



REGINA PLANNING COMMISSION

**Tuesday, November 10, 2015
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



**Public Agenda
Regina Planning Commission
Tuesday, November 10, 2015**

Approval of Public Agenda

Minutes of the meeting held on October 7, 2015.

Administration Reports

RPC15-64 Application for Discretionary Use (15-DU-17) Planned Group of Townhouses Greens on Gardiner – 3301 Green Poppy Street

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of Townhouses located at the corner of Green Poppy Street and Green Brooks Way, being Block C, Plan 