persons with Disabilities (SCRPD) and a good source of information on the CRPD and related issues. One of the goals of the Secretariat is to share best practices from around the world.

<http://www.un.org/disabilities/index.asp>

IDEA strongly believes that only a comprehensive approach to disability issues can truly address the issues being faced by people with disabilities. To this end we have previously shared the following document (found on the IDEA web site) with *Design Regina* in 2011 and 2012, but have received no acknowledgment or response.

**DRAFT MONOGRAPH FOR AN INCLUSIVE AND ACCESSIBLE SOCIETY FOR ALL**

United Nations Expert Group Meeting on accessibility Innovative and cost-effective approaches for inclusive and accessible development, World Bank Headquarters, Washington, DC, 28 - 30 June 2010

[http://idearegina.ca/fileadmin/idearegina/storage/egm2010\\_draft\\_monograph.pdf](http://idearegina.ca/fileadmin/idearegina/storage/egm2010_draft_monograph.pdf)

We hope our input will prove useful and enhance the current plans. Our intent is not to delay urgently required changes but to ensure that changes are what is needed and meet long term needs. We believe that doing it right from the beginning will save money and resources in the long run. Regina has every potential of contributing to the world by showing how an accessible city, including accessible housing, can be created.

Ken Taylor  
Secretary IDEA  
306 543-4089  
[www.IDEARegina.ca](http://www.IDEARegina.ca)

## **II. FEEDBACK RECEIVED FROM INDIVIDUALS (seven comments received)**

### **1. Re: Secondary suites**

Good Morning. I was wondering what consideration will be given to encourage homeowners to provide secondary suites in their homes. Will any tax breaks or grants or low -interest loans be provided in exchange for providing rent to low income families?

We have thought about putting a suite in our basement and would like to know if any of these programmes may be available in the near future.

Thanks for the information.

Marion Nicoll  
306-789-4100

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### **2. Re: Pilot project for secondary suites**

What a terrific idea to address the low vacancy issues. There are big yards in Regina that could easily accommodate this. Our son, for one, would build this plus it would create even more jobs. We are moving back to Regina from B.C. and housing affordability is a real issue for us. There are lots of retirees that would love a granny suite as an alternative. Please add me to your mailing list. Thank you for your progressive thinking.

Yolanda Mang  
y\_mang@hotmail.com

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### **3. Re: Pilot Project for Secondary Suites**

I think it is a great idea to go further, we have a son with downs syndrome who is 19 and we would like the opportunity to be in the pilot project as well. We are in Rosemont area and this would be an excellent chance for him to move out of home but still have us close to help him out as we have lane access and the room to rebuild our double garage...and the space to park 3 vehicles.

Thank you

DOUGLAS CROSS  
306 949-1249

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### **4. Re: Secondary suites**

I am very interested in building a secondary suite over a garage on my property in Arnhiem place. It seems to me to be a very logical way to help improve the affordability of housing in the city; as it would create more rental suites and also allow first time home buyers the chance to offset the high cost of housing by renting out a suite. A secondary garage suite in the Arnhiem Place area would be ideal because of its proximity to the university. I would like to learn more about the city's plans regarding secondary suites and would like to be kept informed in regards to changes.

Thanks,

Ian Labatt

Email: amandam1@sasktel.net

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## **5. Rental rooms in single-family homes**

8 April 2013

My attached brief is related to the consultant's report of February 2013 and the City administration's support for implementing Strategy 15 - Fostering the creation of more rooming houses. I am writing on behalf of my friends and neighbours that live in the Hillsdale and Whitmore Park areas of Regina.

I presented the attached brief to Executive Council on March 27, 2013 and it was well received at the time by the Mayor and the City Councillors. I would like to have it included with other public input to the report to show our opposition for this type of housing in residential zones. These ILLEGAL rooming houses already exist without the sanctioning of the City and are causing the deterioration of our communities and housing. We do not need to support more slum lord developments with financial support and property tax exemptions!!!

It is very obvious that the City administration has not developed any suitable policy to administer or control rooming houses. They are defined by Federal and Provincial legislation as businesses. They should be dealt with as entities that must adhere to regulations that control businesses in an urban centre.

Brian & Kathy Black

BRIEF TO THE CITY OF REGINA - Regarding the Administration's Recommendations for Strategy Implementation from the Comprehensive Housing Strategy Report of February 2013

Delivered March 27, 2013 to Executive Committee.

Your Worship Mayor Fougere, City Councillors, Ladies and Gentlemen:

My name is Brian Black and I have owned and resided in my home at 6 Newlands Street since May 1980. I am at your meeting to provide a response to the recently released Comprehensive Housing Strategy and the evaluation by City Administration as to what strategies should be implemented.

I am speaking on behalf of friends and family in our city and neighbours that reside in the south Hillsdale area adjacent to Campbell Collegiate and Massey School.

The main item that I am here to talk about is the proposed recommendation in this housing strategy that the city administration should attempt to encourage more city residents to commence turning their primary residences into rooming houses to provide more affordable rental accommodation in Regina. Rooming houses are defined as a private dwelling in which rooms are rented for living or staying temporarily and individuals share a kitchen and sometimes a bathroom.

In the consultant's recommendations there is "Goal #3 - Increase the Diversity of Housing Options..., Strategy 15 - Foster the creation of temporary rental housing and rooming houses/single room occupancies."

The city administration has declared a "Yes" for this strategy and further recommends, .. "The best



method for studying and identifying appropriate areas for rooming houses will need to be decided as well as the criteria to consider as a permitted use. If deemed necessary by a study, a revision to the Zoning Bylaw could expand the areas where rooming houses are permitted."

Before the city spends any of its valuable resources on entertaining this proposal, I would suggest that a very important element has been overlooked by the consultant and the administration. The important element is that rooming and boarding houses are also defined as a business operation by various Acts and Bylaws. First of all, by the Canadian Income Tax Act and accordingly individuals operating these businesses are required to report their income as a business rather than the rental of real property. Refer to the Canada Revenue Agency *Guide T4002, Business and Professional Income*. Secondary suites built into the basement or another area of the house are not defined as businesses; they are rental of real property.

The Provincial Act that governs business' operating in city municipalities is known as The Cities Act and correspondingly Regina City Council has enacted Bylaw 2006-86, *The Licensing Bylaw, 2007*. Under Section 8 (1) of the Bylaw it states that... "A person shall not carry on a resident business or a non-resident business unless that person has a valid and subsisting licence issued by the City." Plus Section 15(1) of the Bylaw states that a licence will not be issued under this Bylaw for any business or premise occupied by a business which does not conform to any other law, made or administered by the City, including zoning, building or plumbing standards."

Also contained in this Bylaw is the stipulation that home-based businesses follow certain conditions. Some of the important considerations before a business licence would be granted are;

- 1) the combined floor area of all space used for the home-based business in the dwelling not occupy more than 25% of the total floor area,
- 2) parking is limited to no more than one business vehicle for which off-street parking is provided,
- 3) does not alter the exterior of the property, or
- 4) affect the residential character of the neighbourhood.

Discussion with a city clerk about business licences for rooming houses resulted in the advisement that they are only granted for the couple of zones in the city that allows them, otherwise they are regarded as illegal.

From my experience and also those of my local friends and neighbours, the City is not enforcing the tenants of its Bylaws in regards to the many rooming house businesses that are already operating all over the city probably without the knowledge of the business licence administration. Check the local internet sites such as kijiji.ca, regina.houseme.ca and usedregina.com. You will likely be surprised on how many there are.

An example of this situation is a house of about 1500 square feet on the main level and the same in the basement that was bought for almost \$350,000 across the street from me in the summer of 2011 and then promptly converted into a rooming house by various family members that had pooled their monies and bought the house for their recently immigrated parents to live in. The elderly parents live in this house with 8 other roomers. The roomers are paying an average of \$500/room/month generating a revenue for this family group of \$4,000/month; close to \$50,000/year.

The house is not in the acceptable zoning area of the city according to the City's Bylaw 9250 and the senior city planner that I talked to in June 2012; I live in zone R1- Residential Detached. Even though the Planning Department has been advised of this months ago, they allow it to continue to operate. My wife and I, plus our neighbours, have told them of all of our concerns orally and in written form and they

stubbornly refuse to issue any notice of violation to the owners.

If I refer to the stipulations that I outlined previously for home-based businesses to be granted a licence, I will provide examples of how this rooming house violates these limitations;

- 1) The entire basement of the house has been converted into separate numbered rooms with a central kitchen and bathroom. The one window for the entire basement is too small to escape through if there was a fire. The main floor living room has been divided into 2 rooms with one rented plus 2 other pre-existing rooms rented. Close to 75% of the house is used for the business.
- 2) Almost every roomer has a vehicle and they park them on and off the street. Some times they park their vehicles on both sides of the street and other vehicles traveling down the street cannot proceed because there is not sufficient room between them. Sometimes the roomers vehicles' plates expire and they leave them on the street for months without moving them. Graders or street cleaners cannot adequately clear away snow or debris.
- 3) The exterior of the house has been altered due to the significant number of vehicles that are parked either on or off the street for months and they pile up with snow or dust. They also park off the driveway on part of the lawn creating deep ruts when the ground is soft. The added garbage generated does not fit in the city's garbage container and it sits on the ground next to it allowing animals and birds to toss the loose refuse around the front yard.
- 4) The residential character of our neighbourhood has been impacted by this business operation. Strangers/roomers come and go from this property at all hours of the day. They impact the traffic flow on the street and the enjoyment of our residential area. Our property values are negatively impacted when they are adjacent to these businesses because sellers will be less likely to receive the actual market value from buyers and the property will take longer to sell because it is in a less desirable neighbourhood.

#### Recommendations:

- 1) Require companies that are undertaking large capital projects near Regina to set up construction camps that will provide temporary accommodation and eating facilities for their hundreds of contractors and employees to reduce the need for people to operate illegal rooming house businesses. This will reduce the competition for rental space by those citizens that have lower or fixed incomes and likely improve the vacancy rates. Another positive result would be lower rental rates with less demand in the market place from construction workers that are able to pay more for their temporary living spaces.
- 2) Do not entertain the idea of expanding the number of zones where rooming houses are allowed, especially in residential zoned areas.
- 3) Determine the locations throughout the city where rooming houses are operating and have them apply for business licences to determine if they meet the conditions set up for home-based businesses. I am sure that this will not be too easy for the city to do because these businesses fly below the city's radar and most likely other government's tracking systems. I noticed the consultant's report did not have any data to identify the number of rooming house businesses in the city and based a lot of their estimations of rental accommodations on old 2006 Census data before the big boom.
- 4) Enforce the sections in the Zoning Bylaw that prohibit the operation of these types of accommodation outside of the sanctioned zones. The City's Bylaws have to be followed in regards to the administration of rooming house businesses to be able to preserve the residential character and safety of our communities. It is readily apparent right now that they are not being enforced and it will have a long term negative impact.

If the City encourages these rooming house businesses and supports them with tax exemptions and other financial assistance as suggested in the consultant's report, it is highly probable that over time fewer houses will become available to families that would like to discontinue renting and purchase a home. This is because houses in higher demand areas near large business operations, universities, technical schools and institutions will be regarded as being "good investment cash cows" and sold to rooming house business groups or individuals. Once a house such as the one across the street from me is chopped up into a series of rooms with common kitchens & bathrooms on various levels, the house is not suitable for sale as a family home and will be less likely to return to the market place as a family home unless a lot of money is spent on the property.

These business investors have already recognized that the City is not attempting to stop the creation of these "mini-motel businesses" in our residential neighbourhoods that will generate a large profit margin that enables them to pay off their capital investment in a short period of time and not have to adhere to the normal restrictions that other businesses are required to follow. Other business owners that operate from their homes in residential zones are strictly controlled by the City and can lose their licences if they do not adhere to the rules. Why is it that rooming house businesses are not operating within the same set of rules?

I submit this brief for your consideration. I will make my self available for discussion on this topic at any committee meeting.

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## **6. Re: Strategies 17 and 18**

Hello,

I don't have feedback to offer at this point, but I do have a question regarding the Administration's determination that part of Strategy 17 and all of Strategy 18 are unfeasible.

My (possibly mistaken) interpretation of these two strategies is that they would move the city in the direction of developing truly inclusive communities within the city as a whole (i.e. communities with a combination of rental, single family dwellings, mixed use retail/residential, etc. *at various levels of affordability within the same community*). Am I mistaken in this interpretation? And can you elaborate on why the Administration doesn't support these strategies?

Thanks,  
Kim Kovacs  
Regina, SK.

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## **7. Re: Rental rooms**

I am very disappointed and deeply concerned about the City's proposed housing initiative to relax the existing bylaws regarding rooming houses in residential zones.

We bought our Whitmore Park home in 2006 because it looked like a wonderful quiet safe street, and a great place to raise a family. This street proved to be all of these things until the rooming houses started popping up on our street. There are now currently four rooming houses on our street (Deergrove Crescent). We love our house of which we have raised our children in thus far, and we love this neighbourhood. We are a part of many community sports organizations, mom and tot groups such as the one housed in St. Martins church, as well as the community gardens. We are invested in this community. The only flaw of the neighbourhood is the increasing number of rooming houses as they continue to cause

an array of problems. The rooming houses are not designed to be in residential areas and I can see why; parking is an issue, garbage is not adequate, hence the garbage overflowing and blowing down the street. When you have a home cut up into rooms filled with strangers, conflict is inevitable and conflict we have seen. I can no longer count the number of times that I have witnessed the police on our street moving people out of the rooming houses, arresting people, there was even an occasion in 2010 where the police had guns drawn at the side of the house and two officers staked out on our lawn. As you can imagine, this alters what it means to feel safe on our street, in our home. My concern is not just for ourselves but also for the residents of the rooming houses. They are not well maintained. One of the residents from a rooming house on our street reported that the rooming home was infested with bed bugs, mould, and a ceiling that was caving in due to water damage.

I understand that we have a housing crisis. Shouldn't the answer uphold the integrity of the existing neighbourhoods as well as the residents needing homes? Shouldn't we demand both better living conditions as well as affordability for people needing homes? If there was better housing available, would the residents living in these rooming houses choose to be subjected to these standards where they are currently exploited for their living accommodations? Is this acceptable for anyone?

I feel that relaxing the rooming house bylaws in residential areas is an easy solution for the City but at what cost? Rooming houses may be a short-term solution but I anticipate this solution will create more long-term problems such as increased crime (which we have already experienced on our street), transience (some of these rooms are even advertised for the night which is quite concerning), less accountability for the community – the neighbourhood, not to mention that the value of the houses surrounding will also suffer. Furthermore, how can the people subjected to these houses feel that their integrity is being preserved? They are in homes that are cut up into rooms without suitable garbage and parking, in neighbourhoods where they are often not welcomed, living in conditions that are far from pleasant with complete strangers.

I don't feel this plan is in the best interest of either the residents of rooming houses or the neighbourhoods to which they are being set up in. We need a better solution, and the solution may not be an easy one but it should be one that protects the integrity of all the people and the communities.

Thank you for taking the time to hear my concerns.

Joanna King  
98 Deergrove Crescent, 306-545-1524



# **HOUSING** COMPREHENSIVE STRATEGY



# **HOUSING** COMPREHENSIVE STRATEGY

Summary Version of  
Consultant's Final Report

April 2013

City of Regina



# 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 studied the housing needs and issues along the full continuum of housing, from homelessness to homeownership. It 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](http://www.designregina.ca).

- Comprehensive Housing Strategy - Consultant's Final Report
  - [Refer to this document for the full description of the key housing issues and details of the strategies](#)
- Background Review Report
- Existing Conditions Report
- Consultant's Rationale for Recommendations Report
  - [Refer to this document for detailed discussion and rationale related to the strategies](#)
- Glossary

# Important Definitions

The City acknowledges that housing is generally considered to be affordable when it costs less than 30% of the household's income. This is reflected in the definition below for [Affordable Housing](#). However, for program and policy purposes, specific "Made in Regina" definitions have been developed for [Affordable Rental Housing](#) and [Affordable Ownership Housing](#). These definitions have rent and home price thresholds that the City will use to encourage development of housing with rents or houses prices below a certain level, so that they target low and moderate income households. These definitions are based on the definitions the provincial government uses for its programs.

## What does it mean that the City has defined affordable rental and ownership housing using maximum incomes/rents/prices?

Defining affordable housing in this way doesn't mean that the City will only cater to people with incomes close to the maximum income established in the definition. It is simply an upper threshold that will be applied to determine whether the housing will qualify for programs and policies.

### Affordable Housing

Affordable housing is housing where the cost of which is less than 30% of the household's income.

### 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.<sup>1</sup>

### Affordable Rental Housing

Affordable rental housing is housing with rents at or below average market rent. In 2012 the average market rent for the City of Regina was \$897.<sup>2</sup>

### 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.

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<sup>1</sup> 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.

<sup>2</sup> CMHC (Spring 2012) Rental Market Report for Regina CMA

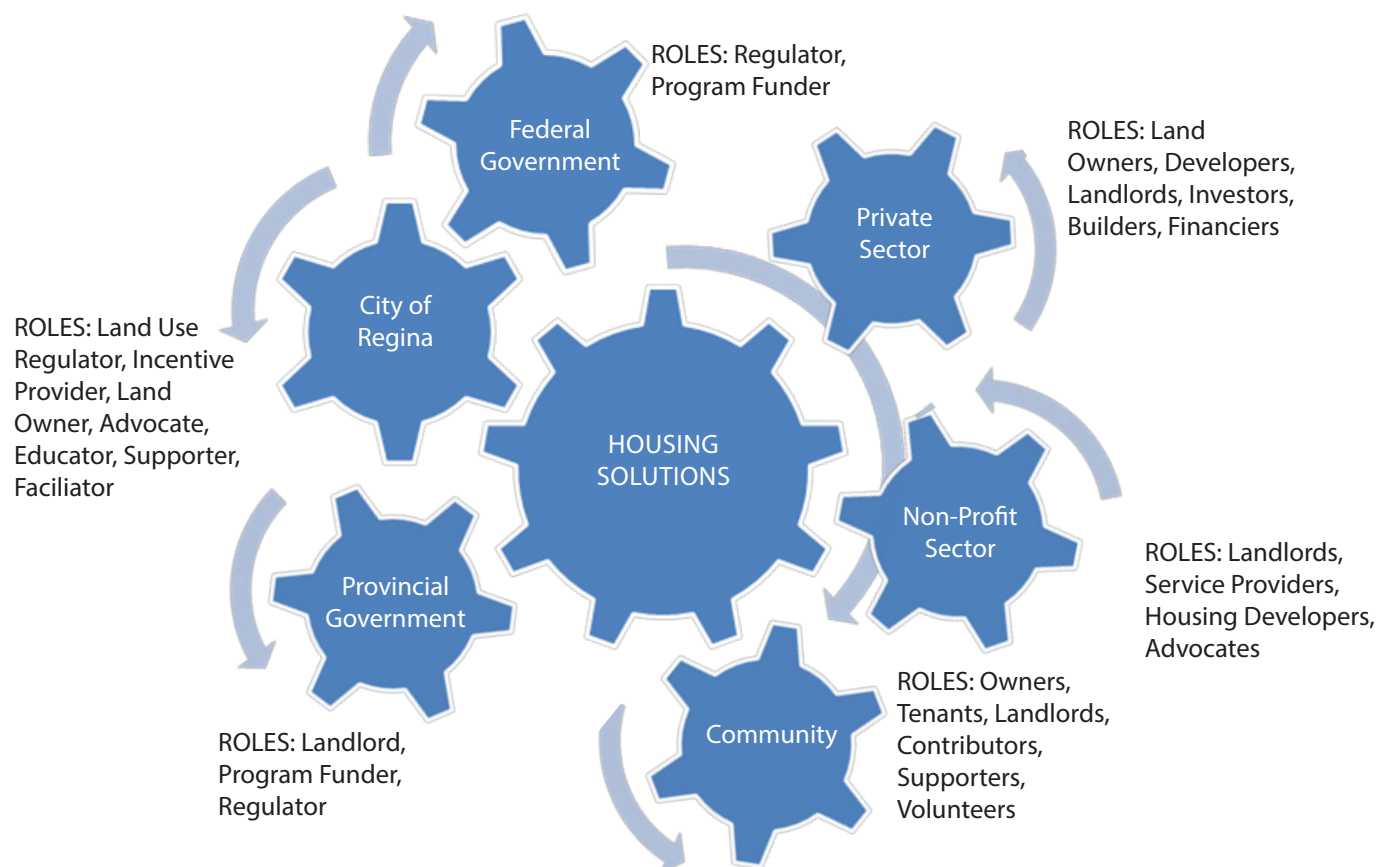
# Roles and Partners

The City plays a key role in meeting the housing needs of its current and future 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,
- 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.

All partners must work together to create housing solutions





# Key Housing Issues

There are currently five key issues related to housing in Regina:

## Issue #1- Supply of Rental and Affordable Housing

The supply of rental housing, particularly affordable rental housing, is currently a critical issue in Regina. 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.

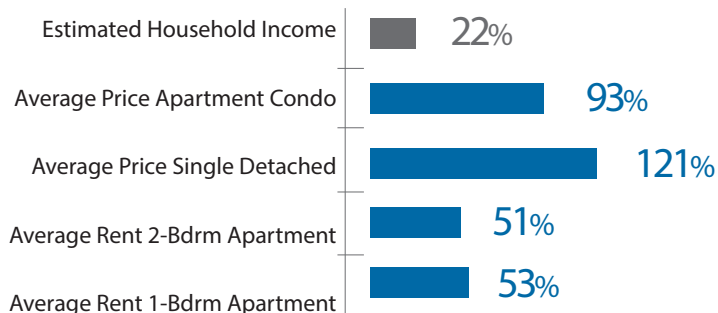
## Issue #2- Condition of the Existing Housing Stock

A significant amount of the housing, particularly rental housing, in Regina is in need of major repair. It is an ongoing challenge for the City to ensure the maintenance of the housing stock.

## 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 doesn't meet the needs of all households. There are a number of distinct groups in particular that are not well served by the existing housing stock. This

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

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1 in 10

Rental housing units in Regina are in need of major repair

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includes recent immigrants, temporary workers, single individuals, youth, post-secondary students, seniors, lone-parent households, Aboriginal households, households where someone has a disability, individuals experiencing absolute homelessness, and persons with special needs.

#### 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. However, not all Regina neighbourhoods have accessibility and availability of public transportation, proximity to employment, schooling, recreation opportunities, other community infrastructure, amenities and services such as grocery stores.

#### 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 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

# 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. }



# Goals

The City of Regina, in consultation with community stakeholders, 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.

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#1- Increase the Supply of Rental and Affordable Housing

#2- Retain and Regenerate the Existing Housing Stock

#3- Increase the Diversity of Housing Options, Including Housing for Distinct and Special Needs Groups

#4- Address Housing Needs While Creating Complete Neighbourhoods and Sustainable Communities

#5- Implementation and Working Together

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# Strategies

The following outlines the recommended strategies to realize the City's goals. The strategies have been reorganized in this document by type of strategy (program (financial), regulatory, education, advocacy, and implementation), to provide a quick overview of the various types of strategies being recommended. Whereas in the Comprehensive Housing Strategy - Consultant's Final Report, the strategies are organized by goal.

## Program (Financial) Strategies

Financial strategies are critical to addressing Regina's housing needs. It has been recommended that the City use financial incentives (property tax reductions and grants) in a number of areas to encourage the type of housing most needed in the community, including new rental housing, affordable housing, secondary suites, affordable rental housing repairs, temporary rental housing, and rooming houses. The City can also contribute financially to housing by leveraging its existing land assets and by funding housing initiatives through the Community Investment Grants Program.

The specific program (financial) strategies are:

1. **Refine current property tax and capital incentives to target the issue of insufficient supply of rental and affordable housing**

The City currently has a Housing Incentives Policy that offers tax and capital incentives. Capital incentives apply for affordable units only; tax incentives apply for most new units in certain, existing neighbourhoods. Strategy 1 would revise the City's Housing Incentive Policy to better address the need for rental and affordable units.

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**

The City owns land throughout the City and could use the sale and development of these properties towards the goal of increasing affordable and rental housing by specifying the type of development as a requirement of sale, or by using the sale of lands towards an affordable housing fund.

3. **Foster the creation of secondary suites**

As per the Zoning Bylaw, the City currently allows secondary suites in most residential zones, provided the suite is not more than 40% of the total building (house) area and is located in or attached to the existing home. This most often results in basement suites. Strategy 3 encourages the City to consider other types of secondary suites, such as suites over garages. This would be done on a case-by-case basis to examine the advantages and challenges of doing so. In the long-term, a Zoning Bylaw amendment would be necessary to allow new types of secondary suites as a permitted use.

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

The Housing Strategy has identified the need to repair and maintain the existing housing stock. Strategy 14 would explore ways of encouraging and supporting the repair and maintenance of existing properties.

15. Foster the creation of temporary rental housing and rooming houses/single room occupancies

Currently, the Zoning Bylaw only allows rooming houses in a few small areas of the City (properties zoned R4, R4A and TAC). Single Room Occupancies (SROs) are not defined in the Zoning Bylaw. Strategy 15 would examine where rooming houses are currently allowed, and would evaluate whether SROs should be added to the Zoning Bylaw and where. This strategy would also further clarify issues of enforcement and compliance to make sure rooming houses and SROs are safe and appropriate.

27. Continue to support housing and homelessness initiatives through the Community Investment Grants Program and identify ways to allocate funding for maximum community impact

Strategy 27 would be a continuation of current practices of the City to use Community Investment Grants funds to support housing and homelessness initiatives.





# Regulatory Strategies

## What are alternative development standards?

Alternative development standards are flexible planning and engineering standards that provide a range of alternatives to the current standards used for the design and construction of communities. They can encourage the development of affordable housing by allowing the developer to build various components of a housing project to a more efficient standard than conventional development.

There are a number of regulatory, or policy, tools the City can use to encourage the housing it wants. Many of these strategies would form policies in the Official Community Plan. Some of the regulatory strategies (such as alternative development standards, density bonusing, and transfer of development rights) are optional policies or processes a property owner or developer could take advantage of to help create affordable and special needs housing.

The specific regulatory strategies are:

4. Establish an interim rezoning policy that allows for consideration of rezoning applications for innovative affordable housing immediately in specific existing residential or mixed use areas identified as appropriate for rezoning

In order to accommodate affordable housing, especially multi-unit buildings, Strategy 4 would facilitate rezoning of sites, where necessary, to accommodate affordable housing projects that the Administration deems appropriate to an area.

5. Develop policies to support the use of alternative development standards on specific, chosen sites

Alternative Development Standards are put in place by a municipality to guide planning, design and development – either in an area/neighbourhood, or on a specific subdivision, parcel or property. Use of Alternative Development Standards in Strategy 5 would allow the City to encourage innovative affordable housing development designs. (see definition of Alternative Development Standards in the margins)

6. Implement a policy and process to fast-track affordable housing and special needs housing developments through the planning approval process

Fast tracking of affordable housing applications would create a system to streamline applications and approvals for permits as well as tax and capital housing incentive allocations. A fast-track system would also be used to track the effects of housing strategies and programs for evaluation and adjustments.

7. Work with the Regina Regional Opportunities Commission to encourage major new employers/investments to prepare a housing plan for their workers

Economic activities are bringing temporary workers and immigrants to the area but there is a lack of housing to accommodate new workers. Strategy 7 would establish a way of working with RROC to identify new employers and their workers' housing needs and to create a housing plan that would not further deplete the existing housing stock or remove long-term rental units from the market.

## 8. Permit density bonusing and transfer of development rights with an aim of increasing the supply of affordable and special needs housing

Both density bonusing and transfer of development rights provide alternatives for developers to provide affordable or special needs housing by creating an incentive for doing so, either by allowing for additional density on a lot, or transferring density from a nearby lot where an existing building is not built to the full allowable density (see definitions of density bonusing and transfer of development rights in the margins).

### 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 housing which helps maintain existing residential character while allowing for additional housing to be developed.

## 13. Develop a strategy for improving compliance with safety and property maintenance standards to retain and improve existing housing

Strategy 13 may include expanding efforts to encourage voluntary compliance; investigating the potential to audit and enforce maintenance of rental properties; support for a community outreach and education effort to help tenants and landlords learn their rights and responsibilities; and advocate for additional authority to inspect and enforce standards.

## 16. Facilitate the creation of additional apartment units through changes to the Zoning Bylaw to allow more units on appropriate sites

A study of land uses throughout the City and specifically in areas where intensification is possible, would identify the most appropriate areas for multi-unit and apartment units. The zoning of properties could then be amended in areas identified as appropriate for multi-unit and apartment buildings to increase opportunities for apartment units and reduce the number of site-by-site, or “spot” rezonings.

## 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

Establishing targets for the percentage of new housing units to be single detached (low density), semi-detached or townhouses (medium) or apartments (high), and the percentage that should be rental and should be affordable would help the City communicate what type of housing it wants to be created to meet the needs of residents. Likewise, establishing an intensification target for the percentage of new units in built-up areas would help communicate where the City would like to see new development. A target vacancy rate of 3% is considered a healthy vacancy rate. Progress towards this goal will be tracked each year and strategies adjusted accordingly.

### Density or Housing Density

Density or housing density is the number of housing units per unit of land.

## 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

To help ensure that all communities contribute to the overall housing targets, and meeting the City’s housing needs, Strategy 18 suggests adding an OCP policy that neighbourhood level plans identify target percentages of different housing types and forms.



**19. Encourage the creation of accessible housing through Official Community Plan policy changes**

Barrier-free housing refers to housing built to eliminate physical barriers to use or visitation, so that it is accessible to anyone regardless of age or physical ability, and without a need for adaptation. The Official Community Plan should consider a policy to require that all new multi-unit developments be barrier-free and encourage single-unit developments to be barrier-free.

**20. In the Official Community Plan encourage/support housing for persons with special needs, through a range of housing types, in all residential land use designations**

There is currently a separation distance related to special needs housing in the Regina Development Plan. A new policy in the OCP could remove this barrier and support special needs housing by enabling its development through a diversity of housing types and land use designations (zoning).

**21. Add a policy to the Official Community Plan to consult and work with Aboriginal groups to develop affordable housing**

Aboriginal people are experiencing affordability challenges and should be one of several groups that the City works with to address affordable housing needs.

**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**

Down zoning is the reduction of density allowed for a certain property. Allowing for down zoning to happen can have the effect of reducing the affordable housing built by limiting the number of multi-unit or apartment buildings.

**23. Define attainable and affordable housing in the Official Community Plan**

Definitions of these terms are included at the beginning and in the Glossary of this document. These definitions should be used in the OCP.

**24. Define an adequate land supply in the Official Community Plan to accommodate growth and housing density**

Outlining what it means to have an adequate land supply (defining it) would help planners ensure that the supply is sufficient on an ongoing basis. The definition would outline how many years of land should be available that is zoned appropriately for development or at specific stages in the planning approval process.

**29. Strengthen Official Community Plan policies related to encouraging a mix of land uses, walkable neighbourhoods, and access to public transportation**

OCP policies that encourage walkable neighbourhoods, a mix of land uses and access to public transportation will create more complete neighbourhoods that meet the needs of all residents.

# Education Strategies

Education of the community about benefits of particular housing forms, as well as education of individuals such as homeowners, builders, and landlords about available programs, can help address Regina's housing needs.

The specific education strategies are:

## 11. Promote and assist landlords and others in accessing existing Provincial housing repair funding

The provincial government has rental repair programs that City of Regina landlords and property owners can tap into. The City can provide information on these programs and contacts for the province.

## 25. Develop and promote prototypes and pilot initiatives of innovative housing forms

The City can work with the development community to develop prototypes and pilot projects. This allows the City to assess and re-evaluate initiatives before rolling them out on a broader, city-wide scale. It also allows people to see and comment on a new idea when it can be viewed as an actual project and within its surrounding land uses.

## 26. Support a community outreach initiative to demonstrate the benefits and opportunities of increased density and diversity

Educational materials can help to dispel myths and misunderstanding about the impacts of affordable housing or new housing types on existing property values.

## 33. Prepare educational materials and engage in educational outreach about the full range of housing and related funding programs available in Regina

One of the ways of encouraging a more diverse housing supply and addressing the potential concerns of residents to certain types of housing, is to provide information on the advantages of and opportunities for increased density and diversity.

# Advocacy Strategies

Senior orders of government must do their part in addressing Regina's housing issues. Recommendations have been included to urge senior orders of government to provide additional support for repairs and regeneration of existing housing stock and sites formerly used for other purposes, as well as additional rental, affordable, and special needs housing.

The specific advocacy strategies are:

## 9. Advocate to federal and provincial governments for additional support for rental, affordable, and special needs housing

The City can advocate, in collaboration with community and housing organizations, to ensure that affordable housing and special needs housing are recognized and addressed at the provincial and federal levels.

## 12. Advocate to the federal and provincial governments for additional support for the retention and regeneration of the existing housing stock

The City can advocate, in collaboration with community and housing organizations, to preserve and renew existing rental and affordable housing, and changes to tenant and landlord legislation in the area of recourse for damages.

## 30. Support the redevelopment of brownfields, greyfields and bluefields for affordable housing development

Work with federal and provincial governments to identify opportunities and funding for brownfields, greyfields and bluefields for affordable housing projects, and advocate for increased funding from these levels of government towards the remediation of sites to make development a more viable option (see definition of terms in Glossary of this document).

# Implementation Strategies

A number of actions are required to implement the Strategy. A key action to best position the City to respond to housing needs is to consolidate the City's housing functions, build the capacity of staff related to housing, and dedicate staff time to housing facilitation. Some ongoing actions are required to address housing issues, including monitoring the rental stock, playing a lead role in the federal government's Homelessness Partnering Strategy, and facilitating the establishment of a housing and homelessness coalition of community stakeholders. In addition, there are a number of one-time actions necessary to implement the strategy, such as preparing an implementation plan and annual reports to monitor progress, adjusting strategies as new data is available, and updating long-range planning documents.

The specific implementation strategies are:

## 10. Monitor changes to the existing rental housing stock

Develop annual reporting on changes to the rental housing stock, including conversions to condominiums and other uses, as well as demolitions.

## 28. Continue to play a lead role in the federal government's Homelessness Partnering Strategy by preparing the Community Plan to Address Homelessness

The City has participated in community planning to address homelessness for several years. It is recommended that the City continue to play a lead role in preparing and implementing the Community Plan to Address Homelessness.

## 31. Prepare an implementation plan for the Comprehensive Housing Strategy and annual reports to monitor achievements and outline annual work plans

It is recommended that the City prepare an implementation plan and annual work plans to outline in further detail when and how each strategy will be worked on, and using the categories of immediate, soon and later to prioritize each strategy.

**32. Consolidate the City's housing functions, build the capacity of staff related to housing, and dedicate staff time to housing facilitation**

Consolidate the housing functions of the City that are undertaken by a range of departments, build the capacity of staff to achieve the goals of this Comprehensive Housing Strategy, communicate the role of the City and act as a key housing facilitator.

**34. Update data in the Comprehensive Housing Strategy when the full 2011 Statistics Canada Census data is released, and adjust strategies as required**

The full 2011 Census data is anticipated in September 2013. This data will reveal some different trends since 2006. This new data should be used to update and adjust the strategies as required.

**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**

Community stakeholders indicated that there was a need for a coalition that would meet on a regular basis to share ideas, foster collaboration and engage in joint initiatives. This coalition would be composed of a cross-section from the public, non-profit and private sectors with the City playing a lead facilitation role.

**36. Over time update long-range planning documents to be consistent with the Comprehensive Housing Strategy**

To support the successful implementation of the Comprehensive Housing Strategy it is important that the Official Community Plan and other long-range planning documents be updated to be consistent with the Comprehensive Housing Strategy.

# 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 Housing

Affordable housing is housing where the cost of which is less than 30% of the household's income

## 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

## Alternative Development Standards

Alternative development standards are flexible planning and engineering standards that provide a range of alternatives to the current standards used for the design and construction of communities. They can encourage the development of affordable housing by allowing the developer to build various components of a housing project to a more efficient standard than conventional development.

## 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 by 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

### Rooming House

A building in which renters occupy single rooms and share kitchens, bathrooms and common areas.

### 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.

### Single Room Occupancy (SRO)

Housing in which tenants have a private bedroom and may have kitchenettes and bathrooms and may share some common facilities.



### 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



# HOUSING

COMPREHENSIVE STRATEGY

April 29, 2013

To: His Worship the Mayor  
and Members of City Council

Re: Comprehensive Housing Strategy

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**RECOMMENDATION OF THE EXECUTIVE COMMITTEE  
- MARCH 27, 2013**

1. That the attached Comprehensive Housing Strategy - Consultant's Final Report (Appendix A) be RECEIVED and FILED.
2. That City Council endorse the Administration's Recommendations as outlined in Appendix B and direct the Administration to prepare an implementation plan and to return to Council by the end of the second quarter.

*EXECUTIVE COMMITTEE – MARCH 27, 2013*

The following address the Committee:

- Brian Black, representing Newlands Street Taxpayers;
- Linda Mckenzie, representing herself;
- Peter Gilmer, representing the Regina Anti-Poverty Ministry;
- Wilma Staff, representing herself; and
- Jim Elliott, representing himself

The Committee adopted a resolution to concur in the recommendation contained in the report after amending recommendation #3 to read as follows:

3. That a supplemental report be forwarded to City Council with an additional Appendix added for the April 29, 2013 City Council meeting to include stakeholder feedback and public comments following the public release on March 22.

Recommendation #3 does not require City Council approval.

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 March 27, 2013, considered the following report:

RECOMMENDATION OF THE EXECUTIVE COMMITTEE  
- MARCH 6, 2013

1. That the attached Comprehensive Housing Strategy - Consultant's Final Report (Appendix A) be RECEIVED and FILED.
2. That City Council endorse the Administration's Recommendations as outlined in Appendix B and direct the Administration to prepare an implementation plan and to return to Council by the end of the second quarter.
3. That a supplemental report be forwarded to City Council with an additional Appendix added for the April 8, 2013 City Council meeting to include stakeholder feedback and public comments following the public release on March 22.

*EXECUTIVE COMMITTEE – MARCH 6, 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, Bob Hawkins, Terry Hincks, Wade Murray 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 March 6, 2013, considered the following report from the Administration:

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 remains to be an issue that needs to be immediately addressed.

The City of Regina is aware that the primary responsibility for housing resides within the federal and provincial governments. However, the City can still do much by supporting, partnering and complementing housing initiatives. With this in mind, the City of Regina engaged a consultant in February 2012 to develop a Comprehensive Housing Strategy (Appendix A). This Strategy will be a tool to set the context and create a platform to build upon by the Mayor's Housing Summit, scheduled for May 13 and 14 of this year. The Comprehensive Housing Strategy will also provide the basis for Administration's Housing Strategy Implementation Plan to be brought before Council by the end of the second quarter of 2013.

BACKGROUND

The Comprehensive Housing Strategy (CHS) has been in development since early 2012. SHS Consulting Ltd, a housing consulting group from Toronto, was contracted to lead this work. A cross-section of City staff and 19 housing sector stakeholders have been involved in the preparation of the strategy.

The CHS outlines the City's role in housing, five major housing issues, five goals to address those issues, and more than 30 strategies to positively impact the state of housing in Regina. 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 new Official Community Plan policies currently being developed, new and refined housing policies, and alignment, where possible, with the programs of the Province of Saskatchewan; and,
- Define the best areas and methods to stimulate the housing market, within the City's role.

The CHS will lay the initial ground work for the Mayor's Housing Summit and Administration's Housing Strategy Implementation Plan.

## DISCUSSION

### Consultant's Final Report and Administration's Housing Strategy Recommendations:

The consultant's final report, the Comprehensive Housing Strategy (Appendix A), is the culmination of a year-long project to evaluate Regina's housing issues, to research and develop strategies to address these issues, and to define the role of the City. Background research and a strategy framework have been reviewed and vetted by a group of 19 industry stakeholders, representing all sectors of housing, as well as internal members of the Administration.

The Administration has done an initial evaluation of the consultant's recommendations, determining those strategies that should be added to an implementation plan, those strategies that require further consideration, and those strategies that the Administration deem unfeasible. These recommendations are included in Appendix B.

The CHS and Administration's Recommendations have been provided to the Stakeholder Consultation Group. Comments received from the stakeholder group are included as Appendix C in this Report to Executive Committee including Administration's response to key comments and issues. Comments on specific goals and strategies provided by the Stakeholder group will be responded to and detailed in Administration's Implementation Plan, which will be brought to Council in the second quarter of 2013.

The CHS and Administration's Recommendations were made available to the public on the City's website on March 22 with the agenda for the Executive Committee meeting. Both documents were also made available on the Design Regina website, as detailed in the Communications section of this report. Comments received by the public will be added to the report for the April 8, 2013 Council meeting.

A detailed Housing Strategy Implementation Plan including short, medium, and long-term actions will be brought to Council in the second quarter of 2013. The Implementation Plan will include:

- 1) Steps for implementation;
- 2) Timeframes for implementation including immediate strategies, which will be noted as "Quick Starts" (revised from the consultant's designation of strategies as "Quick Wins");
- 3) City divisions affected or involved;
- 4) Resources required;
- 5) Anticipated outcomes; and
- 6) Monitoring, reporting and evaluation techniques.

The Implementation Plan will detail strategies to be addressed this year, others to begin in 2014 and those to begin in 2015-2017. Results and impacts will vary based on the extent of the strategy (e.g. regulatory changes vs. advocacy measures).

The consultant's report and Council have noted the pressing issue of inadequate supply of rental housing. Regina's vacancy rate was estimated as 1% for October 2012 for buildings of three units or more (CMHC); this is a positive change from a vacancy of .6% in April of 2012. Short-term strategies will address ways of increasing rental unit numbers to achieve a vacancy rate of 3% by 2017. Calculations estimate that the number of new purpose-built rental units needed to increase the vacancy rate to 3% is approximately 250 annually, or 110 units for every 1%.

However, over a five-year period, the number of units required per year to achieve a 3% vacancy by 2017 would need to increase incrementally in order to account for growth. More information on this calculation is detailed in Appendix B, Strategy 17. Given the rate of growth and housing starts, this estimate will be evaluated annually to measure progress and the ability to achieve this goal.

In addition to the Housing Strategy Implementation Plan, Administration is revising the existing Housing Incentives Policy ("Strategy 1" in the consultant's report and Administration's List of Recommendations). Revisions are guided by the current Housing Incentives Policy and the consultant's report. The revisions to the Housing Incentive Policy will be brought before Council with the Implementation Plan in the second quarter of 2013.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

A detailed Housing Strategy Implementation Plan for the City's Housing Strategy will be brought before Council in the second quarter of 2013 and will include details regarding staffing and resources. Resource needs will be proposed as per short, medium and long-term strategies. Resources and staffing needs will be addressed through the appropriate budget process.

### Environmental Implications

None with respect to this report.

### Policy and/or Strategic Implications

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 is with the federal and provincial governments. However, the City can do much by supporting, partnering and complementing housing initiatives. The City's Housing Strategy will identify ways in which the City's housing issues might be addressed through a variety of actions including new programs and policies as well as partnerships with senior levels of government and housing organizations.

Detailed strategy and policy implications will be brought to Council with the Implementation Plan in the second quarter of 2013.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

1. The CHS and Administration's Recommendations were provided to the Stakeholder Consultation Group for feedback on March 11<sup>th</sup>. Feedback from the stakeholder group received by the deadline of March 18<sup>th</sup> has been added as an appendix to this Report (Appendix C).
2. The CHS and Administration's Recommendations were posted on the City's website ([www.regina.ca](http://www.regina.ca)) on March 22 with the Executive Committee agenda. The CHS and Administration's Recommendations were also posted on the Design Regina website ([www.designregina.ca](http://www.designregina.ca)). On the Design Regina website, individuals and groups are invited to prepare briefs and appear before Executive Committee on March 27, 2013 and/or Council on April 8, 2013, and/or to submit written comments to the Administration. Comments on the Comprehensive Housing Strategy or Administration's Recommendations, received by April 1, 2013 via e-mail (to [chs@regina.ca](mailto:chs@regina.ca)) or sent to the postal address on the Design Regina website, will be added as an appendix to the report for Council on April 8.

DELEGATED AUTHORITY

The disposition of this report requires City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



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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](http://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<br><br>Category<br><br>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.<sup>1</sup>

## 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.

<sup>1</sup> 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 housing<sup>1</sup>) 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

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<sup>1</sup> 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. ”

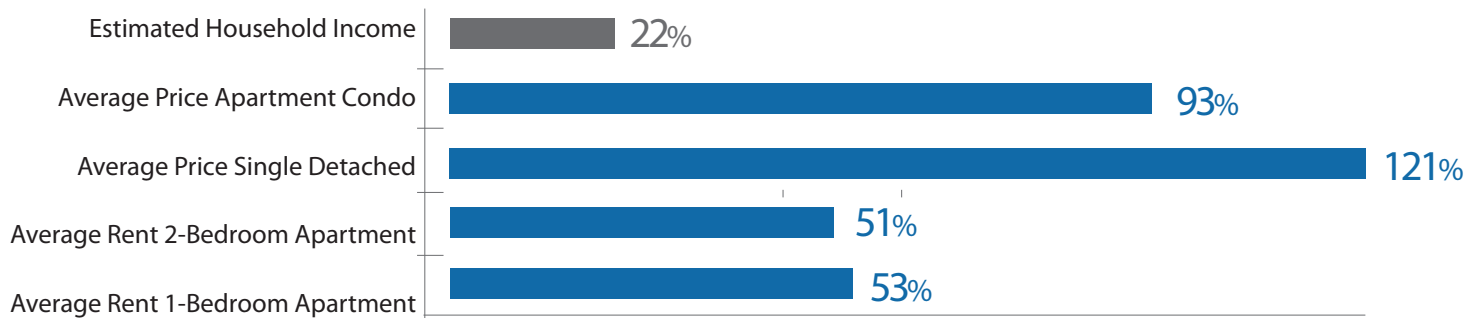
Non-Profit Housing Provider  
for Homeless Individuals

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

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1 in 10

Rental housing units in Regina are in need of major repair

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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 households<sup>1</sup> are less likely to seek single-detached ownership housing than those

<sup>1</sup> 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 Homelessness                       | 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.

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**“A siloed way of addressing these issues is not working— we need a collaborative approach”**

Stakeholder Consultation Group Member

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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.

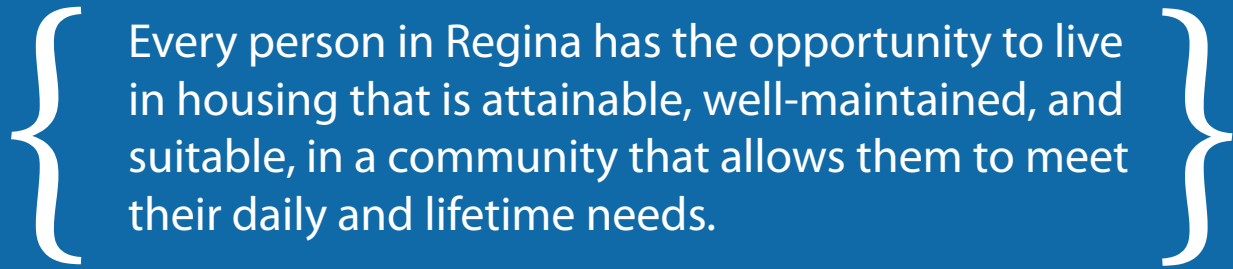
While the needs are considerable, the resources available to address needs are not, especially at the municipal level. It is critical that available resources be leveraged to maximize benefits, to address issues and demonstrate value for money. The City currently allocates \$2 million annually for housing. 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**



**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



**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 | <b>10. Monitor changes to the existing rental housing stock</b> <ul style="list-style-type: none"><li>a. Develop annual reporting on changes to the rental housing stock, including conversions to condominiums and other uses, as well as demolitions</li></ul>                                                                                                                                                                                                                                                                                                                                |
| Year 1 Start | <b>11. Promote and assist landlords and others in accessing existing Provincial housing repair funding</b> <ul style="list-style-type: none"><li>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 funding</li><li>b. As part of Strategy 32, act in a facilitative capacity to assist landlords and others in accessing existing provincial housing repair funding</li></ul> |
| Year 1 Start | <b>12. Advocate to the federal and provincial governments for additional support for the retention and regeneration of the existing housing stock</b> <ul style="list-style-type: none"><li>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</li></ul>                                                |



**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.<sup>1</sup>

**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

<sup>1</sup> 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   | <p><b>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</b></p> <p>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</p> |
| OCP Policy   | <p><b>21. Add a policy to the Official Community Plan to consult and work with Aboriginal groups to develop affordable housing</b></p>                                                                                                                                                                                                                                                                                                                                                                                                            |
| OCP Policy   | <p><b>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</b></p>                                                                                                                                                                                                                                                                                                                                                                     |
| OCP Policy   | <p><b>23. Define attainable and affordable housing in the Official Community Plan</b></p> <p>a. Define affordable housing based on Saskatchewan Housing Corporation's thresholds</p> <p>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</p>                                                                                                                                                   |
| OCP Policy   | <p><b>24. Define an adequate land supply in the Official Community Plan</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Year 1 Start | <p><b>25. Develop and promote prototypes and pilot initiatives of innovative housing forms</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                |

- 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.

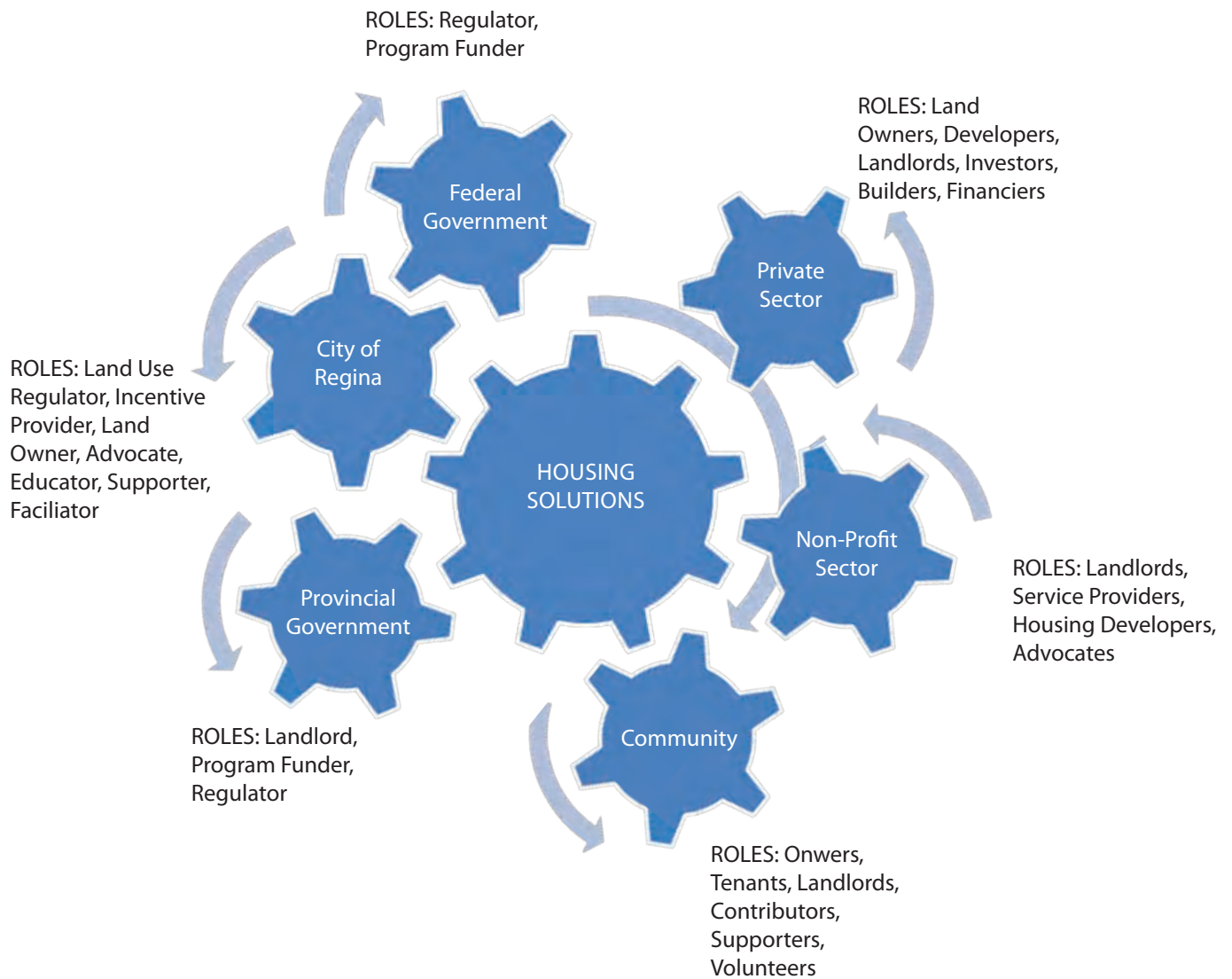
## City of Regina's Role

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





# HOUSING

## COMPREHENSIVE STRATEGY

## ADMINISTRATION'S RECOMMENDATIONS: COMPREHENSIVE HOUSING STRATEGY

The tables below represent the Administration's recommendations for the **Strategies** from the **Comprehensive Housing Strategy Consultant's Final Report** dated February 2013.

*Table 1* includes a summary of Administration's recommendations for the Comprehensive Housing Strategy. Strategy numbers refer to the numbers in the consultant's Comprehensive Housing Strategy, pages 18-33.

Administration's recommendations are further detailed in *Table 2*. For each Strategy, the Administration has included a recommendation in *Table 2* including a "Yes" where the Strategy should be implemented, a "Further Consideration" where the implementation of the Strategy requires further consideration or fine-tuning before a commitment to implement is decided, and a "No" where the Administration deems the Strategy not feasible. In all cases, including the Strategies receiving a "Yes," further analysis and a detailed work plan must be completed to evaluate the steps to implementation, timeline for implementation and resources required. For the Strategies receiving a "Further Consideration" some challenges to implementation have been briefly noted. These issues will be detailed in a Housing Strategy Implementation Plan, which will be submitted to Council in the second quarter of 2013.

Also in *Table 2*, the two columns on the far right identify the timeline for the Strategies, comparing the consultant's recommended timeline with the Administration's timeline. Strategies are identified by Administration as short-term (Immediate), medium-term (Year 1-2 start) or long-term (Year 3-5 start) to align with consultant's designations as short-term ("Quick Wins"), medium-term (Year 1 start), long-term (Years 2-5 start) and "OCP" (dependent on the OCP process). Some short-term Strategies are noted as "Quick Starts" (revised from the consultant's designation of strategies as "Quick Wins") to suggest that they will be started immediately; timing of outcomes vary depending on the Strategy, level of complexity, and whether or not regulatory changes are required.

In general, Administration's Timeline follows the recommendations of the consultant. However, in some instances (Strategies 5, 6, 7, 16, 29 and 36), regulatory changes would be required (e.g. Zoning Bylaw changes), which requires a longer timeline than anticipated by the consultant. For other Strategies, timelines exceed the consultant's recommendations (Strategies 2, 9, 11, 25, 30, 31 and 34). Several Strategies are noted as short-medium or medium-long because different components of the Strategy will take differing amounts of time. There are 11 short or short-medium term Strategies, 21 medium or medium-long, and 3 long-term Strategies.

**TABLE 1: SUMMARY OF ADMINISTRATION'S RECOMMENDATIONS FOR THE HOUSING STRATEGY**

| RECOMMENDATION                                                            | STRATEGY NUMBERS                                                                                                       |
|---------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| Administration <b>Recommends 29 Strategies</b> for implementation.        | Strategies 1, 2, 3, 5, 6, 7, 9, 10, 11, 12, 13, 15, 16, 19, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 34, 35, 36 |
| Administration <b>Recommends Further Consideration for 6 Strategies</b> . | Strategies 4, 8, 14, 17, 20, 32                                                                                        |
| Administration Deems <b>1 Strategy Unfeasible</b> .                       | Strategy 18                                                                                                            |



**TABLE 2: ADMINISTRATION'S RECOMMENDATIONS FOR STRATEGY IMPLEMENTATION**

| Goal    | Strategy                                                                                                                          | Administration's Recommendation for Strategy Implementation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Consultant's Strategy Timeline | Admin's Strategy Timeline       |
|---------|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------------|
| Goal 1. | 1. Refine current property tax and capital incentives to target the issue of insufficient supply of rental and affordable housing | <p><b>Yes for Strategy 1</b></p> <p><i>All bullet points are a "Yes" with the exception of the following:</i></p> <p>1b. Administration will have to consider the implications of using 150% of average market rents versus average market rents as per current policy;</p> <p>1c. and 1h. Adding incentives for Single Room Occupancies and Rooming Housing will be considered by working with Current Planning and Building to ensure consistency in definition and criteria. See also <b>Strategy 15</b>.</p> <p>1d. The question of secondary suites is still being considered given the staff time required and the small number of applications received to date. A proposal will be made with the revised Housing Incentive Policy (forthcoming). See also <b>Strategy 3</b>.</p> <p>1e. The logistics, legality and financing of a rental repair fund must be further investigated with other divisions. See also <b>Strategy 14</b>.</p> <p>1j. This element of the Strategy requires additional consideration given the various parts: addition of Areas 4 and 5 to the Housing Incentive Policy; increasing the capital incentive by \$5,000 in these areas; identifying a manner of selecting the "first 50" (based on development permit, applications or occupancy permits).</p> <p>1l. While the Administration would support the stacking of incentives, lowering the eligible rents to 80% of</p> | Short<br><br>Quick Win         | Short<br><br><b>Quick Start</b> |

**TABLE 2: ADMINISTRATION'S RECOMMENDATIONS FOR STRATEGY IMPLEMENTATION**

| Goal | Strategy                                                                                                                                                                                                | Administration's Recommendation for Strategy Implementation                                                                                                                                                                                                                                                                                                                      | Consultant's Strategy Timeline | Admin's Strategy Timeline                              |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------|
|      |                                                                                                                                                                                                         | <p>average might present some problems with respect to reporting and monitoring. This issue will be addressed during revisions to the current Housing Incentives Policy.</p> <p>In. Administration would support an increase in the SDR funds, pending approval and resources, with the increase to happen in 2014, not 2013 as noted in the consultant's document.</p>          |                                |                                                        |
| 1.   | <b>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</b> | <p><b>Yes for Strategy 2</b></p> <p>All bullet points would require further consideration to evaluate the City's most appropriate method of sale, and requirements of sale and development, to ensure that the goals of the Strategy are met.</p>                                                                                                                                | Medium                         | <p><b>Short – Medium</b></p> <p><b>Quick Start</b></p> |
| 1.   | <b>3. Foster the creation of secondary suites</b>                                                                                                                                                       | <p><b>Yes for Strategy 3</b></p> <p>All bullet points not mentioned below are a "Yes" although some will require more work than others to implement.</p> <p><i>The following bullet points need further consideration:</i></p> <p>1e. A tax exemption for secondary suites will be considered with revisions to the City's Housing Incentives Policy. See <b>Strategy 1</b>.</p> | <p>Short</p> <p>Quick Win</p>  | <p><b>Short</b></p> <p><b>Quick Start</b></p>          |
| 1.   | <b>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</b>     | <p><b>Further Consideration for Strategy 4</b></p> <p>Administration will evaluate whether <b>Strategy 4</b> might be combined with <b>Strategy 6</b> to accommodate rezoning applications in the fast-track process for affordable housing development applications.</p>                                                                                                        | Medium                         | <b>Medium</b>                                          |

**TABLE 2: ADMINISTRATION'S RECOMMENDATIONS FOR STRATEGY IMPLEMENTATION**

| Goal | Strategy                                                                                                                                               | Administration's Recommendation for Strategy Implementation                                                                                                                                                                                                                                                                                                                                                                                                                                               | Consultant's Strategy Timeline | Admin's Strategy Timeline                       |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------|
| 1.   | <b>5. Develop policies to support the use of alternative development standards</b>                                                                     | <p><b>Yes for Strategy 5</b></p> <p>Consultant has identified this Strategy as a "Quick Win". Given that alternative development standards would require a Zoning Bylaw amendment, the Administration sees this as a short- to medium-term Strategy.</p>                                                                                                                                                                                                                                                  | Short<br>Quick Win             | <b>Short – Medium</b>                           |
| 1.   | <b>6. Implement a policy and process to fast-track affordable housing and special needs housing developments through the planning approval process</b> | <p><b>Yes for Strategy 6</b></p> <p>A process for fast-tracking applications for affordable housing can be started immediately. The full extent of elements of this Strategy outlined by the Consultant will take additional time (e.g. adding a policy to the <i>Official Community Plan</i> (OCP) and exploring the use of performance-based planning). For this reason, we have revised the Strategy from a "Quick Win" as per the Consultant to a "Quick Start" with a short to medium timeframe.</p> | Short<br>Quick Win             | <b>Short – Medium</b><br><br><b>Quick Start</b> |
| 1.   | <b>7. Work with the Regina Regional Opportunities Commission to encourage major new developments/investments to prepare a housing plan</b>             | <p><b>Yes for Strategy 7</b></p> <p>Strategy timeline will depend on timeline of new developments/investments. Therefore Administration has noted as a short to medium term strategy.</p>                                                                                                                                                                                                                                                                                                                 | Short<br>Quick Win             | <b>Short – Medium</b><br><br><b>Quick Start</b> |
| 1.   | <b>8. Permit density bonusing and transfer of development rights with an aim of increasing the supply of affordable and special needs housing</b>      | <p><b>Further Consideration for Strategy 8</b></p> <p>While the Administration agrees in theory to Density Bonusing and Transfer of Development rights, it may consider separating the two and pursuing one or the other. Administration also needs to better define Transfer of Development Rights and Density Bonusing. This Strategy would not create mandatory inclusionary housing requirements.</p>                                                                                                 | OCP policy                     | <b>Medium</b>                                   |

**TABLE 2: ADMINISTRATION'S RECOMMENDATIONS FOR STRATEGY IMPLEMENTATION**

| <b>Goal</b>    | <b>Strategy</b>                                                                                                                                                                                                                                 | <b>Administration's Recommendation for Strategy Implementation</b>                                                                                                                                                                                                 | <b>Consultant's Strategy Timeline</b> | <b>Admin's Strategy Timeline</b> |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------|
| <b>1.</b>      | <b>9. Advocate to federal and provincial governments for additional support for rental, affordable, and special needs housing</b>                                                                                                               | <b>Yes for Strategy 9</b><br><br>The Mayor's Summit will initiate on-going conversations with federal and provincial governments.                                                                                                                                  | Medium                                | <b>Short Quick Start</b>         |
| <b>Goal 2.</b> | <b>10. Monitor changes to the existing rental housing stock</b>                                                                                                                                                                                 | <b>Yes for Strategy 10</b><br><br>Administration will establish a method for tracking and monitoring changes to the rental stock and will enable Administration to adjust programs and policies accordingly.                                                       | Medium                                | <b>Medium</b>                    |
| <b>2.</b>      | <b>11. Promote and assist landlords and others in accessing existing Provincial housing repair funding</b>                                                                                                                                      | <b>Yes for Strategy 11</b><br><br>See <b>Strategy 33</b> regarding the creation of educational materials. Administration will continue to refer individuals to Provincial programs and provide materials to help them navigate different programs for eligibility. | Medium                                | <b>Short - Medium</b>            |
| <b>2.</b>      | <b>12. Advocate to the federal and provincial governments for additional support for the retention and regeneration of the existing housing stock</b>                                                                                           | <b>Yes for Strategy 12</b><br><br>This Strategy will build on the connections established during the Mayor's Summit to create relationships with federal and provincial agencies and leverage support and funding.                                                 | Medium                                | <b>Medium</b>                    |
| <b>2.</b>      | <b>13. Develop a strategy for improving compliance with safety and property maintenance standards</b>                                                                                                                                           | <b>Yes for Strategy 13</b><br><br>The details of this Strategy all need further evaluation to understand the best methods for improving compliance and addressing insufficient maintenance.                                                                        | Medium                                | <b>Medium</b>                    |
| <b>2.</b>      | <b>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</b> | <b>Further Consideration for Strategy 14</b><br><br>As noted in <b>Strategy 1</b> , the logistics, legality and financing of a rental repair fund must be further investigated with other divisions.                                                               | Long                                  | <b>Long</b>                      |

**TABLE 2: ADMINISTRATION'S RECOMMENDATIONS FOR STRATEGY IMPLEMENTATION**

| Goal    | Strategy                                                                                                                                                                              | Administration's Recommendation for Strategy Implementation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Consultant's Strategy Timeline | Admin's Strategy Timeline |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------|
| Goal 3. | <b>15. Foster the creation of temporary rental housing and rooming houses/ single room occupancies</b>                                                                                | <p><b>Yes for Strategy 15</b></p> <p><i>The following bullet points need further consideration:</i></p> <p>15a. The best method for studying and identifying appropriate areas for rooming houses will need to be decided as well as the criteria to consider as a permitted use. If deemed necessary by a study, a revision to the Zoning Bylaw could expand the areas where rooming houses are permitted.</p> <p>15b. Definitions and implications to the Zoning Bylaw will have to be explored more.</p> <p>15c. and 15d. Incentives for rooming houses and single room occupancies will be considered in <b>Strategy 1</b> to ensure consistent definition and criteria with Current Planning and Building.</p> | Medium                         | <b>Medium</b>             |
| 3.      | <b>16. Facilitate the creation of additional apartment units through changes to the Zoning Bylaw</b>                                                                                  | <p><b>Yes for Strategy 16</b></p> <p>Administration will work with appropriate divisions to design a method of study to identify the most appropriate areas for apartment units. If deemed necessary, the study will be the basis for Zoning Bylaw revisions to expand permitted areas for apartment units.</p>                                                                                                                                                                                                                                                                                                                                                                                                     | Medium                         | <b>Medium-Long</b>        |
| 3.      | <b>17. Establish policies in the OCP that specify housing targets by type/density, tenure, and affordability; an intensification target; and a rental housing vacancy rate target</b> | <p><b>Further Consideration for Strategy 17</b></p> <p><b>Strategy 17</b> has raised concern. More specifically, Administration does not recommend assigning targets by type, tenure and affordability.</p> <p>Density targets will be clarified in the <i>Official Community Plan</i>, which will</p>                                                                                                                                                                                                                                                                                                                                                                                                              | OCP Policy                     | <b>Medium</b>             |

**TABLE 2: ADMINISTRATION'S RECOMMENDATIONS FOR STRATEGY IMPLEMENTATION**

| Goal | Strategy                                                                              | Administration's Recommendation for Strategy Implementation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Consultant's Strategy Timeline | Admin's Strategy Timeline |
|------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|---------------------------|
|      |                                                                                       | <p>provide more direction for Administration as it relates to housing policies and programs. Inclusionary housing requirements will not be considered by the Administration.</p> <p>Currently, a goal of 3% vacancy rate by 2017 is recommended. To elaborate on the consultant's calculation of the number of units required for a 3% vacancy (noted on page 30 of the consultant's report), the consultant's calculation assumes that the 250 new units could be added immediately to achieve the 3% vacancy –assuming no other changes to the housing market.</p> <p>Administration estimates that in order to gradually achieve a vacancy rate of 3% by the end of 2017, on average 350 new purpose built apartment units would be required each year over a five-year period.<sup>1</sup> This estimate assumes some growth but does not account for loss of units over this period or pent up demand (e.g. overcrowding because of lack of availability and cost). This estimate would have to be re-evaluated annually against yearly growth and housing starts.</p> <p>Tracking new purpose-built apartments and vacancy rates on an annual basis will help evaluate ability to achieve this goal.</p> |                                |                           |
| 3.   | <b>18. Add a policy to the Official Community Plan that neighbourhood level plans</b> | <p><b>No for Strategy 18</b></p> <p>As noted under <b>Strategy 17</b>,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | OCP Policy                     | None                      |

<sup>1</sup>Calculation is based on CMHC October 2012 vacancy rate of 1% for apartment buildings of three units or more. The consultant's vacancy of 0.9% includes rental row houses (adding another 923 units compared to considering apartments only). Note that 350 is an estimate of the average needed per year, however the number required would start lower (e.g. at 250) and increase incrementally each year.

**TABLE 2: ADMINISTRATION'S RECOMMENDATIONS FOR STRATEGY IMPLEMENTATION**

| <b>Goal</b> | <b>Strategy</b>                                                                                                                                                        | <b>Administration's Recommendation for Strategy Implementation</b>                                                                                                                                                                                                                                                                          | <b>Consultant's Strategy Timeline</b> | <b>Admin's Strategy Timeline</b> |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------|
|             | <b>identify target percentages for different housing types and forms within the neighbourhood</b>                                                                      | Administration does not recommend targets by housing type or form.                                                                                                                                                                                                                                                                          |                                       |                                  |
| <b>3.</b>   | <b>19. Encourage the creation of accessible housing through Official Community Plan policy changes</b>                                                                 | <b>Yes for Strategy 19</b><br><br>Administration will work on a policy to make all new multi-unit developments barrier free.                                                                                                                                                                                                                | OCP Policy                            | <b>Medium</b>                    |
| <b>3.</b>   | <b>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</b>    | <b>Further Consideration for Strategy 20</b><br><br>Administration will need to further analyze the steps to implementation of <b>Strategy 20</b> especially as it involves Zoning Bylaw and Building Code requirements.                                                                                                                    | OCP Policy                            | <b>Medium</b>                    |
| <b>3.</b>   | <b>21. Add a policy to the Official Community Plan to consult and work with Aboriginal groups to develop affordable housing</b>                                        | <b>Yes for Strategy 21</b><br><br>Administration has historically worked with Aboriginal groups to develop affordable housing and will continue to do so.                                                                                                                                                                                   | OCP Policy                            | <b>Medium</b>                    |
| <b>3.</b>   | <b>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</b> | <b>Yes for Strategy 22</b><br><br>Administration currently discourages down zoning of properties and will continue to do so.                                                                                                                                                                                                                | OCP Policy                            | <b>Medium</b>                    |
| <b>3.</b>   | <b>23. Define attainable and affordable housing in the Official Community Plan</b>                                                                                     | <b>Yes for Strategy 23</b><br><br>In addition to using provincial thresholds for affordability, Administration is interested in establishing its own thresholds, specific to Regina's income and based on the number of dependents in a household; the number of dependents is not considered in the provincial Maximum Income Level (MIL). | OCP Policy                            | <b>Medium</b>                    |

**TABLE 2: ADMINISTRATION'S RECOMMENDATIONS FOR STRATEGY IMPLEMENTATION**

| <b>Goal</b> | <b>Strategy</b>                                                                                                                                                                        | <b>Administration's Recommendation for Strategy Implementation</b>                                                                                                                                                                                                                                                                                                                      | <b>Consultant's Strategy Timeline</b> | <b>Admin's Strategy Timeline</b> |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------|
| 3.          | <b>24. Define an adequate land supply in the Official Community Plan</b>                                                                                                               | <p><b>Yes for Strategy 24</b></p> <p>One of the goals of the <i>Official Community Plan</i> will be a definition of adequate land supply. This definition should help guide housing strategies that involve future development.</p>                                                                                                                                                     | OCP Policy                            | <b>Medium</b>                    |
| 3.          | <b>25. Develop and promote prototypes and pilot initiatives of innovative housing forms</b>                                                                                            | <p><b>Yes for Strategy 25</b></p> <p>The Greens on Gardiner development, which includes a pilot project for granny suites, will help establish a process and precedence for other pilot projects of innovative or new housing forms.</p> <p>This Strategy has been revised from the consultant's timeline of medium to a short term timeline, as pilot projects have already begun.</p> | Medium                                | <b>Short - Medium</b>            |
| 3.          | <b>26. Support a community outreach initiative to demonstrate the benefits and opportunities of increased density and diversity</b>                                                    | <p><b>Yes for Strategy 26</b></p> <p><b>Strategy 16</b> will be done in parallel with the OCP.</p>                                                                                                                                                                                                                                                                                      | Long                                  | <b>Long</b>                      |
| 3.          | <b>27. Continue to support housing and homelessness initiatives through the Community Investment Grants Program and identify ways to allocate funding for maximum community impact</b> | <p><b>Yes for Strategy 27</b></p> <p>Administration will continue to support housing and homelessness through Community Investment Grants with attention to ways of maximizing community impact.</p>                                                                                                                                                                                    | Medium                                | <b>Medium</b>                    |
| 3.          | <b>28. Continue to play a lead role in the federal government's Homelessness Partnering Strategy by preparing the Community Plan to Address Homelessness</b>                           | <p><b>Yes for Strategy 28</b></p>                                                                                                                                                                                                                                                                                                                                                       | Medium                                | <b>Medium</b>                    |
| 4.          | <b>29. Strengthen OCP policies related to encouraging a mix of land uses, walkable</b>                                                                                                 | <p><b>Yes for Strategy 29</b></p> <p>Strategy 29 is considered a long term</p>                                                                                                                                                                                                                                                                                                          | OCP Policy                            | <b>Long</b>                      |



**TABLE 2: ADMINISTRATION'S RECOMMENDATIONS FOR STRATEGY IMPLEMENTATION**

| <b>Goal</b> | <b>Strategy</b>                                                                                                                                              | <b>Administration's Recommendation for Strategy Implementation</b>                                                                                                                                                                                                                           | <b>Consultant's Strategy Timeline</b> | <b>Admin's Strategy Timeline</b> |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------|
|             | <b>neighbourhoods, and access to public transportation</b>                                                                                                   | strategy as the means and outcomes will require time.                                                                                                                                                                                                                                        |                                       |                                  |
| <b>4.</b>   | <b>30. Support the redevelopment of brownfields, greyfields and bluefields for affordable housing development</b>                                            | <b>Yes for Strategy 30</b><br><br>In particular, the Administration could encourage developers to seek funding for brownfields through the Federation of Canadian Municipalities' Municipal Green Fund.                                                                                      | Long                                  | <b>Medium</b>                    |
| <b>5.</b>   | <b>31. Prepare an implementation plan for the Comprehensive Housing Strategy and annual reports to monitor achievements and outline annual work plans</b>    | <b>Yes for Strategy 31</b><br><br>A detailed implementation plan and individual Strategy workplans will be presented to Council at a later date. The success of the Housing Strategy will depend on monitoring and reporting to evaluate effectiveness of Strategies and adjust accordingly. | Medium                                | <b>Short</b>                     |
| <b>5.</b>   | <b>32. Consolidate the City's housing functions, build the capacity of staff related to housing, and dedicate staff time to housing facilitation</b>         | <b>Further Consideration for Strategy 32</b><br><br>Consolidating the City's functions, with regards to housing, demands further study. Resource needs will be included in the forthcoming Housing Strategy Implementation Plan.                                                             | Medium                                | <b>Medium</b>                    |
| <b>5.</b>   | <b>33. Prepare educational materials and engage in educational outreach about the full range of housing and related funding programs available in Regina</b> | <b>Yes for Strategy 33</b><br><br>Educational materials and outreach will be important to helping individuals, organizations and developers to access housing programs. As per <b>Strategy 11</b> , Administration will also refer individuals or groups to provincial programs.             | Medium                                | <b>Medium</b>                    |
| <b>5.</b>   | <b>34. Update data in the Comprehensive Housing Strategy when the full 2011</b>                                                                              | <b>Yes for Strategy 34</b><br><br>Full data from Statistics Canada will                                                                                                                                                                                                                      | Medium                                | <b>Short</b>                     |

**TABLE 2: ADMINISTRATION'S RECOMMENDATIONS FOR STRATEGY IMPLEMENTATION**

| <b>Goal</b> | <b>Strategy</b>                                                                                                                                                                                                              | <b>Administration's Recommendation for Strategy Implementation</b>                                                                                                                                                                                                                          | <b>Consultant's Strategy Timeline</b> | <b>Admin's Strategy Timeline</b> |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------|
|             | <b>Statistics Canada Census data is released, and adjust strategies as required</b>                                                                                                                                          | be available by Sept 2013.                                                                                                                                                                                                                                                                  |                                       |                                  |
| <b>5.</b>   | <b>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</b> | <b>Yes for Strategy 35</b><br><br>The Mayor's Summit (May 2013) and Housing Strategy Stakeholder consultation group will establish a long-term stakeholder group.<br><br>Work with Social Development Coordinator in Neighbourhood Planning to create a stakeholder group for homelessness. | Medium                                | <b>Medium</b>                    |
| <b>5.</b>   | <b>36. Over time update long-range planning documents to be consistent with the Comprehensive Housing Strategy</b>                                                                                                           | <b>Yes for Strategy 36</b><br><br>Strategy is noted as medium to long term as implementation will depend on the timeframe for the revision of other long-range planning documents.                                                                                                          | Medium                                | <b>Medium-Long</b>               |

## APPENDIX C

### **Comprehensive Housing Strategy: Administration's Summary of Stakeholder Consultation Group Feedback, Administration's Response to Feedback and Full Text of Comments from Stakeholders**

Submitted for Executive Committee – 27 March 2013

#### **1. Administration's Summary of Stakeholder Consultation Group Feedback**

##### **a. Feedback from Ministry of Social Services - 5 March 2013**

###### *Administration's Summary:*

The Ministry of Social Services (Saskatchewan Housing Corporation) believes that the consultant's Comprehensive Housing Strategy (CHS) complements the Province's Housing Strategy, that the document is easy to follow, and that strategies are achievable. Ministry of Social Services raises the issues of compatibility with provincial programs, better definitions of terms, elaboration of strategy goals, and rationale behind some of the goals including the addition of statistical data.

Full comments from the Ministry of Social Services are attached. Administration's response to key issues is below on pages 2-3.

##### **b. Feedback from Regina and Region Home Builders' Association - 18 March 2013**

###### *Administration's Summary:*

The Consultant's report and recommendations focus on regulation by the Municipality. The RRHBA is of the opinion that de-regulation and facilitation would allow the market to innovate ahead of and faster than public policy can be developed in order to address these issues. The RRHBA believes that "approximately half of the proposed strategies have merit and could positively impact social housing needs. The other half [of the strategies] will add costs to residential construction, inhibit innovation and further erode affordability." The RRHBA also states that many of the strategies risk slowing down City approvals, which will reduce the supply of new housing, or are deemed unnecessary because the market has focused on many of the issues that the strategies aim to address.

In the opinion of RRHBA, community developers and home builders are "already aligned with the City's goals of incorporating smart growth principles, higher density development, and the provision of more affordable housing options." In this regard, RRHBA supports strategies to increase supply in the rental market, including intensification strategies that would increase infill development such as secondary suites, as well as tax and capital incentives programs. Further, RRHBA urges the City to consider policies that would help regulate the market in times of extremely low vacancy rates to address the needs of the City's most vulnerable tenants. Finally, RRHBA raises the issue of insufficient land supply and availability.

Full comments from the Regina and Region Home Builders' Association are attached. Administration's response to key issues is below.

## **2. Administration's Response to Key Issues Raised by Stakeholders**

Response by the Administration to Stakeholder comments on specific goals and strategies will be detailed in Administration's Implementation Plan. The following comments represent Administration's response to key comments and issues:

### **1. Definitions of terms**

A glossary with definitions of terms used in the CHS will be made available when the CHS is released publically.

### **2. Role of the development community in strategy implementation**

Administration's implementation plan will suggest areas of collaboration with developers and builders, as well as other levels of government, and their roles in helping Administration to assess the details and feasibility of strategies and successful implementation.

### **3. Regulation of development**

The *Planning and Development Act* requires the regulation of development through Zoning Bylaw and other bylaws and policy mechanisms. Administration's regulations are intended to address public health, safety, and servicing at a minimum. Administration's intention is not to over-regulate or hinder housing development but to ensure appropriate growth while allowing for flexibility and a range of housing options.

### **4. Approval timelines and fast-tracking**

The Housing Strategy includes actions for moving development through the approval process as quickly as possible. The Planning Branch's time line for approval has been streamlined to be as efficient as possible given required time frames for public notification and approvals. Some of the strategies proposed in the CHS, such as fast-tracking affordable housing applications or use of performance standards, will neither change this process nor disadvantage market or non-market housing, or other building applications. Rather, the fast-tracking process establishes recording and tracking mechanisms to streamline communications between various branches and divisions (e.g. Current Planning, Building Branch, housing program administrators, etc.). This process updates and informs various branches in order to provide an effective process. An efficient and predictable process will encourage and support housing development by increasing communication and decreasing response time to builders and developers.

### **5. Market adjustments to trends and housing demands**

Administration acknowledges that the development community is addressing many of the issues outlined in the CHS. Policy adjustments outlined in the CHS are meant to support this trend while also addressing long-term and systemic issues that can not always be addressed and solved by market solutions. Therefore, policies will encourage a collaborative process to identify solutions in the long-term, and will focus on segments of the housing population that are underserved in the current market.

### **6. Condition of Existing Housing Stock**

The City has policies and regulations in place to address building condition and safety maintenance issues including the *Clean Property Bylaw* and *Property Maintenance Bylaw*. It is

the City's legislative role to inform and enforce these regulations through bylaw enforcement and building inspections. The City's diligence in this area has resulted in the repair, maintenance and upkeep of properties. The City will continue to have an active role in ensuring building safety and maintenance for its tenants.

As it involves the poor condition of existing residential buildings or lack of suitable residential properties, the City is addressing the need to increase the supply of rental units, acknowledging that the current vacancy rate of 1% is well below a healthy vacancy rate of 3%. The City's current Housing Incentive Policy (under review this year) provides incentives for new and affordable rental units. Other strategy objectives, for example increasing secondary suites, will also address the need for additional rental supply. Further, the City is willing to work with government social services to determine what role the City can play in protecting land owners from the destruction of property resulting, over the long-term, in significant damage to and degradation of residential buildings.

## **7. Supply of land**

The long-term supply of land will be addressed in the update to the *Official Community Plan* that is underway, as noted in the comments. The City is moving into the next phases of growth and will make more land available as possible and appropriate given the challenges and timeframes of servicing requirements and investment.

*The full text of comments from Stakeholders follows on attached pages.*

### 3. Full Text of Comments from Stakeholders

#### Comments from Ministry of Social Services (SHC):

From: <Shauna.Wouters@gov.sk.ca> 3/5/2013 10:14 am

Thanks so much for the update and we look forward to hearing about next steps. Our initial comments are below.

- The five initiatives and recommended actions are complimentary to the Housing Strategy for Saskatchewan.
- The issues would benefit from some additional trends and stats to support.
- The Strategy is well laid out and easy to follow and provides a range of achievable recommendations.
- (Pg 4) States “determine the best areas...”. There might be value to expand on how City will determine those areas.
- (Pg 6) State that majority of condo conversions have likely remained as rentals. CMHC stats on this suggest otherwise with approximately 25% being rental.
- (Goal 1) The first objective to Refine current property tax and capital incentives to target the issue of insufficient supply of rental and affordable Housing. Is the proposed incentive only for the development of affordable housing? This may have implications on the number of units the City as requested funding under the Province's Rental Construction Incentive. Currently the Provincial program will match funding with municipalities for any rental housing developed.
- (Goal 1) The second objective to "leverage the City's land assets to increase the supply of rental, affordable and special needs housing,. . ."we note that the recommendation is to dedicate a portion of the increase in value/proceeds". The term "portion" is pretty broad--is it 5 per cent, 50 per cent 80 per cent? In the sale of the South East Lands to the City of Regina, SHC would of the understanding all the revenues of the South East land would be used to fund the City's Social Development Reserve Account. The term "portion" suggests the City will use profits from the South East Land for other purposes.
- (Goal 1) The ninth objective (objective 1, l. under Capital Incentives) would be difficult to achieve from a provincial perspective. However, we would be willing to further discuss with the City these issues and challenges concerning the recommendations. For example, the Province already links the Saskatchewan Rental Housing Supplement to increases in the rental rates as measured by Canada Mortgage and Housing Corporation.
- The Roles and Partners section seems out of place at the back of the document. May be better placed near front
- We are supportive of the objective concerning secondary suites. Why only built up areas? The document does not speak to rationale.

- A few terms could be better described for a public audience (brownfield, greyfield, bluefield, down zoning, temporary rental housing).
- In general, the document could use a hard edit as there are numerous typos.

We look forward to working with the City of Regina as it finalizes and implements its Comprehensive Housing Strategy. Please contact Tim or myself if you would like to sit down with some of the representatives from Housing to discuss the comments we have provided, to talk more about the programs we have available or the roles of municipalities/province

Shauna

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March 18, 2013

Jason Carlston  
Deputy City Manager  
Community Planning & Development  
City of Regina

Dear Jason,

***RE: Feedback on the Comprehensive Housing Strategy***

I appreciate the City of Regina inviting me as the representative of the Regina & Region Home Builders' Association to participate in the stakeholders' group for the creation of the Comprehensive Housing Strategy (CHS).

After reviewing the draft CHS, we believe the suggestions delivered by SHS Consulting of Richmond Hill, Ontario in the draft policy for inclusion into the new Official Community Plan, lack a clear focus to bring about effective change.

From the statements in the Introduction of the report, it is evident that there is an overarching belief that the housing market is in need of regulation by the municipality to initiate policies and regulations to the market and industry to fix the housing issues. Nowhere is there the notion of de-regulation and facilitation that will allow the market to innovate ahead of and faster than public policy can be developed, in order to address the issues.

Approximately half of the proposed strategies have merit and could positively impact social housing needs. The other half will add costs to residential construction, inhibit innovation and further erode affordability. We also believe many of the strategies will slow down City approvals which will reduce the supply of new housing; or are not required because the market has already moved in the direction that the strategies intend it to go. Our comments on the issues are in Appendix "A" and a summary of our comments on the key strategies are listed in Appendix "B".

Of particular concern is that the authors of the draft CHS typically propose to regulate solutions through policy and administration, and ignore the fact that Community Developers (those who assemble land for residential development) and Home Builders are already aligned with the City's goals of incorporating



smart growth principles, higher density development, and the provision of more affordable housing product.

The current Regina housing market demands lower priced housing. Builders and Community Developers have adapted and continue to adapt housing product and lot types to keep home prices affordable in order to maintain sales velocity. Demand for the low density, wide lot, and single family home with attached garage that many consider synonymous with urban sprawl continues to diminish in favour of affordable narrow lots and multifamily product. ***In short, market demand is correcting many of the issues that the CHS suggests to regulate.***

We believe the best solution to the housing affordability issue is to add supply to the housing market as quickly as possible. The supply should be added following smart growth principles in Greenfield and infield opportunities and be priced at or near the affordable levels. We believe that all supply added and absorbed will help the market return to a healthy equilibrium. The CHS identifies methods for allowing and encouraging the development of single room suites, rooming houses, carriage houses and basement suites in existing neighbourhoods. These strategies are known as intensification and will quickly add supply to the market and relieve the pressure on renters. We support this form of intensification. We strongly believe adding staff to the City planning department to fast track approval of development applications, and adding flexibility within zoning regulations to permit higher density product will further increase the ability to add units to the marketplace (Do note that the Residential Housing Industry is already paying for this faster service through significantly increased operational and permit fees introduced in 2011 - service that has improved but has not been fully realized).

The CHS recommends property tax reductions and capital incentives for Developers and Builders who construct affordable housing or maintain rental units below market rates. Without a further understanding of the details of such incentives, which are not clear in the CHS, we cannot comment on whether these incentives will produce the desired outcomes. However, in general we are in favour of incentives vs. penalties or requirements.

We strongly support the City of Regina's choice to not support strategies such as inclusionary zoning, as it is clearly over-regulation and will make all other New Home Buyers subsidize affordable housing projects.

**One critical issue that the CHS identifies, but fails to adequately address, is that during extremely low vacancy rates, market forces do not properly regulate the market. Tenants renting the least desirable units in the city are most vulnerable to landlords who fail to maintain the units to a reasonable standard. The draft CHS puts forth very weak strategies for dealing with this issue. We suggest that if the City of Regina wants to make a meaningful impact on this issue, that this is the area in which the City should focus regulation. The City should take the lead role in protection of its most vulnerable citizens.**

**The other critical issue that is not addressed sufficiently is the impact that restraint of land supply is having on the housing market. We believe the Non-Housing Market and Market Housing are completely linked. The price of new housing ultimately determines the price of all housing in a region. Many policy decisions and benefits that are well intended to address Non-Market Housing can erode very quickly if Market Housing issues are not addressed at the same time.**

In summary, it is important for the City of Regina to understand that the Regina & Region Home Builders' Association aligns with the City on the need to solve housing affordability issues. There are certain strategies in the CHS that have merit and should be supported, but others that look to needlessly regulate change that is already occurring. The Regina & Region Home Builders' Association encourages the City of Regina to focus the CHS on specific strategies that will add supply to the market in the form of smart growth in Greenfield developments and intensification in built neighbourhoods.

As an additional note, we do feel the process for ensuring important stakeholders in the housing continuum participated in the development of the report and ensuing strategy was lacking. As an individual chosen by the City of Regina to participate as a stakeholder representing the Residential Construction Industry, I was required to sign a confidentiality agreement with the City of Regina that did not allow me to share the information and draft report with my constituents. It was not until March 11, 2013 that we were allowed to share the draft CHS document. The process to create and prepare the CHS by SHL Consulting has been several months, yet the Residential Construction Industry, which will ultimately be needed to execute the strategy, had less than one week to read, understand the implications, and prepare feedback and insight.

We believe SHL Consulting has fallen short of effectively working with our industry in developing an effective Comprehensive Housing Strategy.



Stu Niebergall  
President & C.E.O

## Appendix “A”

### **Issue # 1 – Supply of Rental and Affordable Housing:**

Today we have seen a renewed interest in the new rental market. Investors view today’s economic conditions very favorably for the provision of new affordable rental accommodation. While these economic conditions prevail, the market will provide the new rental housing.

There is a constraint on the supply of “shovel ready” sites to build on in the City which is throttling back the rental construction market. The City is not recognizing that without approved land to build on, the market is under-supplied.

Appendix “C” , from CMHC’s February, 2013 Housing Conference in Regina, illustrates that the rental universe increased in 2012, despite comments in the SHL Consultants report which states “fewer units are available for rent than in the past”.

From 2009-2012, rental starts, year over year, have continued to increase. In fact, the carrying cost of ownership of a home has out- paced the increase in average rents since 2004.

There are many great examples of new projects that are building the supply of rental and more affordable housing. For instance, Deveraux Developments project ( [www.rethinkrental.com](http://www.rethinkrental.com) ) in Harbour Landing which constructed 315 new units. One (1) bedroom ranged from \$955-\$1,035; two (2) bedrooms ranged from \$1,070 - \$1,260. The CMHC report forecasts that the average 2 bedroom rent in Regina for 2013 will be \$1,020. These new units, then, are virtually at market rate for for- purpose rental and are at 30% of a household income of \$40,800 earnings per year.

SHL Consulting sources the Sask Housing Corporation (SHC) Maximum Income Limit of \$66,500 of house hold income as the measurement to define affordable ownership housing, which in 2012 there housing price was \$255,000, which represents 30% of house hold income. There are many examples of new multi-units that are in the realm of this 2012 number. For instance, Oak Park Developments Joyy project has a starting point of \$199,000 or Fieldstone Developments’ with a starting price for their detached units in Harbour Landing starting at \$299,900. While the market is demanding a better price point to enter the housing continuum, many Builders are responding with new and creative projects that are in the realm of under \$300,000 – and notably this is without intervention from the City.

Anecdotally, we have received several concerns from Builders and Developers who have been trying to bring on for- purpose rental and affordable projects who have been either stopped or delayed because of either process or lack of clarity on where the project will fit into the OCP. If these projects had moved forward for the upcoming construction year, we estimate that they may have added another .5% to the vacancy rate.

**Issue #2 – Condition of the Existing Housing Stock:**

The state of the existing housing stock primarily for rental accommodation is not in favorable condition. This is a result of a socially generated issue which requires tremendous education, and lifestyle skill efforts to initiate change.

There is a need to provide a stimulus to landlords to improve their housing – i.e. tax incentives both municipally, but more so provincially, from a tax structure basis.

**Issue #3 – Diversity of Housing Options:**

Our industry is market driven and we are supplying a diversity of housing forms in our communities. Price point and affordability matters are driving this diversity. The City should not take action to create a more diverse housing supply. It is already being accomplished.

There are segments of the special needs, homeless and social housing population that require their housing needs to be addressed provincially.

**Issue #4 – Create Complete Communities:**

Our industry and market is reacting and providing these communities despite the City policies – ie: restrictions on suburban office parks for places to work close to home. This protectionist policy limits the effectiveness of complete communities.

There is a tremendous effort to emphasize an accessible and available public transportation system. Yet policy limits places to work within one's own community where one can walk to work. This represents a contradiction to creation of complete communities.

**Issue # 5 – Immediate Action:**

A positive note of engagement for our industry is a spirit of collaboration required to meet the immediate housing needs.

**Issue not addressed or even considered by SHL Consulting in the report:**

Are there impacts of policy decisions and practices by the City of Regina that are adding significant costs to the construction for new housing (especially multi-unit and/or purpose built rental)? A couple of examples could be the over-engineering of storm water which is adding significant cost to new homes. Another is the simple matter of installing a water meter into a new home. To build a home uses about 5 cubic feet of water (about two bathtubs). We estimate that in 2012, the Residential Construction Industry used approximately between \$20,000 and \$30,000 worth of water (using the City's current rate) to construct the approximately 3,000 homes started in 2012. We also calculate the City of Regina will collect well in excess of over \$2,000,000 from the water charges to construct those same homes.

## Appendix “B”

The CHS identifies 5 main issues and recommends strategies for dealing with each one. Comments are listed beside each one.

| Issue                                      | Strategies and Goals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Supply of rental and affordable housing | <p>Increase supply of rental and affordable housing</p> <p>1) Provide property tax and capital incentives.</p> <p>2) Leverage City’s land assets to increase supply of rental, affordable and special needs housing, promote.</p> <p>Develop the SE SHC lands to demonstrate effective density, mixed housing forms and innovative housing forms. Use alternate development standards on those lands so they can support affordable housing forms.</p> <p>3) Foster the creation of secondary suites in existing neighbourhoods.</p> | <p>This “spend more and tax less” policy is not sustainable, but may be helpful in the short term. Developers of rent controlled units will need to assess the merits of these programs.</p> <p>The provision of social housing programs should not be linked to the City’s profit from land development. City Administration continues to link the two in order to strengthen its argument for the City to compete against private business in land development.</p> <p>The supply of City land to organizations like Habitat for Humanity at a discounted price should be supported.</p> <p>Speaks to individual housing forms and alternative development standards for development of affordable housing. Pursuing this avenue leads to re-thinking the zoning bylaws, DSM and construction specifications and standards.</p> <p>The new OCP will support the principles of smart growth. Private sector land developers and builders have already shifted this way because the market demands it. The City does not need to regulate it, but does need to ensure the new bylaws support smart growth.</p> <p>Good strategy that will quickly add supply and improve affordability.</p> <p>Additional suites in R5 &amp; R6 could be</p> |

|  |                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Mandate rough ins for secondary suites in new residential units.</p> <p>5) Develop policies to support the use of alternative development standards</p> <p>6) Fast track affordable housing projects through planning process.</p> <p>8) Implement Density Bonusing (developers can build higher density than usual, but have to provide additional community benefits at developers' cost)</p> | <p>developed re-thinking zoning bylaws as well.</p> <p>Misguided suggestion that will add cost to homes and erode affordability. Most builders offer plans showing secondary suites. No need to regulate.</p> <p>Standards should be consistent regardless whether it is for a project to encourage affordability. Reducing overbuilt / designed infrastructure will increase affordability for all in the market.</p> <p>This may be disruptive to the approval of other projects that add more supply, but is something that will sound good in the media.</p> <p>There should be a "fast-track" system in place for all housing developments in the continuum. One road block simply interrupts the "flow". Performance – based planning and a score card for developments suggest more road blocks and regulations which will create a negative reaction to fast-tracking for provision of supply.</p> <p>Permit Density Bonusing and Transfer of Development Rights:<br/>This sounds like inclusionary zoning where one sector of the market subsidizes the lower end of the market (the social housing and special needs sector). This will shift the burden on provision of affordable housing based on the ability to pay.</p> <p>The City says "Taxpayers save because the burden of providing the service is covered by developers" – no it isn't. The burden is passed on to everyone else</p> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                |                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                |                                                                                                                                                                                                                                                                                                                                                          | <p>building except for the low end of the market.</p> <p>The City wants higher density, but developers will have to pay more if they want a project that achieves higher density. This strategy which is described by SHL Consulting as “win-win” tool is often viewed as a cash grab by the municipality that they are currently implemented in.</p> <p>Yes, you can find in large metropolitan markets developers who will support Density Bonusing, but they tell us they often feel coerced into Density Bonusing if they want their project approved.</p> |
| <p>2.Physical condition of existing housing stock</p> <p>VERY SIGNIFICANT ISSUE</p>            | <p>2) Retain and Regenerate Existing Housing Stock</p> <p>Assist landlords in accessing Provincial housing repair fund.</p> <p>Provide short term financing to landlords for the repair of rentals units</p> <p><b>Develop a strategy for improving compliance with safety and property standards.</b></p>                                               | <p>Good strategy to assist LL in finding grants.</p> <p>This is not the role of the City. Leave financing to banks.</p> <p><b>At stakeholder consultations this was arguably the biggest issue. It is disappointing that the City is not taking the lead on this. This is where regulation should be focused.</b></p>                                                                                                                                                                                                                                          |
| <p>3.Diversity of housing options, including housing for distinct and special needs groups</p> | <p>3) Increase the diversity of housing options, including distinct and special needs groups.</p> <p>Foster creation of temporary rental housing, rooming houses, and single room occupancies.</p> <p>17 &amp; 18) Establish housing targets by type/density; tenure and affordability; an intensification target and rental housing vacancy target.</p> | <p>Good strategy that will quickly add capacity to the market. Will face public opposition from citizens in existing neighbourhoods that don't want higher density or this type of rental next door. City needs a concrete strategy to address NIMBYism on this item.</p> <p>Housing forms and affordability are driven by the market. Providing prescriptive densities and forms of housing not based on market will not work. This is simply regulation that will</p>                                                                                        |

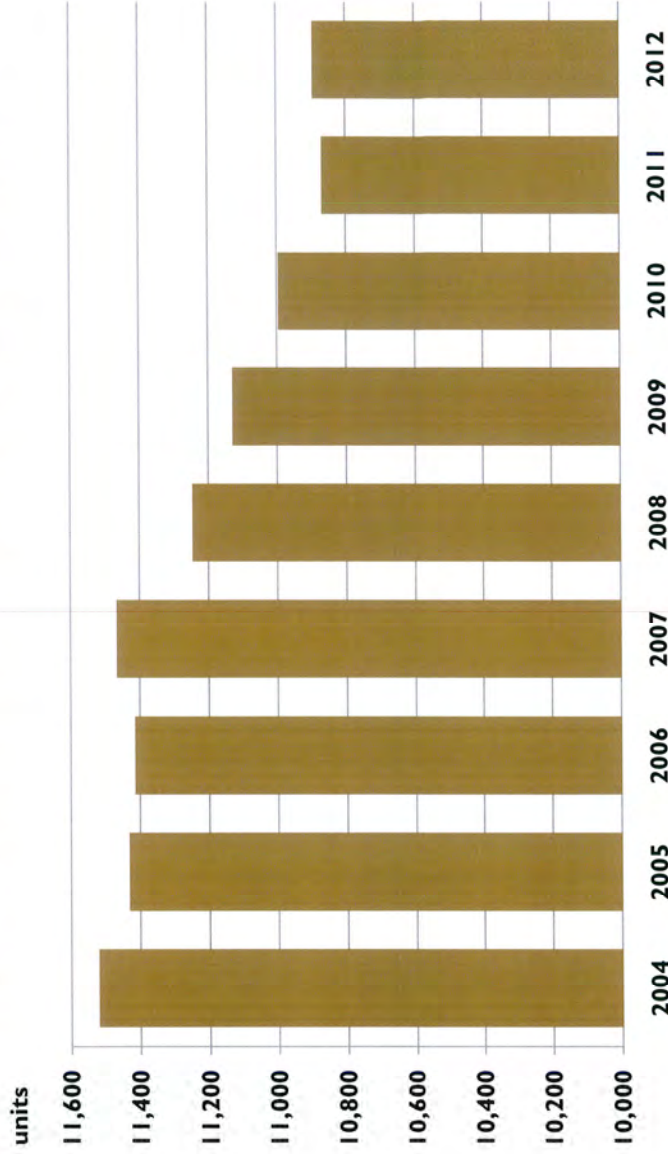
|  |                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>19) Barrier Free design requirement for multifamily units. Barrier Free design encouraged for single family.</p> <p>22) Develop policy to discourage down zoning.</p> | <p>add an additional barrier for provision of market driven housing forms and affordability.</p> <p>The City needs to ensure that new bylaws allow flexibility in zoning and establish target densities. Private business is adapting to market demands. The focus should be on increasing supply, not dictating types of housing in areas (a hidden form of inclusionary zoning).</p> <p>There is no doubt that as baby boomers continue to age, demand for more accessibility in home design will only rise. There is an important opportunity to educate consumers in the choices like Universal Design to “future proof” homes for accessibility, but should remain a consumer choice.</p> <p>Some choices in creating barrier free can be low cost, others at significant cost. If prescriptive choices add low cost to construction is very different than prescriptive regulations that add significant cost. This is a great opportunity for collaboration with builders to assess this impact.</p> <p>Over-regulation. There are situations that are needed to ensure that larger projects will work that require higher density in one part, with trade-offs on density in other parts of the project. We believe the best way to address this is to stick to overall density targets and allow the Community Developers and Home Builders to be innovative in how they achieve those goals.</p> |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



|                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VERY SIGNIFICANT<br>ISSUE                                                                               | <b>24) Define an adequate land supply in the Official Community Plan</b>                                                                                                                                                                                                                                                                                                            | <b>This is one of the greatest influences on future affordability. It needs to be addressed prior to the OCP. There is an opinion out there that there is a significant disconnect between what some in the City Administration believe is required and what the industry believes to be necessary.</b>                                                       |
| 4. Access to service and amenities needed to create complete communities and sustainable neighbourhoods | <p>4) Address housing needs while creating complete neighbourhoods and sustainable communities.</p> <p>29) Strengthen OCP policies related to encouraging a mix of land uses, walkable neighbourhoods and access to public transportation.</p> <p>30) Support redevelopment of brownfields, greyfields and bluefields for affordable housing development.</p>                       | <p>Fully support smart growth. Developers are embracing and already employing these smart growth principles.</p> <p>Fully support this intensification provided that there are no negative repercussions to greenfield development. A mix of both types is required to meet market demand and achieve a healthy market with affordable housing.</p>           |
| 5. Immediate action is required, but the City cannot address the issues on its own.                     | <p>5) Implementation and Working Together</p> <p>31) Prepare an implementation plan for the Comprehensive Housing Strategy.</p> <p>32) Consolidate City's housing functions and build capacity of staff relating to housing issues, prepare education materials to promote available programs.</p> <p>Lead a homelessness coalition of community stakeholders to obtain advice.</p> | <p>Certain elements of the plan should be implemented, but many others need to be reviewed. We encourage the City focus the 36 strategies to a realistic number of achievable strategies.</p> <p>This is an internal reorganization of City resources. We support focusing more resources.</p> <p>Good strategy to ensure programs offered are effective.</p> |

# Regina Apartment Universe

*Rental universe increased for first time since 2007*

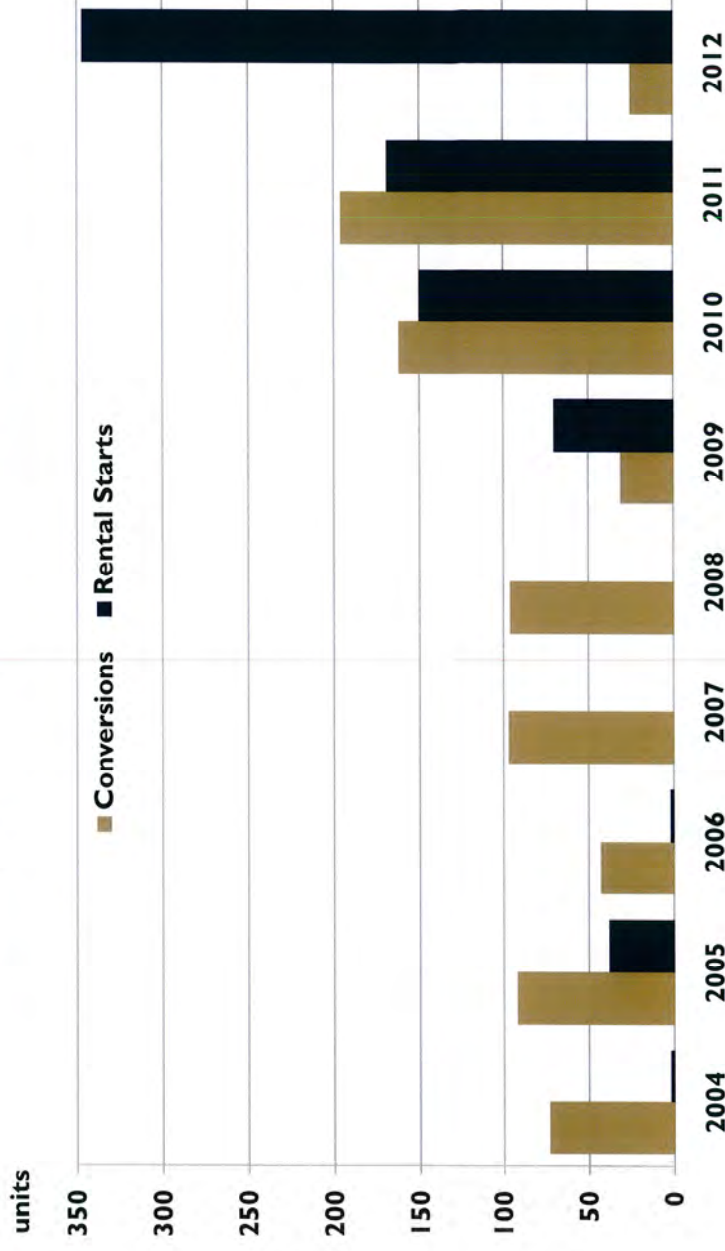


Source: CMHC Rental Market Survey, October

CANADA MORTGAGE AND HOUSING CORPORATION

# Regina Conversions & Rental Starts

*Record high level of rental starts in 2012*

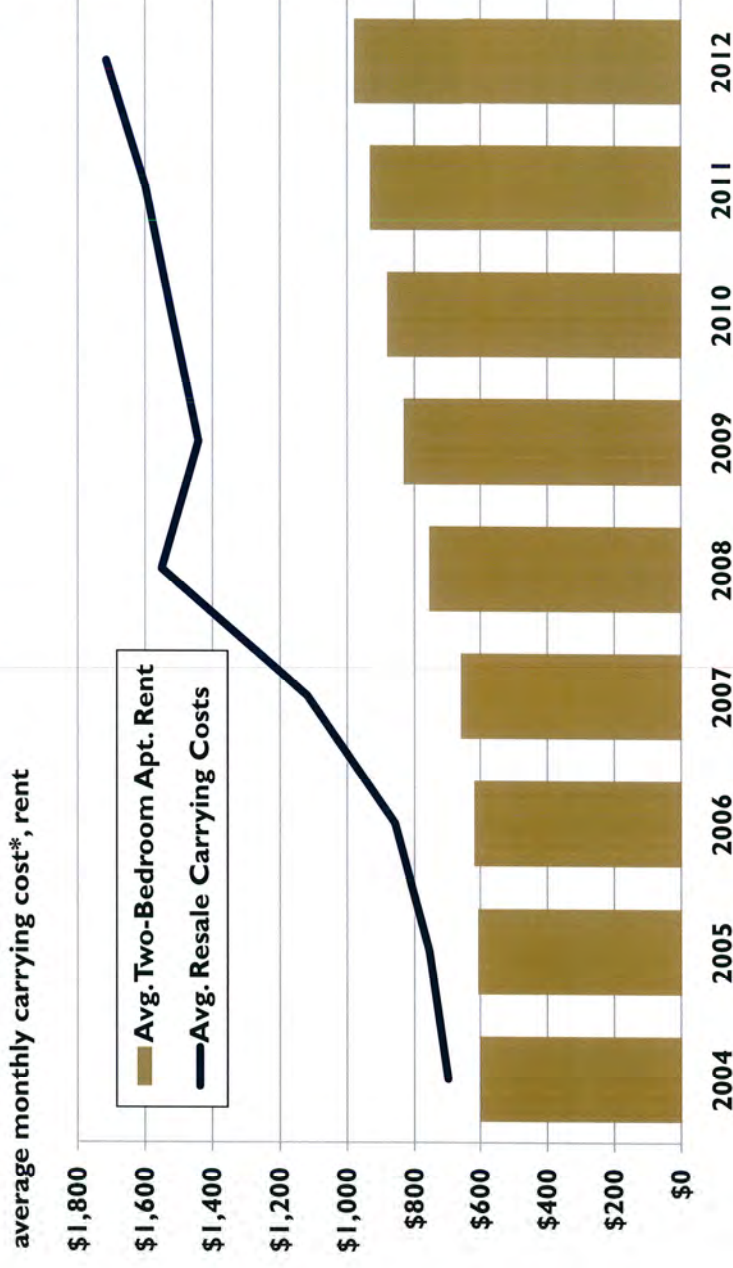


Source: CMHC Rental Market Survey, October

CANADA MORTGAGE AND HOUSING CORPORATION

# Regina Renting vs. Owning

*Cost of ownership rising, outpacing increase in average rent*



Source: CREA, CMHC calculation (\*assumption: 5 per cent down payment, 25-year amortization, average resale price), CMHC Rental Market Survey, October

CANADA MORTGAGE AND HOUSING CORPORATION

# Forecast Summary

|                                   | 2011  | 2012    | 2013f   | 2014f   |
|-----------------------------------|-------|---------|---------|---------|
| <b>Saskatoon CMA</b>              |       |         |         |         |
| <b>Vacancy Rate (per cent)</b>    | 2.6   | 2.6     | 2.7     | 2.7     |
| <b>Average Rent (Two-bedroom)</b> | \$966 | \$1,002 | \$1,025 | \$1,050 |
| <b>Regina CMA</b>                 |       |         |         |         |
| <b>Vacancy Rate (per cent)</b>    | 0.6   | 1.0     | 1.2     | 1.3     |
| <b>Average Rent (Two-bedroom)</b> | \$932 | \$979   | \$1,020 | \$1,050 |

Source: CMHC Rental Market Survey, October; CMHC forecast (f)  
CANADA MORTGAGE AND HOUSING CORPORATION



To: His Worship the Mayor  
and Members of City Council

Re: Application for Tie-Code Removal (4890 GAR)- 1156 Garnet Street

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### RECOMMENDATION

1. That the request for tie-code removal of Lots 23 and 24, Block 109, Plan No. 10208215, being 1156 Garnet Street be REFUSED.

### CONCLUSION

An application for parcel-tie removal was submitted to allow for the two lots to be dealt with separately. A parcel-tie removal is a form of subdivision in accordance with *The Planning and Development Act, 2007* and *The Subdivision Bylaw, 7748*.

The tie-code removal would result in side yard setbacks in contravention of the Zoning Bylaw. The Subdivision Bylaw stipulates that City Council must formally deny the application. The Applicant will have the opportunity to appeal the decision of refusal to the Development Appeals Board who has the ability to relax the development standard and allow the severance to proceed.

### BACKGROUND

The applicant has applied to remove the parcel tie from the two lots, which comprise the subject property. *The Planning and Development Act, 2007* defines a parcel tie as “an electronic code imposed by the Registrar to link two or more parcels together so as to prevent those parcels from being individually dealt with in the land titles registry or abstract directory.”

*The Planning and Development Act, 2007* considers removal of a parcel tie to be a form of subdivision, and therefore by extension falls within the jurisdiction of *The Subdivision Bylaw, 7748*. The Bylaw stipulates where the Development Officer is unable to certify a severance application because of non-compliance, he shall report to City Council who shall refuse approval. As such, this application does not proceed to City Council through Regina Planning Commission as other planning-related applications. Section 128 (1)(c) of the *Planning and Development Act, 2007* requires that a subdivision be denied if it does not comply with the Zoning Bylaw

### DISCUSSION

The applicant wishes to remove the parcel tie between the two lots to allow for the titles to be dealt with separately rather than as one single lot. Ultimately the applicant intends to construct a dwelling on Lot 24.

Chapter 6, Section 6B.4 requires that resulting lots must comply with minimum lot standards. More particularly, the side yard setback of any lot less than 8.0m in width must be at least 400mm on one side with the remaining balance of provided 1.2m on the other side.

The Real Property Report prepared by Guy Craig S.L.S. on February 20, 2013 (Attachment A-3) indicates that the side yard setback on the south side of Lot 23 is 0.47m and the side yard setback on the north side of the building would be 0.3m.

The Zoning Bylaw requires the setback from the north building face to the north property line (between Lot 23 and 24) to be no less than 0.73m. Therefore the side yard setback is approximately 0.43m less than the required amount.

Furthermore, the Zoning Bylaw requires that where a garage or carport is located in the rear yard, it shall not be located closer than 600mm to any side or rear lot line. The above referenced Real Property Report shows that the setback from the garage to the north property line of Lot 23 would be 160mm or deficient by 440mm. The applicant has indicated that he would be willing to remove the garage from the site to meet regulatory compliance if required.

### Approval Procedure

Pursuant to *Subdivision Bylaw 2003-3*, subdivision and severance approvals are delegated to the Administration. However, Section 6. 8) of the Bylaw states that “Where the Development Officer is unable to certify a severance application because of non-compliance with the regulations herein, he shall report to Council who shall refuse approval and the Development Officer shall duly notify the applicant of City Councils decision.” City Council, therefore does not have the ability to relax the development standards to grant approval in such circumstances; City Council must refuse the subdivision or severance application.

The applicant’s opportunity for appeal is afforded pursuant to Section 9 of the *Subdivision Bylaw*, which allows the applicant to file an appeal with the Development Appeals Board and subsequently to the Saskatchewan Municipal Board, if unsuccessful.

### RECOMMENDATION IMPLICATIONS

#### Financial Implications

The subject property already receives a full range of municipal services. Should the applicant successfully appeal the development regulations for the R3 zone, the applicant would 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 and/or Strategic Implications

While the scale of the project is small, the subdivision (or parcel tie removal) supports Planning and Development goals by facilitating neighbourhood redevelopment, allowing for needed housing construction, and using existing infrastructure more efficiently, subject to approval by the Development Appeals Board.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The applicant will be notified of City Council's review. Upon filing of an appeal by the applicant required notification procedures would apply. All property owners within 75m of the subject property would be notified of the application.

DELEGATED AUTHORITY

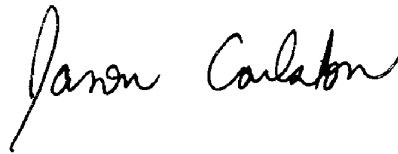
Where a severance application does not meet the regulations/requirements of *Subdivision Bylaw No. 7748* and *Regina Zoning Bylaw No. 9250*, City Council is required to issue formal refusal of the application in accordance with the requirements of *Subdivision Bylaw No. 7748*.

Respectfully submitted,



Diana Hawryluk  
Director, Planning Department

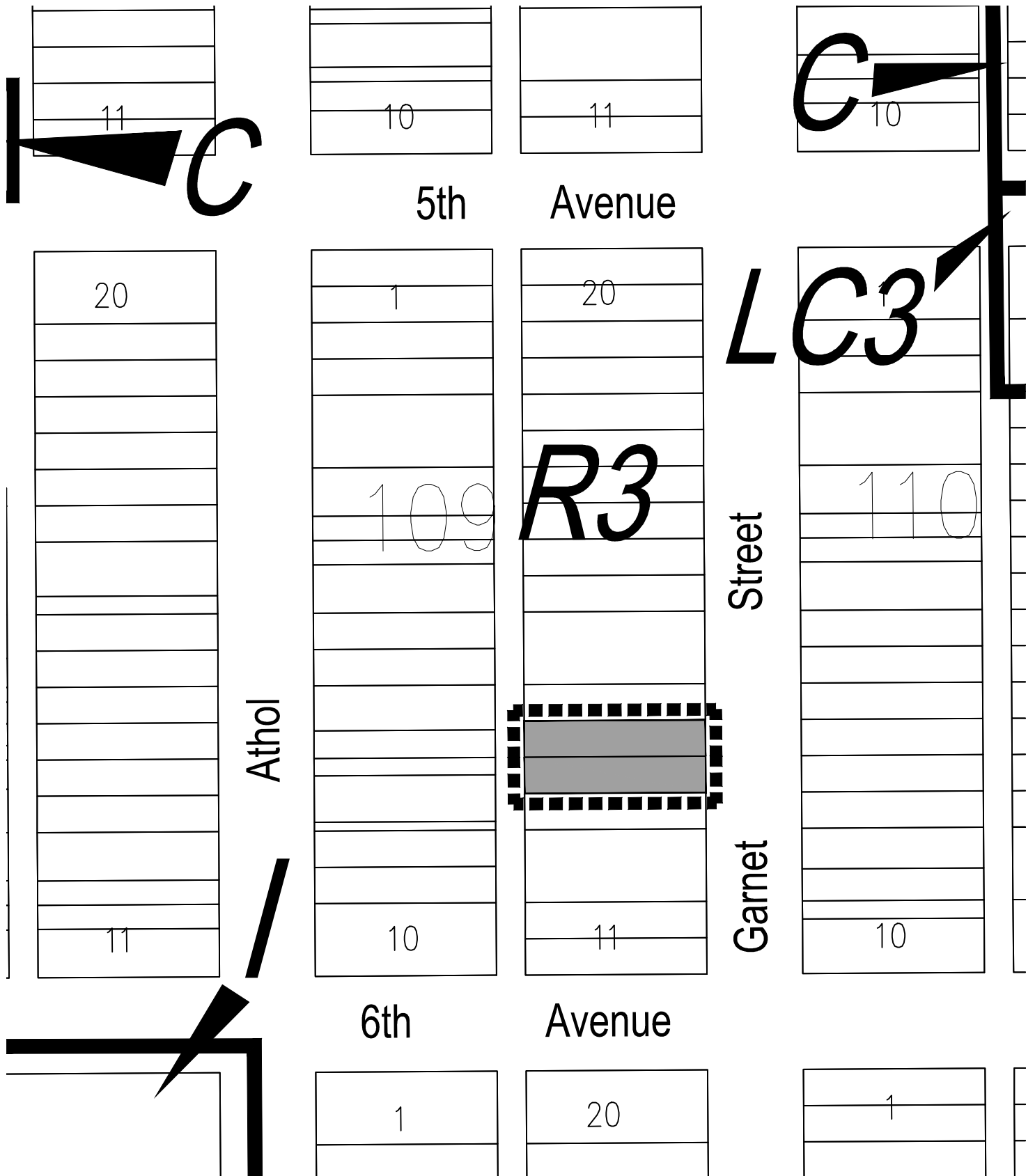
Respectfully submitted,



Jason Carlston, Deputy City Manager  
Community Planning Development

Report prepared by:  
Ben Mario, Senior City Planner

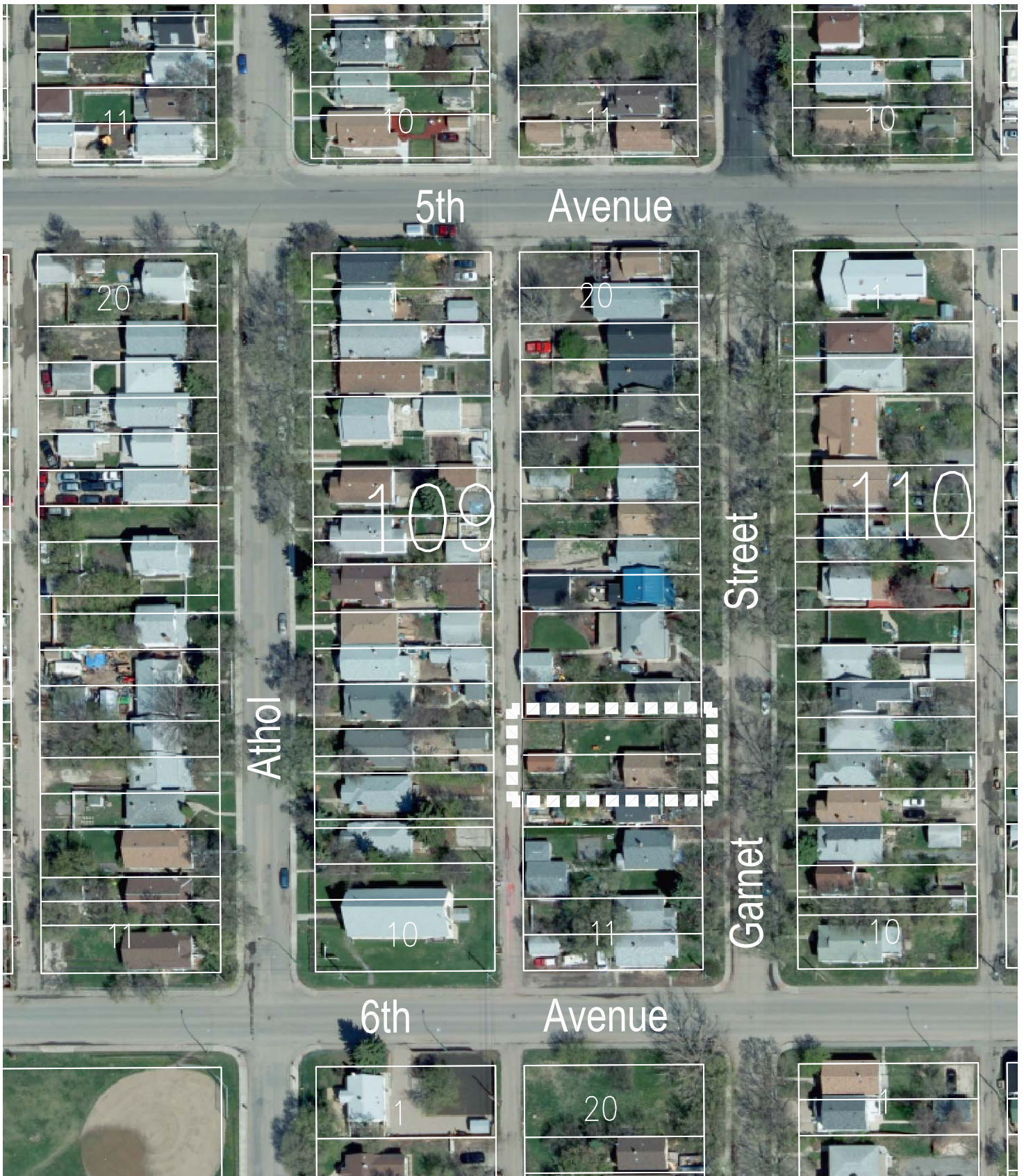




Subject Property

Project 4890 GAR

Civic Address/Subdivision 1156 Garnet Street



Subject Property

Date of Photography: 2012



Project 4890 GAR

Civic Address/Subdivision 1156 Garnet Street

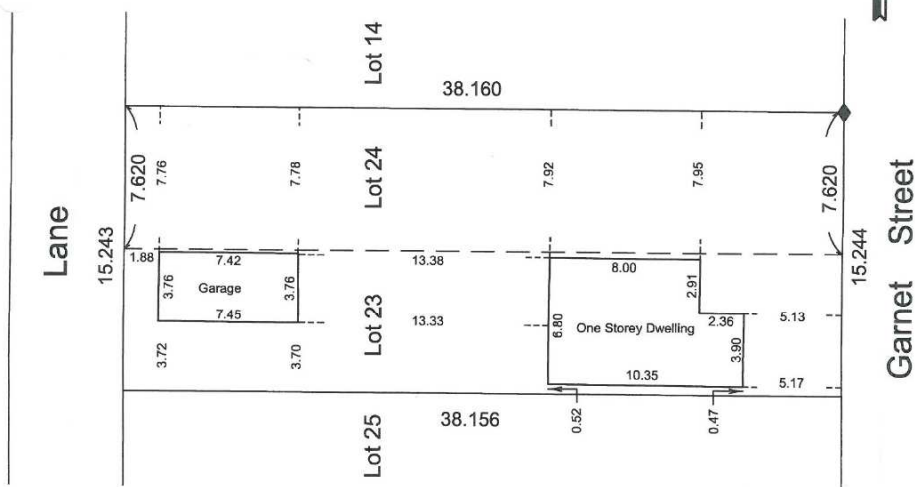
SASKATCHEWAN LAND SURVEYORS'  
REAL PROPERTY REPORT  
PLAN OF SURVEY

**FOCUS**  
Focus Corporation

REGISTERED  
LAND  
SURVEYORS

## LEGAL DESCRIPTION:

Lot 23  
Block 109  
Plan 10208215 - Ext. 1  
Surface Parcel No. 112347817  
Lot 24  
Block 109  
Plan 10208215 - Ext. 2  
Surface Parcel No. 112347839  
Regina, Saskatchewan




## NOTE:

Civic Address: 1156 Garnet Street, Regina, Saskatchewan

This Plan is part of a Real Property Report prepared in accordance with Article XIII of the Bylaws of the Saskatchewan Land Surveyors' Association.

Measurements are in metres and decimals thereof.

Iron Survey Post at Property Corner shown thus 

Scale 1:250

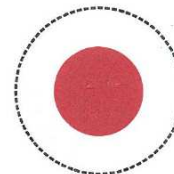
I, Guy Craig, Saskatchewan Land Surveyor, do hereby certify that the survey represented by this Plan was completed on the 20th day of February, 2013, and that this Plan is correct and true to the best of my knowledge and belief.

Dated at Regina in the Province of Saskatchewan this 7th day of March, 2013.

  
Guy Craig  
Saskatchewan Land Surveyor

© 2013

NOTE: This document is not valid unless it bears the original signature and seal of the certifying Saskatchewan Land Surveyor, and is accompanied by the relative Report



File No. 010042468-RPAB01-R00

**Planning Department**

Project 4890 GAR

Civic Address/Subdivision 1156 Garnet Street



April 29, 2013

To: His Worship the Mayor  
and Members of City Council

Re: Strategy for Optimizing Regional Economic Growth Opportunities

---

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE  
- APRIL 17, 2013**

1. That City Council endorse the proposed Strategy for Optimizing Regional Economic Growth Opportunities.
2. That City of Regina Administration continue discussions with the RM of Sherwood No. 159 (RM) regarding growth, taking into account the City's pending OCP, the RM's growth needs as identified in its OCP and the requirement of the Province of Saskatchewan (Province) to work collaboratively on policies for the urban-rural fringe.
3. That City Council approve funding for external consulting services for an amount up to \$400,000 from the General Fund Reserve to support regional planning processes and that these funds be transferred to the Regional Planning Program Capital Budget.

*EXECUTIVE COMMITTEE – APRIL 17, 2013*

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

Mayor Michael Fougere, Councillors: Sharron Bryce, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Wade Murray, 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 April 17, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That City Council endorse the proposed Strategy for Optimizing Regional Economic Growth Opportunities.
2. That City of Regina Administration continue discussions with the RM of Sherwood No. 159 (RM) regarding growth, taking into account the City's pending OCP, the RM's growth needs as identified in its OCP and the requirement of the Province of Saskatchewan (Province) to work collaboratively on policies for the urban-rural fringe.
3. That City Council approve funding for external consulting services for an amount up to \$400,000 from the General Fund Reserve to support regional planning processes and that these funds be transferred to the Regional Planning Program Capital Budget.

## CONCLUSION

The City has made significant progress towards building and fostering regional partnerships to capture greater regional economic opportunities including:

- Becoming a full member municipality with the White Butte Regional Planning Committee;
- A renewed involvement in the Moose Jaw-Regina Industrial Corridor Stakeholder Committee;
- Launching a significant regional water and wastewater servicing study involving 12 surrounding municipalities and other stakeholder agencies;
- Collaboration with the Rural Municipality (RM) of Sherwood on development of a joint planning framework to address issues of mutual concern such as planning for growth, water, septage and fire services.

The City needs to position itself for successful sustainable economic growth of both the City and the region. A regional growth strategy needs to be developed in conjunction with the completion and approval of the Design Regina OCP in order to accommodate the City's urban growth needs and to plan for the further successful economic growth of the region.

Finally, the City recognizes that by collaborating with our regional partners, we may find opportunities for sharing costs and the benefits of regional services. As an example, the City has initiated a Regina Region Water and Wastewater Study, expected to be completed in February 2014, to look at long-term infrastructure needs for Regina and region.

## BACKGROUND

City Council considered report CR12-66 on May 14, 2012 wherein Council endorsed a work plan involving immediate and longer-term actions including wider regional planning issues related to growth management, regional collaboration, servicing capacity and funding. The region is defined as the Census Metropolitan Area (Appendix 1).

This report provides an update on the regional planning work the Administration has been undertaking over the past 11 months and highlights current and future inter-municipal collaboration and sustainable economic growth initiatives throughout 2013 and 2014.

## DISCUSSION

Coordinated inter-municipal planning achieves a net gain to the overall region and ensures that the municipalities involved have mutually supportive growth plans and regional servicing strategies that create sustainable development. A solid regional plan would ultimately increase regional competitiveness and make us more investment ready. The City of Regina will continue working to foster co-operative regional planning efforts to address economic growth opportunities and challenges, which aligns with the Government of Saskatchewan's *Plan for Growth*.

There are a number of regional planning models that have been used in other provinces. They are by no means perfect, however, we can learn from what has happened in other jurisdictions in situations that are similar to ours. For example, the *Places to Grow Plan* in southern Ontario ensures that all OCPs of municipalities within the region must be consistent with the regional

plan. It identifies the “greenbelt” and development is focussed to nodes and corridors. Alberta provides a number of examples of the challenges and benefits of regional planning. It is important to note that we are where Alberta was about 10 years ago and the Province had to step in. We can learn from the experience of others on the regional front.

An integrated and strategic approach to planning for future growth in the region ensures that overall development patterns and key future infrastructure investments are identified that best complement existing infrastructure, services and land uses in the region which maximizes benefits to region residents. Decisions that are coordinated through strong governance structures and decision-making processes sustain economic growth and ensure strong communities. The City of Regina wants to continue working with other municipalities in the region to help ensure all area residents are benefiting from growth by planning for it in a mutually-beneficial and sustainable manner.

### **Strategy For Optimizing Regional Economic Growth Opportunities**

The growth of Saskatchewan’s economy requires a fresh approach to planning and Regina is committed to working with neighbouring municipalities to realize the Province’s *Plan for Growth*.

The City places high value on promoting and facilitating long-term sustainable economic growth by fostering positive relationships with regional stakeholders which is why regional planning is a key priority for the City. The acceleration of our Official Community Plan (OCP) timeline enables us to capitalize on the policy framework it provides in the context of environmental change and sets the stage for discussions related to growth in the region.

The complexity of regional planning requires an iterative and evolutionary approach. The City has a number of initiatives related to its participation in regional planning and cooperation that are aligned with and supportive of the Province’s *Plan for Growth*.

The Administration seeks City Council endorsement of the current and planned initiatives related to optimizing regional economic growth opportunities. The strategic framework for these initiatives includes three primary objectives:

- A. Strong Regional Partnerships
- B. Regional Economic Growth and Sustainability
- C. Opportunities for Regional Infrastructure and Servicing

The City’s Strategy for Optimizing Regional Economic Growth Opportunities will continue to evolve. Working with the Province, our partners in the region, and our own residents, we will be able to identify more opportunities for regional collaboration and partnership.

#### **A. Strong Regional Partnerships**

##### **1. White Butte Regional Planning Committee**

A motion of the White Butte Regional Planning Committee was passed in early January 2013 to amend the Committee Memorandum of Agreement (MOA) to enable the City of Regina to participate as a full member of the Committee. Regina City Council appointed Mayor Fougere as the elected official to represent the City on the Committee in late February. Becoming a full member is a positive step towards collaborative discussions around regional partnerships about water, wastewater, fire services, recreation and shared-service delivery opportunities.

The Committee has established regional development sub-committees in order to facilitate specific initiatives involving specific focus areas such as regional planning, transportation, and communication. Collaborative discussions on these important matters will serve to strengthen economic development opportunities in the region.

## **2. Moose Jaw-Regina Industrial Corridor Stakeholder Committee**

The Moose Jaw-Regina Industrial Corridor Committee, established in 2010, is a volunteer group with no legislative authority made up of eight municipalities, including the cities of Moose Jaw and Regina. The Committee has been working cooperatively in developing mutually-beneficial regional economic development strategies that build on the economic assets, opportunities and infrastructure that adjoin the Cities of Regina and Moose Jaw along the Trans-Canada Highway No. 1 between the two cities.

In February 2013, City Council appointed new elected official representative to the committee. The City will maintain an active role in the committee and continue to build positive regional relationships to ensure a balance between economic development and sustainable regional growth.

## **3. RM of Sherwood**

For the past eight months, the City and the RM of Sherwood have been working to establish a framework for greater cooperation and collaboration between the two municipalities by negotiating a Memorandum of Understanding and Terms of Reference. The City and the RM are continuing their discussions.

The RM is moving ahead with its OCP which will contain policy for the area outside of the urban-rural fringe. The process to approve and formally adopt the RM OCP includes public and formal consultation with effected stakeholders which occurred April 17-19 and presentation to their Council in May. Despite the lack of a formal joint planning mechanism, it will be important to begin discussions with the RM regarding the growth needs of both municipalities and collaboratively develop policies directing growth and development within the defined urban-rural fringe area.

The current Fire Services Agreement between the City and RM was enacted nearly 12 years ago at a time when growth within the region was slower and development policies in the Planning District were based on preservation of the agricultural economy. In addition, legislative changes are pending from the Provincial Government in the form of an update to the 2010 National Building and Fire Codes and the proposed Fire Safety Act. The City has initiated review of the current Fire Services Agreement and established a structure and timeframes for discussions with the RM. These discussions will commence in late April.

A new Fire Services Agreement between the City and RM will establish services based on agreed upon land use patterns, ensure cost-recovery for services provided and include provisions for standards aligned with pending provincial legislative changes respecting building and fire codes and a proposed Fire Safety Act. Negotiation of a new Fire Services Agreement also ensures that the City is responsive to the challenges of rapid economic growth and development pressures in the City and surrounding region while ensuring management of health, safety and economic risks that could affect the RFPS first responders and the citizens of Regina and the RM.

## **B. Regional Economic Growth And Sustainability**

### **1. Design Regina Official Community Plan**

One of the actions identified in the May 2012 report to Council was that a Regional Growth Strategy would be carried out in conjunction with the development of the OCP to ensure sustainable managed growth in the urban-rural fringe.

Through the Design Regina OCP process the City is shaping where and how this growth will be accommodated. An OCP helps the City make land use and other growth and change decisions and also provides investors with certainty regarding where and how growth is planned. Once the City's approved growth plan in the new Design Regina OCP is in place, it will build on the City's legacy of attracting quality investment and sustainable regional economic development. The City's growth planning is consistent with the *Saskatchewan Plan for Growth* to support regional economic development. As such, it is important to define where regional growth should occur and what types of development are sustainable in those areas. The Regional Growth strategy would undertake to plan and prepare for such regional growth.

Planning regionally, in concert with neighbouring municipalities, helps ensure that the benefits of economic growth are captured for the entire region. A regional plan based on sound evidence provides a stable, predictable environment for new investment and as such facilitates further economic growth and development.

The urban-rural fringe as approved by the Province is a logical starting point for the City to discuss regional growth needs with the RM. The RM has been directed by the Province to jointly develop policy for the urban-rural fringe with the City.

The City continues to work toward an MOU for inter-municipal cooperation with the RM. These potential interactions with the RM could form the starting point for a discussion on a regional growth strategy to capture economic development opportunities for both the City and region as a whole. Administration will work toward a more specific proposal over the coming months.

City Administration will provide ongoing updates to Council on regional matters.

### **2. White Paper – Coordinated Regional Planning**

The City is conducting research toward the development of a White Paper that will examine the impact of coordinated regional planning versus a fragmented regional approach to land use decision-making. While existing arrangements were workable in the days of slow growth, they do not meet the needs of accelerated growth. Other municipalities in other provinces have learned that this is not sustainable.

The White Paper will also examine how the Saskatchewan economy is transforming, the critical role of municipalities in the new economy, and the important role the region plays in the provincial economy. It is our intent that other growing Saskatchewan communities will find the White Paper helpful and that it will provide additional foundation for the region's planning effort.



### **3. Regional Planning Summit**

The City will collaborate with surrounding municipalities, the Saskatchewan Urban Municipalities Association (SUMA), the Saskatchewan Association of Rural Municipalities (SARM) and the Province to host a Regional Planning Summit in the fall of 2013. The purpose of the summit is to elevate the priority and understanding of regional planning by engaging the municipal, planning, and policy communities. The event, to be held in Regina, will bring attention and insight to regional planning, growth and economic development through information sharing, education, and interaction among stakeholders. The event will feature “thought leaders” on regional growth, examples from progressive jurisdictions, and best practices and lessons from other growing Canadian municipalities on their experiences and insights into promoting regional development and inter-municipal cooperation.

The summit will also allow for regional planning information sharing among existing regional partners and area communities. It is hoped that the Summit will generate inter-municipal communication and innovative new ideas and approaches to regional cooperation in the Regina region.

### **C. Opportunities For Regional Infrastructure And Servicing**

#### **Regina and Region Water and Wastewater Study**

The City is undertaking a significant study to identify opportunities to coordinate the provision of water and wastewater services at a regional level.

Through coordinated efforts, the potential exists to provide higher quality and more affordable service delivery, and to support a more sustainable framework for regional economic growth and development.

The study, funded by the City, will identify existing servicing assets and infrastructure across the region, as well as issues with accommodating current and anticipated future growth and identify regional servicing options, including funding and governance models. The study area comprises the Census Metropolitan Area and main “commuter shed” but may expand as the study progresses. The study is to be completed by the end of 2013 with the final report expected in February of 2014.

The City recognizes that access to affordable water and wastewater services is critical to support regional growth and vitality. It is also crucial to continue to attract the revenue needed to fund other key programs and services across the region. By understanding where the real potential of regional collaboration exists, the study hopes to establish cooperative processes that ultimately will help to:

- Increase efficiency through economies of scale.
- Facilitate access to water resources and integrated water resources management.
- Enhance professional capacity in larger scale of operation.
- Provide access to financing and/or to private sector participation.
- Enable cost sharing between higher- and lower-cost service areas.

Engagement with regional stakeholders commenced in early April involving numerous municipalities including; the Towns of Balgonie, Lumsden, Pense, Pilot Butte and White City, and Villages of Edenwold, Grand Coulee and Belle Plain, the RMs of Edenwold, Lumsden, Pense and Sherwood. Other stakeholders include SaskWater, the Saskatchewan Water Security Agency and Buffalo Pound.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

It is recommended that resources for the current request, which is being made outside of the budget process, be secured through the General Fund Reserve (GFR). With the withdrawal of the recommended resources, the reserve will remain well within the limits of the reserve policy.

The resources requested here are in addition to \$50,000 approved by Council for similar purposes in May of 2012.

The Regina and Region Water and Wastewater Study has also had resources allocated to it (\$495,000), also approved in May, 2012.

### Environmental Implications

There are no direct environmental implications with respect to the regional planning initiatives outlined in this report. However, there are environmental impacts of unrestrained growth, which is a primary reason for sustainable and orderly regional planning, in cooperation and coordination with neighbouring municipalities.

### 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 Official Community Plan regarding regional cooperation.
- 2) The work program and initiatives strategically align with the Government of Saskatchewan's desire for continuing economic development and growth through regional planning partnerships as outlined in the Statements of Provincial Interest (SPI). An update related to Bill 90 which is directly related to regional planning is contained in Appendix 2.
- 3) The work program and initiatives are also 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 coordinated 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

- 1) A Regional Planning Communications Plan is currently under development. The Plan will identify tactics and timelines related to public consultation and communication, media relations and events.
- 2) A media event with the Mayor will take place on April 26, 2013 when the report is made public.
- 3) A copy of the public report to City Council will be forwarded to our Regional Partners and the Ministry of Government Relations for their information.

DELEGATED AUTHORITY

The disposition of this report requires City Council approval.

Respectfully submitted,

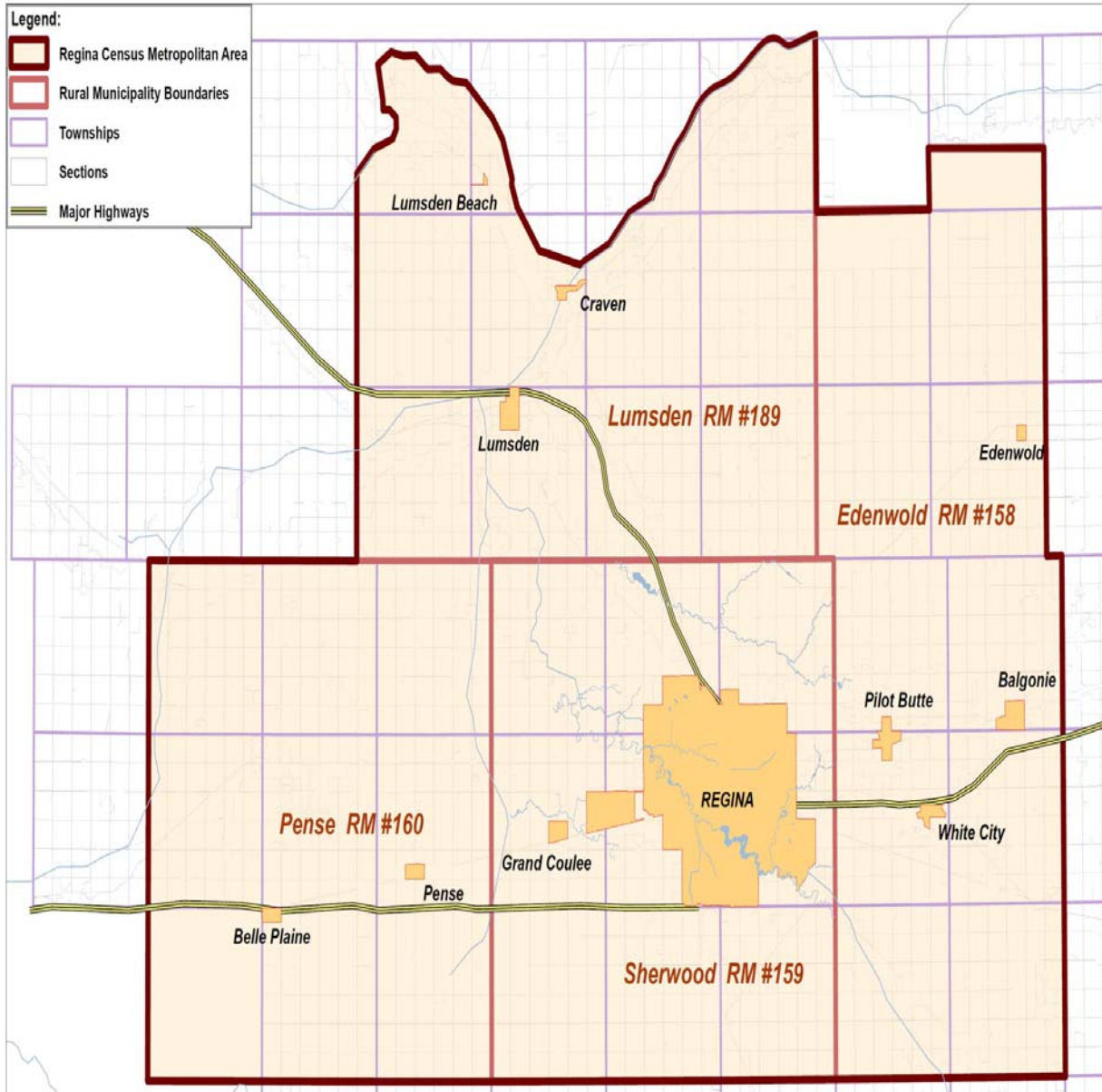
EXECUTIVE COMMITTEE



---

Joni Swidnicki, Secretary

## REGINA REGIONAL CONTEXT



September 2012  
Planning Department

© LUPARCOS REQUESTS/2012/COMP PLAN/REGIONAL BOUNDARY/Regina Region Context Map.mxd



## **Appendix 2 - Role of the Province**

The Government of Saskatchewan has introduced Bill 90, The Planning and Development Amendment Act, 2013. The powers introduced in the Act are through Regulation and ministerial order and provide provincial authority over regional planning that municipalities currently assume. The Bill received first reading in the legislature on March 28, second reading concluded April 16 and was committed to the Standing Committee on Intergovernmental Affairs and Justice. It is expected to receive Royal Assent before or on this session's end date of May 16, 2013.

Highlights of the proposed amendments to the Act include the following:

- The Amendments will not replace District Planning Commissions (DPCs) but rather create a new section of the Act, which introduces the Regional Planning Authorities (RPAs) alongside DPCs.
- Whereas DPCs are established voluntarily by Agreement, the newly proposed RPAs may be formed by ministerial order.
- The Minister may, by order, or at the request of a municipality or municipalities establish a regional planning authority (authority), for a regional planning area of 'included municipalities'.
- The composition and description of the regional planning area will be outlined in the order.
- A regional planning area may consist of all or any portion of a city and its adjacent rural municipality(s).
- The regional planning authority will prepare a regional plan for the regional planning area.

Implications of the Amendments to the Act include:

- Regional Planning ceases to be based solely on inter-municipal cooperation in Saskatchewan. The Minister may order a regional authority to be formed.
- The Act enables a single municipality to request the Minister to form a RPA, "if the Minister considers it appropriate to do so, or at the request of a municipality or municipalities to be included in a proposed regional planning area, the Minister may, by order, establish a regional planning authority ..."
- The Minister has the power to form and direct the regional planning authority through ministerial order, including setting terms and conditions appropriate in its establishment. However, after consultation with the included municipalities, may amend the order over time.
- The 2013-14 budget establishes the regional planning authority program providing \$250,000 in new funding to support the creation of regional planning authorities and the preparation of land use and infrastructure plans for the regional planning area. Matching funds from the municipalities will be required.

## Regina's Warehouse Business Improvement District

Ph. 306.585.3948  
Fx. 306.585.1765

202-1275 Broad St  
Regina, Sk S4P 3B2

info@warehousedistrict.ca  
www.warehousedistrict.ca



April 25, 2013

Joni Swidnicki,  
Office of the City Clerk,  
15th Floor,  
City Hall  
2476 Victoria Avenue  
Regina, SK S4P 3C8

Good Afternoon,

This is our request to appear before City Council on Monday, April 29, 2013.

We would like to appear only to answer questions, if requested to do so, in support of the 2013 budget recommendations from Finance and Administration Committee.

Thank you.

Sincerely

A handwritten signature in black ink, appearing to read 'Audrey Price'.

Audrey Price  
Executive Director



April 29, 2013

To: His Worship the Mayor  
and Members of City Council

Re: Regina's Warehouse Business Improvement District – 2013 Budget

---

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE  
- APRIL 9, 2013**

1. That City Council approve the Warehouse Business Improvement District's 2013 budget as detailed in Appendix A.
2. That City Council approve the proposed mill rate for the Warehouse Business Improvement District for 2013 of 0.7588 mills.

*FINANCE AND ADMINISTRATION COMMITTEE – APRIL 9, 2013*

Audrey Price, representing Regina's Warehouse Business Improvement District., 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: Bryon Burnett, Shawn Fraser, Bob Hawkins, 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 April 9, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approve the Warehouse Business Improvement District's 2013 budget as detailed in Appendix A.
2. That City Council approve the proposed mill rate for the Warehouse Business Improvement District for 2013 of 0.7588 mills.
3. That this report be forwarded to the April 29, 2013 City Council meeting.

CONCLUSION

City Council is required to review and approve the proposed budget for Regina's Warehouse Business Improvement District (RWBID) and to set the levy on business assessments within the improvement district. The RWBID has submitted for approval a budget with: Gross revenues totalling \$289,858; a provision for assessment appeals of \$24,498 resulting in Net revenue of \$265,360; expenditures totalling \$255,590; and a mill rate of 0.7588 mills as the levy for 2013.

## BACKGROUND

The purpose of this report is to submit the Regina Warehouse Business Improvement District's 2013 Budget for approval. Appendix A is a copy of the proposed budget for 2013.

Section 26 of *The Cities Act*, requires that the RWBID submit to City Council for approval the estimates for the current year.

## DISCUSSION

In 2003, City Council passed Bylaw 2003-15 to create Regina's Old Warehouse Business Improvement District. Effective January 28, 2007, City Council approved the change of the District's name to Regina's Warehouse Business Improvement District. The RWBID activities are guided by a board of directors according to the responsibilities and obligations in Section 25 and 26 of *The Cities Act* and Bylaw 2003-15.

The attached budget submission provides information on the proposed revenues, expenditures, vision and priorities of the RWBID. Points to note about the budget include:

- The total budget for 2013 expenditures is \$255,590 funded through net revenues of \$265,360.
- The proposed levy rate for 2013 is 0.7588 mills. Budgeted assessment appeals of \$24,498 result in net levy revenues of \$220,485. Other revenues of \$44,875 bring the total net revenue to \$265,360 for 2013.
- Budgeted 2013 net revenues have increased \$91,814 from 2012 projected actuals per the table below.

| <b>Regina's Warehouse<br/>Business Improvement District<br/>Revenues</b> | <b>2012<br/>Projected<br/>(Unaudited)</b> | <b>2013<br/>Proposed<br/>Budget</b> | <b>2013<br/>Increase<br/>(Decrease)</b> |
|--------------------------------------------------------------------------|-------------------------------------------|-------------------------------------|-----------------------------------------|
| Net Property Tax Levy                                                    | 158,531                                   | 244,983                             | 86,452                                  |
| Allowance for Property Appeals                                           | -                                         | (24,498)                            | (24,498)                                |
| Subtotal                                                                 | 158,531                                   | 220,485                             | 61,954                                  |
| Grants                                                                   | -                                         | 1,500                               | 1,500                                   |
| Festivals/Special Events                                                 | -                                         | 10,000                              | 10,000                                  |
| Fundraising Projects (Advertising Map)                                   | 12,202                                    | 10,575                              | (1,627)                                 |
| Advertising                                                              | -                                         | 800                                 | 800                                     |
| Murals                                                                   | -                                         | 10,000                              | 10,000                                  |
| Miscellaneous                                                            | 2,813                                     | 12,000                              | 9,187                                   |
| <b>Total Net Revenue</b>                                                 | <b>173,546</b>                            | <b>265,360</b>                      | <b>91,814</b>                           |

- Budgeted 2013 expenditures have increased \$10,011 from 2012 projected actuals per the table below.



| <b>Regina's Warehouse<br/>Business Improvement District<br/>Expenses</b> | <b>2012<br/>Projected<br/>(Unaudited)</b> | <b>2013<br/>Proposed<br/>Budget</b> | <b>2013<br/>Increase<br/>(Decrease)</b> |
|--------------------------------------------------------------------------|-------------------------------------------|-------------------------------------|-----------------------------------------|
| Administrative Expenses                                                  | 21,553                                    | 21,857                              | 304                                     |
| Audit/Legal                                                              | 9,000                                     | 9,000                               | 0                                       |
| Management Services                                                      | 17,052                                    | 17,316                              | 264                                     |
| Member Communications                                                    | 12,998                                    | 13,250                              | 252                                     |
| Festivals                                                                | 56,703                                    | 53,100                              | (3,603)                                 |
| Advertising Map                                                          | 7,678                                     | 0                                   | (7,678)                                 |
| Advertising and promotion                                                | 10,543                                    | 11,475                              | 932                                     |
| Clean-up Projects                                                        | 10,868                                    | 11,400                              | 532                                     |
| Safety and Security Project                                              | 423                                       | 1,250                               | 827                                     |
| Heritage Projects                                                        | 11,543                                    | 5,000                               | (6,543)                                 |
| Mural Project                                                            | 0                                         | 5,000                               | 5,000                                   |
| Management Services                                                      | 34,529                                    | 34,626                              | 97                                      |
| Capital Improvements                                                     | 0                                         | 15,000                              | 15,000                                  |
| Planning/Feasibility Studies                                             | 137                                       | 0                                   | (137)                                   |
| Streetscape Enhancements                                                 | 35,493                                    | 40,000                              | 4,507                                   |
| Management Services                                                      | 17,059                                    | 17,316                              | 257                                     |
|                                                                          | 245,579                                   | 255,590                             | 10,011                                  |

## RECOMMENDATION IMPLICATIONS

### Financial Implications

There are no budget implications for the City. The proposed budget for 2013 expenditures of \$255,590 is fully funded through the RWBID levy and other sources of funding.

Environmental Implications

None related to this report.

Policy and/or Strategic Implications

None related to this report.

Other Implications

None related to this report.

Accessibility Implications

None related to this report.

COMMUNICATIONS

A copy of this report has been provided to the Regina Warehouse Business Improvement District and will be posted to the Regina.ca website.

DELEGATED AUTHORITY

This report must be forwarded to City Council for approval.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE

A handwritten signature in black ink, appearing to read "Todd Blyth". The signature is written in a cursive, flowing style.

---

Todd Blyth, Secretary

NOTICE OF MOTION

April 29, 2013

City Clerk  
City Hall  
Regina, Saskatchewan

Dear Madam:

Please be advised that I will submit the following MOTION at the meeting of City Council on Monday, April 29, 2013.

**Re: Indoor Skateboard Park – Partnership with SK 8 Regina Association Inc.**

WHEREAS there currently exists a partnership between the City of Regina and SK 8 Regina Association Inc. for use of an 8,000 sq. ft. facility located at Evraz Place as an indoor Skateboard Park;

AND WHEREAS this facility is set to be demolished in accordance with the 2007 Evraz Place Master Plan;

AND WHEREAS meetings between the association and Administration have taken place, but an alternative location has not be found;

NOW THEREFORE BE IT RESOLVED that the Administration provide a report to City Council at its July 8<sup>th</sup> meeting which report shall include possible locations, either city-owned or rented, costs associated with the space and potential partnership options.

Respectfully submitted,



Shawn Fraser,  
Councillor – Ward 3

NOTICE OF MOTION

April 29, 2013

City Clerk  
City Hall  
Regina, Saskatchewan

Dear Madam:

Please be advised that I will submit the following MOTION at the meeting of City Council on Monday, April 29, 2013.

**Re: FCM Nomination – Councillor O'Donnell**

---

WHEREAS the Federation of Canadian Municipalities (FCM) is a national organization representing Canadian municipalities; and

WHEREAS FCM's membership represents over 80 per cent of the Canadian population; and

WHEREAS there are five positions on the FCM Board of Directors for Saskatchewan; and

WHEREAS the FCM Board of Directors is made up of municipally elected representatives from across Canada; and

WHEREAS in order to run for one of the FCM Board positions, eligible candidates must receive the support of their Council; and

WHEREAS this year FCM will be holding their annual convention in Vancouver from May 31 to June 3, 2013; and

WHEREAS City Councillor Mike O'Donnell has expressed an interest in running for one of the Saskatchewan seats on the FCM Board of Directors at the annual convention in Vancouver;

THEREFORE BE IT RESOLVED that City Council endorse Councillor O'Donnell to seek election to the FCM Board by supporting this motion;

BE IT FURTHER RESOLVED that if successful, related expenses shall be funded within existing Council budgets.

Respectfully submitted,



Wade Murray,  
Councillor – Ward 6

April 29, 2013

To: His Worship the Mayor  
and Members of City Council

Re: The Regina Property Tax Bylaw, 2013 and School Division Property Tax Bylaw

---

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE  
- APRIL 9, 2013**

1. That City Council establish a separate resource property subclass under its commercial/ industrial class and apply a mill rate factor of 1.32901 to this subclass.
2. That the City Solicitor be instructed to prepare the necessary property tax bylaws for consideration by City Council on April 29, 2013 that include the property classes and subclasses, the municipal mill rate, the other taxing authorities' mill rates, the mill rate factors, and the business improvement districts' mill rates outlined in this report.

*FINANCE AND ADMINISTRATION COMMITTEE – APRIL 9, 2013*

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

Councillors: Bryon Burnett, Shawn Fraser, Bob Hawkins, 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 April 9, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That City Council establish a separate resource property subclass under its commercial/ industrial class and apply a mill rate factor of 1.32901 to this subclass.
2. That the City Solicitor be instructed to prepare the necessary property tax bylaws for consideration by City Council on April 29, 2013 that include the property classes and subclasses, the municipal mill rate, the other taxing authorities' mill rates, the mill rate factors, and the business improvement districts' mill rates outlined in this report.

CONCLUSION

City Council is required to set the 2013 mill rates for the City of Regina, the Regina Public Library, and the Regina Downtown and Regina's Warehouse Business Improvement Districts and the property subclasses and mill rate factors for the City and Library taxes. The processes to approve these occur at different times with the Education Mill Rates being set in the Provincial Budget. The recommendations in this report establish a subclass that allows for the administration of the education mill rates set by the Province and provides instruction to complete the necessary consolidated bylaws.

## BACKGROUND

The purpose of this report is to approve the subclass required to administer the education property tax mill rates set by the Province and advises of the information for the 2013 Regina Property Tax Bylaw and the 2013 School Division Property Tax Bylaw.

The Regina Property Tax Bylaw 2013 sets the mill rates to be levied on all taxable assessments in the City to raise the money required by the City, the Public Library and the business improvement districts for 2013.

The Province sets the property tax mill rates and property classes used to levy education taxes by all public school divisions. This arrangement may also be used by separate school divisions. Separate school divisions have a constitutional authority to levy taxes to fund their educational system; therefore each school division will decide if it will retain authority to establish its own property tax mill rates. The City enacts a School Division Property Tax Bylaw which authorizes the City to levy and collect taxes on property of the taxable assessment of the Board of Education of the Regina School Division No. 4 of Saskatchewan and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan.

Each year the budget processes and setting of mill rates and mill rate factors is a multi step process involving different taxing authorities. With all the components now completed the necessary bylaws can be prepared and be considered by City Council. While some rates have been previously approved the recommendations in this report reflect the remaining approvals required to proceed with the bylaws. This report creates the resource property subclass that is required to administer the recently announced new tax class for education tax.

## DISCUSSION

### **Municipal Mill Rate**

The 2013 municipal mill rate proposed by the Administration was approved at the February 19, 2013 meeting of City Council in the following decision: CR13-17 2013 General Operating Budget: "That a municipal mill rate of 8.4404 for 2013, representing a 4.45% increase from 2012 be approved."

### **Municipal Mill Rate Factors**

At the February 19, 2013 meeting of City Council the recommendations in item CR13-16, 2013 Reassessment Tax Policy were concurred in.

As a result, the following municipal mill rate factors have been approved for 2013:

| PROPERTY CLASS            | PROPERTY SUBCLASS                                     | MILL RATE FACTOR |
|---------------------------|-------------------------------------------------------|------------------|
| Residential               | Residential (including condominiums) and Multi-Family | 0.87880          |
| Commercial and Industrial | N/A                                                   | 1.32901          |
| Golf Courses              | N/A                                                   | 0.86359          |
| Agriculture               | N/A                                                   | 1.32901          |

City Council's concurrence in the recommendations in decision item CR13-16, 2013 Reassessment Tax Policy also approved a phase-in of property tax changes be implemented for

the Commercial and Industrial class of properties for changes in property taxes as a result of the 2013 reassessment, whereby the phase-in shall be revenue-neutral by phasing in decreases and increases, with decreases and increases applied as follows:

- (a) 2013 increases and decreases limited to 1/3 of the property tax change.
- (b) 2014 increases and decreases limited to 2/3 of the property tax change
- (c) 2015 the full increase or decrease would be applied

### **Regina Public Library Mill Rate**

At the February 19, 2013 meeting of City Council the following decision was made regarding report CR13-14 Regina Public Library Board 2013 Budget: “That the recommendation of the Regina Public Library contained in the communication be concurred in.” As a result, the approved 2013 Library mill rate levy is 0.8947.

### **Regina Downtown Business Improvement District Mill Rate**

At the March 18, 2013 meeting of City Council the following decision was made regarding report CR13-44 Regina Downtown Business Improvement District 2013 Budget:” That City Council approve the proposed 2013 mill rate for Regina Downtown of 0.7388 mills”

### **Regina’s Warehouse Business Improvement District**

At the April 2, 2013 Finance and Administration Committee meeting Regina’s Warehouse Business Improvement District submitted its proposed 2013 Budget and recommended that a mill rate of 0.7588 be imposed on all property used or intended to be used for business purposes within the business improvement district.

### **Education Mill Rate**

On March 20, 2013, the Province established the property tax mill rates used to levy education taxes by all public school divisions. The following are the rates established for 2013:

|     |                                          |             |
|-----|------------------------------------------|-------------|
| (a) | agricultural property class              | 2.67 mills  |
| (b) | residential property class               | 5.03 mills  |
| (c) | commercial and industrial property class | 8.28 mills  |
| (d) | resources property tax                   | 11.04 mills |

In addition to setting the above mill rates, the Province will be enacting changes to *The Education Regulations, 1986* to establish a new property class for resource properties. The definition of the “resource property class” is as follows:

**“Resource Property Class”** means:

- (a) land and improvements used or intended to be used for mines or petroleum oil wells and gas wells; or
- (b) pipeline and other land and improvements used in conjunction with a pipeline.

This addition of a new class allows the Province to set a different mill rate for these properties for the purpose of collecting the educational portion of property taxes.

In order to administer the above change so that it will fit with the City's computer systems, it is necessary for City Council to establish resource properties as a municipal sub-class of commercial and industrial properties. This will make the classes and subclasses consistent for both municipal and educational property taxes. It is proposed that the municipal mill rate factor for resource properties be the same as the industrial and commercial mill rate of 1.3290.

Under *The Education Act* the separate school boards of education, prior to April 20<sup>th</sup> can elect to set a different mill rate than the one set by the province. The Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan have advised that they will be recommending using the above rates for 2013. The Administration will incorporate the mill rates chosen by the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan into the bylaws that will be submitted for consideration by City Council on April 29, 2013.

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The Regina Property Tax Bylaw 2013 sets the mill rates to be levied on all taxable assessments in the City to raise the money required by the City, the Public Library and the business improvement districts for 2013.

The School Division Property Tax Bylaw authorizes the City to levy and collect taxes on property of the taxable assessment of the Board of Education of the Regina School Division No. 4 of Saskatchewan and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan.



Environmental Implications

There are none associated with this report.

Policy and/or Strategic Implications

There are none associated with this report.

Other Implications

The setting of the Resource Mill Rate Factor does not impact municipal taxes. It allows the City to administer changes the Province has made to the Education Property Tax.

Accessibility Implications

There are none associated with this report.

COMMUNICATIONS

A copy of this report has been provided to Regina Downtown Business Improvement District, Regina's Warehouse Business Improvement District, the Regina Public Library and the School Boards. The Administration will work with its Communications branch to create a communications strategy to disseminate appropriate information to the public.

DELEGATED AUTHORITY

This report must be forwarded to City Council for approval.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE

A handwritten signature in black ink, appearing to read "Todd Blyth". The signature is written in a cursive, flowing style.

---

Todd Blyth, Secretary



## Memo

To: Mayor Fougere and Council Members  
From: Don Barr  
Director / City Assessor  
Date: April 23, 2013  
Re: 2013 Annual Bylaw for Tax Exemption

---

I wish to advise that the 2013 Annual Bylaw for Tax Exemption report that was submitted to F&A April 9, 2013 contained the incorrect Appendix's A & B. The report and the bylaw will be considered at the April 29th meeting of Council.

I have enclosed the correct Appendix's:

Appendix A is the list of properties and their estimated 2013 exemption amount.

Appendix B is the list of properties and a brief description for the exemption.

If you require any further information I would be pleased to assist you.

A handwritten signature in dark ink, appearing to read "Don Barr", is written over a faint, circular, light-colored stamp or watermark.

Don Barr  
Director / City Assessor  
Assessment, Tax & Real Estate Department

Enc.  
cb

April 29, 2013

To: His Worship the Mayor  
and Members of City Council

Re: Annual Property Tax Exemptions - 2013

---

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE  
- APRIL 9, 2013**

1. That City Council approve the property tax exemptions outlined in Appendix A.
2. That the City Solicitor be instructed to bring forward the necessary bylaw to provide for the property tax exemptions listed in Appendix A.

*FINANCE AND ADMINISTRATION COMMITTEE – APRIL 9, 2013*

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

Councillors: Bryon Burnett, Shawn Fraser, Bob Hawkins, 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 April 9, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approve the property tax exemptions outlined in Appendix A.
2. That the City Solicitor be instructed to bring forward the necessary bylaw to provide for the property tax exemptions listed in Appendix A.

CONCLUSION

The exemptions outlined in Appendix A are consistent with exemptions provided in past years or are based on agreements entered into by the City and it is recommended that the exemptions in Appendix A be approved.

Appendix B provides additional information on the miscellaneous exemptions for 2013. As part of the land leasing or sale policy, City Council has approved the exemption of occupants of City owned properties from property tax if the occupant maintains the property that otherwise would not be taxed and where the City would incur maintenance costs.

## BACKGROUND

City Council annually considers property tax exemptions based on past practices or agreements. The purpose of this report is to consider exemptions for 2013. City Council has the authority pursuant to subsection 262(3) of *The Cities Act* to exempt from taxation, in whole or in part, any land or improvements designated in the bylaw.

## DISCUSSION

Unless specifically exempted, all property in a municipality is subject to assessment and taxation pursuant to *The Cities Act*. There are specific exemptions provided in subsection 262(1) of *The Cities Act*. Further, City Council may, by bylaw, exempt from taxation the whole or part of any land or improvement designated in the bylaw. Council may also enter into agreements, on any terms and conditions, to exempt property from taxation for not more than five years. Appendix A is a summary of the proposed annual exemptions for 2013 which include exemptions for small land parcels and easements. The exemptions include non profit organizations, organizations providing support for our community and other properties Council has determined are appropriate with a total of \$1,413,877 (Appendix A) in municipal taxes exempted. These exemptions are consistent with past practices. The significant properties are the Mackenzie Art Gallery, Saskatchewan Science Centre, Regina & District Foodbank and the Regina Airport Authority which account for 58% of the total municipal taxes exempted.

The changes in the properties included in Appendix A from 2012 are as follows:

| Owner                                     | Civic Address                                                                                                               | Reason                                                                                                                                                                                                                                                                       |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Regina Public Library (Lease)             | 331 Albert Street and<br>2715 Gordon Road                                                                                   | Under Legislation Public Library is exempt, however this property is leased not owned. Therefore requires City Council to approve an exemption.                                                                                                                              |
| Cathedral Community Association           | 210 Arthur Street, 2005 Forget Street,<br>2019 Forget Street, 2021 Forget Street,<br>2029 Forget Street, 2055 Forget Street | Originally entered into a lease in April of 2006 which included the exemption of these properties in the lease. Upon renewal exemption must be place on the Annual Bylaw.                                                                                                    |
| Grow Regina                               | 3500 Queen Street                                                                                                           | Grow Regina has entered into a lease for the Community Garden Plot. This land was previously leased by Regina Food Bank and was exempt.                                                                                                                                      |
| RCMP Heritage Centre                      | 6101 Dewdney                                                                                                                | At its January 8th meeting Finance & Administration Committee recommended that the portion of the property at 6101 Dewdney Avenue that is owned by the RCMP and leased and occupied by the RCMP Heritage Centre be added to the annual property tax exemption bylaw for 2013 |
| Regina Trades and Skills Centre Inc.      | 1275 Albert Street                                                                                                          | City Council in report CR11-38 Provided a five year exemption for the Regina Trades and Skills Centre located at 870 Albert Street. Due to the success they purchased a larger building to carry out it operation.                                                           |
| Plains Historical Museum                  | 1375 Broad Street                                                                                                           | Originally received exemption when was located in the Old City Hall mall, continued when property sold, continued when moved to 1825 Scarth Street. Continuing now that they have moved again to 1375 Broad Street                                                           |
| <b>Removals from the Annual Bylaw</b>     |                                                                                                                             |                                                                                                                                                                                                                                                                              |
| Cornwall Parkade                          | 2102 11th Avenue                                                                                                            | Exemption expired and the City provided them one final year to prepare for the taxable status for 2013.                                                                                                                                                                      |
| The Regina Police Junior Band Association | 1654 11th Avenue                                                                                                            | Originally received exemption when leasing space at this address, however no longer lease this property.                                                                                                                                                                     |

## RECOMMENDATION IMPLICATIONS

### Financial Implications

The property tax exemptions listed in Appendix A total about \$2,664,732 in foregone tax revenue. The City's share of this foregone revenue is approximately \$1,413,877. These estimates are based on 2013 assessments, rates for municipal, rates for library and 2013 revenue neutral School tax rates. These amounts will change once the tax rates are finalized for 2013. All of the properties included in Appendix A, with the exception of those noted above, were exempt in 2012.

### Environmental Implications

None with regard to this report.

### Policy and/or Strategic Implications

None with regard to this report.

### Other Implications

None with regard to this report.

### Accessibility Implications

None with regard to this report.

## COMMUNICATIONS

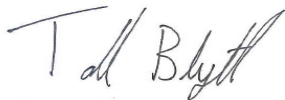
All affected parties will be provided with a copy of this report prior to the Committee and City Council meeting.

## DELEGATED AUTHORITY

This report requires the approval of City Council along with the passage of a bylaw.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



---

Todd Blyth, Secretary

APPENDIX A  
2013 Property Tax Exemptions by Bylaw

| PROPERTY OWNER                          |                                             |                           | ADDITIONAL DESCRIPTION | 2013           | ESTIMATED 2013 |
|-----------------------------------------|---------------------------------------------|---------------------------|------------------------|----------------|----------------|
| CIVIC ADDRESS                           |                                             |                           |                        | ASSESSED VALUE | PROPERTY TAX   |
| Miscellaneous Exemptions - Annual Bylaw |                                             |                           |                        |                |                |
| 10042141                                | GIRL GUIDES OF CANADA - GUIDES DU CANADA    | 1530 BROADWAY AVENUE      | Appendix B - Note 1    | 757,500        | 16,135         |
| 10042143                                | THE CANADIAN BLOOD SERVICES                 | 2571 BROAD STREET         | Appendix B - Note 2    | 2,774,400      | 59,095         |
| 10060139                                | THE GLOBE THEATRE SOCIETY                   | 2 - 1801 SCARTH STREET    | Appendix B - Note 3    | 193,100        | 4,278          |
| 10060140                                | THE GLOBE THEATRE SOCIETY                   | 3 - 1801 SCARTH STREET    | Appendix B - Note 3    | 1,022,300      | 22,647         |
| 10060141                                | THE GLOBE THEATRE SOCIETY                   | 4 - 1801 SCARTH STREET    | Appendix B - Note 3    | 830,500        | 18,398         |
| 10065555                                | MACKENZIE ART GALLERY INCORPORATED          | 3475 ALBERT STREET        | Appendix B - Note 4    | 12,288,900     | 272,240        |
| 10145969                                | SASKATCHEWAN SCIENCE CENTRE INC.            | 2901 POWERHOUSE DRIVE     | Appendix B - Note 5    | 18,445,000     | 392,879        |
| 10065604                                | DIVISION NO. 4                              | 142 MASSEY ROAD           | Appendix B - Note 6    | 596,500        | 12,705         |
| 10101348                                | THE BOARD OF EDUCATION OF THE REGINA SCHOOL | 1915 RETALLACK STREET     | Appendix B - Note 6    | 1,562,900      | 33,290         |
| 10027144                                | REGINA TRADES AND SKILLS INC.               | 1275 ALBERT STREET        | Appendix B - Note 7    | 4,002,000      | 85,243         |
| 10112030                                | CALEDONIAN CURLING CLUB                     | 2225 SANDRA SCHMIRLER WAY | Appendix B - Note 8    | 1,344,900      | 28,646         |
| 10025856                                | THEATRE REGINA INC.                         | 1077 ANGUS STREET         | Appendix B - Note 9    | 2,158,000      | 45,966         |
| 10070209                                | 101016812 SASKATCHEWAN LTD.                 | 2338 DEWDNEY AVENUE       | Appendix B - Note 10   | 151,075        | 3,218          |
| 10018622                                | REGINA & DISTRICT FOOD BANK INC.            | 445 WINNIPEG STREET       | Appendix B - Note 11   | 5,984,829      | 127,477        |
| 10037637                                | THE CANADIAN RED CROSS                      | 2050 CORNWALL STREET      | Appendix B - Note 12   | 1,226,300      | 26,120         |
| 10065031                                | REGINA AIRPORT AUTHORITY                    | 5201 REGINA AVENUE        | Appendix B - Note 13   | 26,640,134     | 567,436        |
| 10017267                                | REGINA PUBLIC LIBRARY                       | 331 ALBERT STREET         | Appendix B - Note 14   | 1,714,574      | 36,521         |
| 10065624                                | REGINA PUBLIC LIBRARY                       | 2715 GORDON ROAD          | Appendix B - Note 15   | 2,732,700      | 58,207         |
| 10065528                                | COLUMBUS PARK BOARD INC.                    | 2940 PASQUA STREET        | Appendix B - Note 16   | 15,100         | 322            |
| 10065491                                | REGINA SENIOR CITIZENS CENTRE INC.          | 2134 WINNIPEG STREET      | Appendix B - Note 16   | 1,666,500      | 35,497         |
| 10065176                                | REGINA PLAINS MUSEUM INC.                   | 1250 WINNIPEG STREET      | Appendix B - Note 16   | 188,400        | 4,013          |
| 10065460                                | ROTARY SENIOR CITIZENS RECREATIONAL CENTRE  | 2404 ELPHINSTONE STREET   | Appendix B - Note 16   | 25,500         | 543            |
| 10065269                                | CORE COMMUNITY GROUP INC.                   | 1654 11TH AVENUE          | Appendix B - Note 16   | 104,400        | 2,224          |
| 10065463                                | CATHEDRAL AREA COMMUNITY ASSOCIATION        | 2900 13TH AVENUE          | Appendix B - Note 16   | 19,200         | 409            |
| 10035876                                | CATHEDRAL AREA COMMUNITY ASSOCIATION        | 2010 ARTHUR STREET        | Appendix B - Note 16   | 88,000         | 1,874          |
| 10035875                                | CATHEDRAL AREA COMMUNITY ASSOCIATION        | 2005 FORGET STREET        | Appendix B - Note 16   | 126,600        | 2,697          |
| 10035874                                | CATHEDRAL AREA COMMUNITY ASSOCIATION        | 2019 FORGET STREET        | Appendix B - Note 16   | 148,800        | 3,169          |
| 10035873                                | CATHEDRAL AREA COMMUNITY ASSOCIATION        | 2021 FORGET STREET        | Appendix B - Note 16   | 199,500        | 4,249          |
| 10035872                                | CATHEDRAL AREA COMMUNITY ASSOCIATION        | 2029 FORGET STREET        | Appendix B - Note 16   | 239,400        | 5,099          |
| 10035871                                | CATHEDRAL AREA COMMUNITY ASSOCIATION        | 2055 FORGET STREET        | Appendix B - Note 16   | 311,500        | 6,635          |
| 10065459                                | THE ART GALLERY OF REGINA                   | 2404 ELPHINSTONE STREET   | Appendix B - Note 16   | 61,900         | 1,318          |
| 10174453                                | SASK. STOCK GROWERS ASSOC.                  | 1700 ELPHINSTONE STREET   | Appendix B - Note 16   | 96,200         | 2,049          |
| 10174454                                | SASK. LIVESTOCK ASSOC.                      | 1700 ELPHINSTONE STREET   | Appendix B - Note 16   | 125,800        | 2,680          |
| 10065193                                | REGINA LAWN BOWLING CLUB                    | 3820 VICTORIA AVENUE      | Appendix B - Note 16   | 2,152,700      | 45,853         |
| 10065252                                | REGINA WORKERS CAFE CO-OPERATIVE LTD.       | 2476 VICTORIA AVENUE      | Appendix B - Note 16   | 422,400        | 8,997          |

|                                  |                                                 |                        |                      |                    |                  |
|----------------------------------|-------------------------------------------------|------------------------|----------------------|--------------------|------------------|
| 10115555                         | REGINA EDUCATION AND ACTION ON CHILD HUNGER INC | 1308 WINNIPEG STREET   | Appendix B - Note 16 | 147,100            | 3,277            |
| 10091035                         | REGINA THUNDER FOOTBALL CLUB INC                | 750 N WINNIPEG STREET  | Appendix B - Note 16 | 1,119,100          | 23,837           |
| 10049337                         | GROW REGINA                                     | 3500 QUEEN STREET      | Appendix B - Note 16 | 2,292,300          | 39,819           |
| 10115375                         | RCMP HERITAGE CENTRE                            | 6101 DEWDNEY AVENUE    | Appendix B - Note 17 | 26,678,100         | 568,245          |
| 10091139                         | REGINA PLAINS MUSEUM                            | 1375 BROAD STREET      | Appendix B - Note 18 | 630,893            | 13,438           |
| 10065089                         | WESTERN GOLF MANAGEMENT LTD.                    | 8045 KESTRAL DRIVE     | Appendix B - Note 19 | 44,100             | 748              |
| 10065113                         | WESTERN GOLF MANAGEMENT LTD.                    | 560 ELPHINSTONE STREET | Appendix B - Note 19 | 7,300              | 124              |
| 10065552                         | WESTERN GOLF MANAGEMENT LTD.                    | 3100 KINGS ROAD        | Appendix B - Note 19 | 17,300             | 293              |
| <b>OTHER MISCELLANEOUS TOTAL</b> |                                                 |                        |                      | <b>121,353,705</b> | <b>2,587,910</b> |

| PROPERTY OWNER                                        | CIVIC ADDRESS                          | ADDITIONAL DESCRIPTION    | 2013             |                             |
|-------------------------------------------------------|----------------------------------------|---------------------------|------------------|-----------------------------|
|                                                       |                                        |                           | ASSESSED VALUE   | 2013 ESTIMATED PROPERTY TAX |
| <b>SmallLand Parcels and Easements - Annual Bylaw</b> |                                        |                           |                  |                             |
| 10065575                                              | LAKEVIEW MANOR CONDOMINIUM CORPORATION | 3403 WASCANA STREET       | 121,700          | 2,592                       |
| 10065583                                              | SELO ESTATES CONDOMINIUM CORPORATION   | 51 MARTIN STREET          | 20,800           | 274                         |
| 10065586                                              | SELO ESTATES CONDOMINIUM CORPORATION   | 91 MARTIN CRESCENT        | 50,900           | 670                         |
| 10065589                                              | SELO ESTATES CONDOMINIUM CORPORATION   | 110 PATTERSON DRIVE       | 35,700           | 470                         |
| 10065223                                              | REGINA EXHIBITION ASSOCIATION LTD.     | 1881 ELPHINSTONE STREET   | 148,900          | 3,172                       |
| 10065227                                              | REGINA EXHIBITION ASSOCIATION LTD.     | 2905 NORTH RAILWAY STREET | 475,400          | 10,126                      |
| 10065601                                              | REGINA TRAVELODGE LTD.                 | 4175 ALBERT STREET        | 50,300           | 1,071                       |
| 10065231                                              | SASK. ROUGHRIDER FOOTBALL CLUB         | 2940 10TH AVENUE          | 2,055,200        | 43,776                      |
| 10065224                                              | SASK. ROUGHRIDER FOOTBALL CLUB         | 1881 ELPHINSTONE STREET   | 148,900          | 3,172                       |
| 10065228                                              | SASK. ROUGHRIDER FOOTBALL CLUB         | 2905 NORTH RAILWAY STREET | 475,400          | 10,126                      |
| 10065444                                              | 101063955 SASKATCHEWAN LTD             | 1834 E VICTORIA AVENUE    | 56,900           | 1,212                       |
| 10065563                                              | VARSITY CONDOMINIUMS                   | 3242 HARDING STREET       | 12,200           | 161                         |
| <b>LAND AND EASEMENT TOTAL</b>                        |                                        |                           | <b>3,652,300</b> | <b>76,822</b>               |

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| Total Property Tax Exemption - Annual Bylaw | 125,006,005 | 2,664,732 |
|---------------------------------------------|-------------|-----------|

## APPENDIX B

### Property Tax Exemptions

#### Exemptions Pursuant to Past Practice or Agreement

1. The Girl Guides of Canada acquired ownership in 1990 of the property located at 1530 Broadway Avenue; Lot D, Block 8, Plan FU 1338. City Council has continued to exempt this property on the annual exemption procedure as long as the property is owned and used by The Girl Guides of Canada, Regina Area Council. The property is described on the Assessment Roll as Account No. 10042141.
2. The Canadian Blood Services (CBS) acquired property located at 2571 Broad Street; Lot B, Block 8, Plan FU 1338, previously owned by the Canadian Red Cross Society. CBS has assumed responsibility of the blood collection previously completed by the Red Cross. The blood collection portion of the Red Cross was previously considered exempt from payment of property tax by statute. To date, CBS has not been specifically identified as an exempt entity by statute even though they are performing the same function as previously provided by the Red Cross. The property is described on the Assessment Roll as Account No. 10042143.
3. 606215 Saskatchewan Ltd. (The Globe Theatre Society- occupies leased space in the Old City Hall). When the City owned the Old City Hall, The Globe Theatre Society occupied space in the building and was exempted from property taxes. The exemption has continued to be provided for the space even though the City no longer owns the property located at 1801 Scarth Street; units 2, 3 and 4; Plan 99RA23145. The properties are described on the Assessment Roll as Account No's. 10060139, 10060140, 10060141.
4. The Mackenzie Art Gallery Incorporated was previously exempted for 10 years pursuant to City Council's approval of two five-year exemption agreements. Bylaw 9645 expired effective December 31, 1999; since then the property located at 3475 Albert Street, part of the Plan 101991865 Block C Ext.31 and Block D Ext. 43, known as the T.C. Douglas Building, has been included on the annual exemption bylaw. The property is described on the Assessment Roll as Account No. 10065555.
5. The Saskatchewan Science Centre Inc. (Science Centre) is occupying property located at 2901 Powerhouse Drive; Plan 101919416 Block A. This property is owned by the Saskatchewan Power Corporation. While Saskatchewan Power is exempt from property taxation, the Science Centre, as an occupant of exempt property, is not. The Science Centre has been included in the annual exemption bylaw since its inception. The property is described on the Assessment Roll as Account No. 10145969.



6. Regina School Division No. 4 is to be exempted from payment of property tax by the occupant for the lands located at:
  1. 142 Massey Road; Plan: AY 4087 Block: B Lot: N 330'.  
Students attending Campbell Collegiate use property on Massey Road for parking. The City has annually included this property in the list of exemptions. The property is described on the Assessment Roll as Account No. 10065604.
  2. 1915 Retallack Street; Plan: 101887623 Block: 339 Lot: A.  
The property is described on the Assessment Roll as Account No. 10101348.
7. Regina Trades and Skills Centre Inc. was provided a 5 year exemption for property 870 Albert Street by City Council. Due to the organizations great success they have purchased a larger building to operate and provide trades and skills training to high school students and adults leading to jobs in industries where workers are in high demand and to deliver relevant and recognized programs that respond to industry needs for trained and skilled workers. The exemption for the property located at 1275 Albert Street, Plan: 94R44318 Block: 145 Lot: 22. The property is described on the Assessment Roll as Account No. 10027144.
8. In the mid 1970s, the City entered into an agreement with the Caledonian Curling Club where the City agreed to pay the annual taxes for the property in exchange for use of the facility during the summer as a clubhouse for the Craig Golf Course. For many years, the City has chosen to recognize the obligation pursuant to the contract being exempt for the property located at 2225 Sandra Schmirler Way; Plan: 78R35572 Block: A. The property is described on the Assessment Roll as Account No. 10112030.
9. Theatre Regina Inc. (Regina Performing Arts Centre) occupies the property located at 1077 Angus Street; Plan: OLD33 Block: 86 Lot: 1-10; Plan: GA1016 Block: C Lot. This property was previously owned by the City and transferred to this group. The group was previously exempted through five-year agreements, but as of 2003 the exemption was considered as part of the annual exemption process. The property is described on the Assessment Roll as Account No. 10025856.
10. 101016812 Saskatchewan Ltd. is exempted from payment of property tax for the portion of land and improvements located at 2338 Dewdney Avenue: Lot A, Block 205, Plan 101399025, occupied by the Regina Boxing Club Inc. The property is described on the Assessment Roll as Account No. 10070209.
11. Regina & District Food Bank Inc. owner of the property located at 445 Winnipeg Street; Plan: 79R42384 Block: X. City Council has continued to exempt the portion of the property on the annual exemption procedure as long as the property is used by the Regina & District Food Bank Inc and non-profit agencies operating in conjunction with the Regina & District Food Bank Inc. The property is described on the Assessment Roll as Account No. 10018622.

12. The Canadian Red Cross is the owner of the property located at 2050 Cornwall Street; Plan: 98RA28309 Block: 368 Lot: 45. City Council since 2,005, has provided exemption for The Canadian Red Cross because the City of Regina is provided with ESS (Emergency Social Services), family reunification, emergency lodging and personal disaster assistance, as well as influenza pandemic response. The exemption is for the portion of the property owned and operated by The Canadian Red Cross. The property is described on the Assessment Roll as Account No. 10037637.
13. The portion of property owned and occupied by the Regina Airport Authority Inc. and located at 5201 Regina Avenue; Block A Plan 68R15859, as described in tax account 10065031 and as shown in the map attached as Schedule "B" is exempted from payment of taxes in accordance with the following formula:

$$EX = PT - (0.65 \times PC)$$

Where:

EX is the amount of the tax exemption the Regina Airport Authority Inc. shall received; and

PT is the total amount of property taxes that would be imposed against the Regina Airport Authority Inc.'s Property described above for the 2013 tax year prior to the exemption; and

PC is the total passenger count report by the Regina Airport Authority Inc. for the 12 month period that commenced three years prior to the 2013 tax year.

14. The Regina Public Library is located at 331 Albert Street Regina, SK. The property is owned by Melcor Developments Ltd. and is leasing a portion to the Regina Public Library. Location is known as Plan: 68R23751 Block: 17 Lot: 2 / Plan: 68R23751 Block: 17 Lot: 1 as described on the Assessment Roll as Account No. 10017267.
15. The Regina Public Library is located at 2715 Gordon Road Regina, SK. The property is owned by Gordon Road Property Holdings INC. and is leasing a portion to the Regina Public Library. Location is known as Plan: 66R13992 Block: M Lot: ; PLAN: 78R20752 Block: Q Lot: ; Plan: 101145710 Block: N Lot: as described on the Assessment Roll as Account No. 10065624.
16. Occupants of City of Regina Property - historically, City Council has exempted taxes for groups occupying city owned property. Although the property is exempt by virtue of being City-owned, the organizations are not exempt and therefore subject to property tax, unless specifically exempted by City Council.
  - a) Columbus Park Board Inc.  
2940 Pasqua Street; Plan AO5241; Portion Blocks L and K
  - b) Regina Senior Citizens Centre Inc.  
2134 Winnipeg Street; Plan: 80R39494 Block: 417A Lot: C

- c) Regina Plains Museum Inc.  
1250 Winnipeg Street; Plan: 67R03593 Block: C Lot:
- d) Rotary Senior Citizens Recreational Centre  
2404 Elphinstone Street  
Plan: K4654 Block: B; Plan: K4654 Block: C; Plan: DV4420 Block: C
- e) Core Community Group Inc.  
1654 11<sup>th</sup> Avenue; Plan: 90R36844 Block: 289 Lot: A
- f) Cathedral Area Community Association  
2900 13<sup>th</sup> Avenue; Plan: 98RA28311 Block: 375 Lot: 51  
2010 Arthur Street; Plan: I5211 Block: 32 Lots 1-3  
2005 Forget Street; Plan I5211 & 101197896 Block 32, Lots 19 & 22  
2019 Forget Street; Plan 101197896 Block 32, Lot 20  
2021 Forget Street; Plan I5211 Block 32 Lot 17  
2029 Forget Street; Plan I5211 Block 32, Lot 16  
2055 Forget Street; Plan I5211 Block 32 Lots 11-15
- g) The Art Gallery of Regina  
2404 Elphinstone Street  
Plan: K 4654; DV 4420; Block: B//C; C Lot: MTO 60R05344; MTO 60R05344;
- h) Saskatchewan Stock Growers Association  
1700 Elphinstone Street  
Plan: 14513 Block: H; Plan: 84R29489 Block: FF; Plan: 102012613 Block: B;  
Plan: DV4404 Block: K
- i) The Saskatchewan Livestock Association  
1700 Elphinstone Street  
Plan: 14513 Block: H; Plan: 84R29489 Block: FF; Plan: 102012613 Block: B;  
Plan: DV4404 Block: K
- j) Regina Lawn Bowling Club  
3820 Victoria Avenue; Plan: DV4420 Block: G Lot: (East of Blk H)
- k) Regina Workers Cafe Co-operative Ltd.  
2476 Victoria Avenue; Plan: 00RA12095 Block: 343 Lot: 43
- l) Regina Education and Action on Child Hunger Inc.  
1308 Winnipeg Street; Plan: 67R03593 Block: C Lot
- m) Regina Thunder Football Club Inc  
750 N Winnipeg Street; Plan: 101838630 Block: A Lot
- o) Grow Regina Community Gardens Incorporated  
3500 Queen Street; Plan: 60R07552 Block: R2 Lot:

17. RCMP Heritage Centre is located at 6101 Dewdney Avenue. The property is owned by the RCMP and leased to the RCMP Heritage Centre. The location is known as Plan: 101973494 Block: A, NE/SW/SE/NW 22-17-20-2; NW 23-17-20-2
18. 101041839 SASKATCHEWAN LTD. & WUDVUE MANAGEMENT LTD. (C/O The Regina Plains Museum occupies leased space) historically occupied space in the Old City Hall and received an annual exemption from property taxes. City Council continued to provide an exemption when the Old City Hall was sold and continued the exemption in 1999 when the Museum relocated from the Old City Hall to 1825 Scarth Street. They have once again relocated to 1375 Broad Street; Plan: 101864280 Block: 184 Lot: E. The property is described on the Assessment Roll as Account No. 10091139.
19. Western Golf Management Ltd. is the result of the contract for the operation of the three City-owned Golf Courses listed, which require the operator to pay a specified amount to the City with the City being responsible for any property taxes. The location of the three properties are:
  1. 8045 Kestral Drive, Plan: 86R62575 Block: PR2. The property is described on the Assessment Roll as Account No. 10065089; Joanne Goulet Golf Course
  2. 560 Elphinstone Street, Plan: 59R10218 Block: L. The property is described on the Assessment Roll as Account No. 10065113; Regent Park Par 3 and
  3. 3100 Kings Road, Plan: FM 842 Block: A. The property is described on the Assessment Roll as Account No. 10065552 Lakeview Golf Course.

**Owners of Property Adjacent to City Property  
Exempted from Property Tax Payable by an Occupant**

1. Lakeview Manor Condominium Corporation: 3403 Wascana Street; 12' in width of Lot A, Block 4, Plan 60R07552, adjacent to the west and south property lines of 4025 Hill Avenue; Units #1-21, Plan 94R35782.
2. Selo Estates Condominium Corporation: the portion of the following lane easements adjacent to 1180 McNiven Ave; Plan 97R09147:
  - a) 51 Martin Street; Lot 15, Block 19, Plan FZ 2501;
  - b) 91 Martin Crescent; Lot 42, Block 19, Plan GE 191; and
  - c) A 110 Patterson Drive; Lot 41, Block 19, Plan GE 191.
3. Regina Exhibition Association Ltd.:
  - a) 1881 Elphinstone Street; a portion of Lot 1, Block A, Plan 94R41933; and
  - b) 2905 North Railway Street; a portion of Lot 2, Block A, Plan 94R41933, south of North Railway Street.

4. Regina Travelodge Ltd.: 4175 Albert Street; use of Road Right of Way, boulevard adjacent to 4177 Albert Street; Lot 1, Block F, Plan 74R14627; Lot 2, Block F, Plan GB 1345; and Lot 2A, Block F, Plan 64R02963.
5. The Saskatchewan Roughrider Football Club:
  - a) 2940 10<sup>th</sup> Avenue; Plan 80R38966, Block T;
  - b) 1881 Elphinstone Street; a portion of Lot 1, Block A, Plan 94R41933; and
  - c) 2905 North Railway Street; a portion of Lot 2, Block A, Plan 94R41933, south of North Railway Street.
6. 101063955 Saskatchewan Ltd.: 1834 E Victoria Avenue; the portion of Victoria Avenue North Service Road Boulevard adjacent to 1832 E Victoria Avenue; Block 33, Plan FM 4793.
7. 626036 Saskatchewan Ltd. (Varsity Condominiums): 3242 Harding Street; portion of buffer strip Lot PB13, Block 22, Plan 86R36770.

BYLAW NO. 2013-29

THE REGINA PROPERTY TAX BYLAW, 2013

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THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

**Purpose**

- 1 The purpose of this Bylaw is to establish tax rates and impose taxes on:
- (a) all taxable property in the City of Regina sufficient to meet the estimated expenditures and transfers, having regard to estimated revenues from other sources, set out in the budgets of the City and the Library for 2013; and
  - (b) all property used or intended to be used for business purposes within business improvement districts established by City Council sufficient to raise the amount required for the requisition of the business improvement districts, as approved by City Council.

**Authority**

- 2 The authority for this Bylaw is:
- (a) section 26 and Division 7 of Part XI of *The Cities Act*;
  - (b) sections 12, 13 and 15 of *The Cities Regulations*; and
  - (c) section 22 of *The Public Libraries Act, 1996*.

**Definitions**

- 3 In this Bylaw:
- “**Agricultural**” means all land and improvements in the agricultural property class prescribed pursuant to section 15 of *The Cities Regulations*;
- “**City**” means the City of Regina;
- “**Commercial and Industrial**” means all land and improvements in the Commercial and Industrial property class prescribed pursuant to section 15 of *The Cities Regulations* excluding land and improvements defined as Golf Courses;
- “**Golf Courses**” means land and improvements designed and used for or in conjunction with a golf course;
- “**Library**” means the Regina Public Library Board;

**“Multi-Family Residential”** means:

- (a) land and improvements designed and used for or intended to be used for, or in conjunction with, a residential purpose, in which the existing improvements accommodate four or more self-contained dwelling units within a parcel; and
- (b) vacant land zoned for use for multiple dwelling units;

provided the property is not the subject of a condominium plan within the meaning of *The Condominium Property Act, 1993*;

**“Regina Downtown Business Improvement District”** means the business improvement district continued pursuant to *The Regina Downtown Business Improvement District Bylaw*, Bylaw No. 2003-80;

**“Regina’s Warehouse Business Improvement District”** means the business improvement district established pursuant to *Regina’s Old Warehouse Business Improvement District Bylaw*, Bylaw No. 2003-15;

**“Residential”** means:

- (a) land with improvements used for or intended to be used for, or in conjunction with, a residential purpose, including residential land and improvements within a condominium plan registered under *The Condominium Property Act, 1993*; and
- (b) vacant land zoned for residential use;

provided the property is not classified as Multi-Family Residential;

**“Resource Property”** means:

- (a) land and improvements used or intended to be used for mines or petroleum oil wells and gas wells; or
- (b) pipeline and other land and improvements used in conjunction with a pipeline.

#### **Mill Rates**

4(1) The following uniform rates shall be imposed on all taxable assessments in the City of Regina:

- (a) 8.4404 mills per dollar for the City; and

- (b) 0.8947 mills per dollar for the Library.
- (2) The following uniform rates shall be imposed on all property used or intended to be used for business purposes within the following business improvement districts:
  - (a) 0.7388 mills per dollar for the Regina Downtown Business Improvement District; and
  - (b) 0.7588 mills per dollar for Regina's Warehouse Business Improvement District.

#### **Sub-Classes of Property**

5 The following sub-classes are established:

- (a) Residential;
- (b) Multi-Family Residential;
- (c) Commercial and Industrial;
- (d) Golf Courses; and
- (e) Resource Property.

#### **Mill Rate Factors**

6 The following are the mill rate factors to be multiplied by the uniform rates for the City and Library to establish the levy for a taxable assessment:

| CLASS                 | SUBCLASS                     | MILL RATE FACTOR |
|-----------------------|------------------------------|------------------|
| Residential           | Residential and Multi-Family | 0.87880          |
| Commercial/Industrial | Commercial & Industrial      | 1.32901          |
|                       | Golf Courses                 | 0.86359          |
|                       | Resource Property            | 1.32901          |
| Agricultural          | N/A                          | 1.32901          |



**Coming Into Force**

7 This Bylaw comes into force on the date of passage.

READ A FIRST TIME THIS 29th DAY OF April 2013.

READ A SECOND TIME THIS 29th DAY OF April 2013.

READ A THIRD TIME AND PASSED THIS 29th DAY OF April 2013.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
(SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

## ABSTRACT

BYLAW NO. 2013-29

### THE REGINA PROPERTY TAX BYLAW, 2013

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|                         |                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURPOSE:                | To set the 2013 mill rates for the City of Regina, the Regina Public Library, and the Regina Downtown and Regina's Warehouse Business improvement districts and the property subclasses and mill rate factors for the City and Library taxes.                                                                                                      |
| ABSTRACT:               | The Bylaw sets the mill rates to be levied on all taxable assessments in the City to raise the money required by the City, the Public Library, and the business improvements districts for 2013.                                                                                                                                                   |
| STATUTORY<br>AUTHORITY: | Section 26 and Division 7 of Part XI of <i>The Cities Act</i> , section 12, 13 and 15 of <i>The Cities Regulations</i> and section 22 of <i>The Public Libraries Act, 1996</i> .                                                                                                                                                                   |
| MINISTER'S APPROVAL:    | n/a                                                                                                                                                                                                                                                                                                                                                |
| PUBLIC HEARING:         | n/a                                                                                                                                                                                                                                                                                                                                                |
| PUBLIC NOTICE:          | n/a                                                                                                                                                                                                                                                                                                                                                |
| REFERENCE:              | Report CR13-17 from the February 19, 2013 City Council meeting, Report CR 13-16 from the February 19, 2013 City Council meeting, Report CR13-14 from the February 19, 2013 City Council meeting, Report FA13-4 from the March 5, 2013 Finance and Administration meeting, Report FA13-6 from the April 9, 2013 Finance and Administration meeting. |
| AMENDS/REPEALS:         | New bylaw                                                                                                                                                                                                                                                                                                                                          |
| CLASSIFICATION:         | Administrative                                                                                                                                                                                                                                                                                                                                     |
| INITIATING DIVISION:    | Community Planning and Development                                                                                                                                                                                                                                                                                                                 |
| INITIATING DEPARTMENT:  | Assessment, Tax & Real Estate                                                                                                                                                                                                                                                                                                                      |

BYLAW NO. 2013-30

THE PROPERTIES EXEMPT FROM TAXATION BYLAW, 2013

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THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

**Purpose**

- 1 The purpose of this Bylaw is to exempt certain properties from property taxes in whole or in part for the 2013 financial year.

**Authority**

- 2 The authority for this Bylaw is *The Cities Act*, and in particular, subsection 262(3) of the *Act*.

**Exemptions**

- 3 The named occupants of properties owned or under control of the City of Regina listed or properties adjacent to City property in Schedule "A" to this Bylaw are exempted from payment of property tax payable by the owner or occupant of the land and improvements specified in the Schedule.
- 4 Girl Guides of Canada – Guides du Canada is exempted from payment of property tax for the land and improvements located at 1530 Broadway Avenue; Lot D, Block 8, Plan FU 1338.
- 5 The Canadian Blood Services is exempted from payment of property tax for the portion of the land and improvements used for blood collection, which land and improvements are located at 2571 Broad Street; Lot B, Block 8, Plan FU 1338.
- 6 606215 Saskatchewan Ltd. is exempted from payment of property tax for the portion of the land and improvements located at 1801 Scarth Street; units 2, 3 and 4, Plan 99RA23145, which units are occupied by the Globe Theatre Society.
- 7 Wudvue Management Ltd and 101048839 Saskatchewan Ltd. is exempted from payment of property tax for the portion of the land and improvements located at 1375 Broad St. Plan 101864280 Lot E, Block 184, occupied by the Regina Plains Historical Museum.
- 8 Mackenzie Art Gallery Incorporated is exempted from payment of property tax payable by an occupant of a portion of the land and improvements located at 3475 Albert Street; part of the Plan 101991865, Block C, and Block D, known as the T.C. Douglas Building.
- 9 Saskatchewan Science Centre Inc. is exempted from property tax payable by an occupant of the land and improvements located at 2901 Powerhouse Drive; Block A, Plan 101919416.

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Solicitor

- 10 The Board of Education of the Regina School Division No. 4 of Saskatchewan is exempted from payment of property tax payable by an occupant of the lands located at:
  - (a) 142 Massey Road; Lot N 330', Block B, Plan AY 4087; and
  - (b) 1915 Retallack Street; Lot A, Block 339, Plan 101887623.
- 11 The Regina Trades and Skills Inc. is exempted from property tax payable by an occupant of the land and improvements located at 1275 Albert Street, Lot 22, Block 145, Plan 94R44318.
- 12 Western Golf Management Ltd. is exempted from payment of property tax payable by an occupant of the land and improvements located at:
  - (a) 8045 Kestral Drive; Block PR2, Plan 86R62575;
  - (b) 560 Elphinstone Street; Block L, Plan 59R10218; and
  - (c) 3100 Kings Road; Block A, Plan FM842.
- 13 Caledonian Curling Co-Operative Limited is exempted from payment of property tax payable by an occupant of the land and improvements located at 2225 Sandra Schmirler Way; Block A, Plan 78R35572, Extension 7.
- 14 Theatre Regina Inc. (Regina Performing Arts Centre) is exempted from payment of property tax for the land and improvements located at 1077 Angus Street; Lots 1-10, Block 86, Plan OLD 33 and Block C, Plan GA1016.
- 15 101016812 Saskatchewan Ltd. is exempted from payment of property tax for the portion of the land and improvements located at 2338 Dewdney Avenue; Lot A, Block 205, Plan 101399025, occupied by the Regina Boxing Club Inc.
- 16 Regina & District Food Bank Inc. is exempted from payment of property tax for the portion of the land and improvements used by the Regina & District Food Bank Inc. and non-profit agencies located at 445 Winnipeg Street; Block X, Plan 79R42384.
- 17 The Canadian Red Cross Society is exempted from the payment of property tax for the portion of the land and improvements owned and operated by the Canadian Red Cross Society located at 2050 Cornwall Street; Lot 45, Block 368, Plan 98RA28309.

- 18 The portion of property owned and occupied by the Regina Airport Authority Inc. and located at 5201 Regina Avenue; Block A, Plan 68R15859, and described in tax account 10065031 and as shown in the map attached as Schedule “B” is exempted from payment of property taxes in accordance with the following formula:

$$EX = PT - (0.65 \times PC)$$

Where:

EX is the amount of the tax exemption the Regina Airport Authority Inc. shall receive; and

PT is the total amount of property taxes that would be imposed against the Regina Airport Authority Inc.’s Property described above for the 2013 tax year prior to the exemption; and

PC is the total passenger count reported by the Regina Airport Authority Inc. for the 12 month period that commenced three years prior to the 2013 tax year.

- 19 The Regina Public Library is exempted from payment of property tax payable by an occupant of the land and improvements located at 331 Albert. Street; Lot 2, Block 17, Plan 68R23751 and Lot 1, Block 17, Plan 68R23751.
- 20 The Regina Public Library is exempted from payment of property tax payable by an occupant of the land and improvements located at 2715 Gordon Road; Block M, Plan 66R13992 and Block N, Plan 101145710.
- 21 The Mounted Police Heritage Centre is exempted from payment of property tax payable by an occupant of the land and improvements located at 6101 Dewdney Ave; Block A NE/SW/SE/NW 22-17-20-2 and NW 23-17-20-2, Plan 101973494.
- 22 The exemptions in sections 3 to 21 shall:
- (a) apply only to taxes assessed in 2013 on land or improvements; and
  - (b) not include special taxes, local improvement levies, public utility charges, development fees or other such charges imposed by the City or other taxing authority.
- 23 The City Assessor shall conclusively determine the scope and extent of any exemption.

24 This Bylaw comes into force on January 1, 2013.

READ A FIRST TIME THIS 29<sup>th</sup> DAY OF April 2013.

READ A SECOND TIME THIS 29<sup>th</sup> DAY OF April 2013.

READ A THIRD TIME AND PASSED THIS 29<sup>th</sup> DAY OF April 2013.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk (SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

SCHEDULE "A"

**Occupants of Regina Owned or Controlled Properties  
Exempted from Property Tax Payable by an Occupant**

1. Columbus Park Board Inc.: 2940 Pasqua Street; Portion of Blocks L and K, Plan AO5241.
2. Regina Senior Citizens Centre Inc.: 2134 Winnipeg Street; Lot C, Block 417A, Plan 80R39494.
3. Regina Plains Museum Inc.: 1250 Winnipeg Street; Block C, Plan 67R03593.
4. Rotary Senior Citizens Recreational Centre: 2404 Elphinstone Street; Block C, Plan DV4420, and Blocks B and C, Plan K4654.
5. Core Community Group Inc.: 1654 11<sup>th</sup> Avenue; Old Fire Hall No. 1, Lot A, Block 289, Plan 90R36844.
6. Cathedral Area Community Association: 2900 13<sup>th</sup> Avenue, Lot 51, Block 375, Plan 98RA28311; 2010 Arthur Street, Lots 1-3, Block 32, Plan I5211; 2005 Forget Street, Lots 19 and 22, Block 32, Plan I5211 and 101197896; 2019 Forget Street, Lot 20, Block 32, Plan 101197896; 2021 Forget Street, Lot 17, Block 32, Plan I5211; 2029 Forget Street, Lot 16, Block 32, Plan I5211; 2055 Forget Street, Lots 11-15, Block 32, Plan I5211.
7. The Art Gallery of Regina: 2404 Elphinstone Street; Block C, Plan DV 4420, and Blocks B and C, Plan K4654.
8. Saskatchewan Stock Growers Association: 1700 Elphinstone Street; Block H, Plan 14513; Block FF, Plan 84R29489; Block B, Plan 102012613; Block K, Plan DV4404.
9. The Saskatchewan Livestock Association: 1700 Elphinstone Street; Block H, Plan 14513; Block FF, Plan 84R29489; Block B, Plan 102012613; Block K, Plan DV4404.
10. Regina Lawn Bowling Club: 3820 Victoria Avenue; Lot (East of Blk H), Block G, Plan DV4420.
11. Regina Workers Cafe Co-operative Ltd.: 2476 Victoria Avenue; Lot 43, Block 343, Plan 00RA12095.
12. Regina Education and Action on Child Hunger Inc.: 1250 and 1308 Winnipeg Street; Block C, Plan 67R03593.

13. Regina Thunder Football Club Inc.: 750 N Winnipeg Street; Block A, Plan 101838630.
14. Grow Regina Community Gardens Incorporated: 3500 Queen Street, Block R2, Plan 60R07552.

**Owners of Property Adjacent to City Property  
Exempted from Property Tax Payable by an Occupant**

1. Lakeview Manor Condominium Corporation: 3403 Wascana Street; 12' in width of Lot A, Block 4, Plan 60R07552, adjacent to the west and south property lines of 4025 Hill Avenue; Units #1-21, Plan 94R35782.
2. Selo Estates Condominium Corporation: the portion of the following lane easements adjacent to 1180 McNiven Ave; Plan 97R09147:
  - (a) 51 Martin Street; Lot 15, Block 19, Plan FZ 2501;
  - (b) 91 Martin Crescent; Lot 42, Block 19, Plan GE 191; and
  - (c) A 110 Patterson Drive; Lot 41, Block 19, Plan GE 191.
3. Regina Exhibition Association Ltd.:
  - (a) 1881 Elphinstone Street; a portion of Lot 1, Block A, Plan 94R41933; and
  - (b) 2905 North Railway Street; a portion of Lot 2, Block A, Plan 94R41933, south of North Railway Street.
4. Regina Travelodge Ltd.: 4175 Albert Street; use of Road Right of Way, boulevard adjacent to 4177 Albert Street; Lot 1, Block F, Plan 74R14627; Lot 2, Block F, Plan GB 1345; and Lot 2A, Block F, Plan 64R02963.
5. The Saskatchewan Roughrider Football Club:
  - (a) 2940 10<sup>th</sup> Avenue; Plan 80R38966, Block T;
  - (b) 1881 Elphinstone Street; a portion of Lot 1, Block A, Plan 94R41933; and
  - (c) 2905 North Railway Street; a portion of Lot 2, Block A, Plan 94R41933, south of North Railway Street.



6. 101063955 Saskatchewan Ltd.: 1834 E Victoria Avenue; the portion of Victoria Avenue North Service Road Boulevard adjacent to 1832 E Victoria Avenue; Block 33, Plan FM 4793.
7. 626036 Saskatchewan Ltd. (Varsity Condominiums): 3242 Harding Street; portion of buffer strip Lot PB13, Block 22, Plan 86R36770.

SCHEDULE "B"



ABSTRACT

BYLAW NO. 2013-30

THE PROPERTIES EXEMPT FROM TAXATION BYLAW, 2013

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|                         |                                                                                                                         |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------|
| PURPOSE:                | To exempt certain properties from property taxes in whole or in part for the 2013 financial year.                       |
| ABSTRACT:               | Provide property tax exemptions to owners and occupants of land based on past practice or policy of the City of Regina. |
| STATUTORY<br>AUTHORITY: | Subsection 262(3) of <i>The Cities Act</i>                                                                              |
| MINISTER'S APPROVAL:    | N/A                                                                                                                     |
| PUBLIC HEARING:         | N/A                                                                                                                     |
| PUBLIC NOTICE:          | N/A                                                                                                                     |
| REFERENCE:              | Finance and Administration Committee, April 9, 2013, FA13-7                                                             |
| AMENDS/REPEALS:         | N/A                                                                                                                     |
| CLASSIFICATION:         | Administrative                                                                                                          |
| INITIATING DIVISION:    | Community Planning and Development                                                                                      |
| INITIATING DEPARTMENT:  | Assessment, Tax & Real Estate                                                                                           |

BYLAW NO. 2013-33

THE SCHOOL DIVISION PROPERTY TAX BYLAW, 2013

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

**Purpose**

- 1 The purpose of this Bylaw is to authorize the City to levy and collect taxes on property of the taxable assessment of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan.

**Authority**

- 2 The authority for this Bylaw is section 253 of *The Cities Act*.

**Definitions**

- 3 In this Bylaw:

- (a) **“agricultural property class”** means the agricultural property class as defined in the regulations;
- (b) **“City”** means the City of Regina;
- (c) **“commercial and industrial property class”** means the commercial and industrial property class as defined in the regulations;
- (d) **“regulations”** means *The Education Regulations, 1986*;
- (e) **“residential property class”** means the residential property class as defined in the regulations;
- (f) **“resource property class”** means the resource property class as defined in the regulations.

**Mill Rates**

- 4 The City is hereby authorized to impose a tax on all taxable assessments of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan, respectively, at the following rates for 2013:

- |     |                                           |            |
|-----|-------------------------------------------|------------|
| (a) | agricultural property class               | 2.67 mills |
| (b) | commercial and industrial property class: | 8.28 mills |

- |     |                            |             |
|-----|----------------------------|-------------|
| (c) | residential property class | 5.03 mills  |
| (d) | resource property class    | 11.04 mills |

**Mill Rate Factors**

5 The mill rate factors set pursuant to Bylaw 2012-34 *The Regina Property Tax Bylaw, 2012* shall not apply to the tax required to be levied pursuant to *The Education Act, 1995*.

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

READ A FIRST TIME THIS 29th DAY OF April 2013.

READ A SECOND TIME THIS 29th DAY OF April 2013.

READ A THIRD TIME AND PASSED THIS 29th DAY OF April 2013.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

## ABSTRACT

### BYLAW NO. 2013-33

#### THE SCHOOL DIVISION PROPERTY TAX BYLAW, 2013

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|                         |                                                                                                                                                                                                                                                              |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PURPOSE:                | This Bylaw authorizes the City to levy and collect taxes on property of the taxable assessment of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic School Division No. 81 of Saskatchewan. |
| ABSTRACT:               | This Bylaw allows the city to levy and collect taxes on property in the City in accordance with the mill rates set by the Ministry of Education.                                                                                                             |
| STATUTORY<br>AUTHORITY: | Section 253 of <i>The Cities Act</i>                                                                                                                                                                                                                         |
| MINISTER'S APPROVAL:    | n/a                                                                                                                                                                                                                                                          |
| PUBLIC HEARING:         | n/a                                                                                                                                                                                                                                                          |
| PUBLIC NOTICE:          | n/a                                                                                                                                                                                                                                                          |
| REFERENCE:              | Finance and Administration Committee, April 9, 2013, FA13-6                                                                                                                                                                                                  |
| AMENDS/REPEALS:         | New bylaw                                                                                                                                                                                                                                                    |
| CLASSIFICATION:         | Administrative                                                                                                                                                                                                                                               |
| INITIATING DIVISION:    | Community Planning and Development                                                                                                                                                                                                                           |
| INITIATING DEPARTMENT:  | Assessment, Tax & Real Estate                                                                                                                                                                                                                                |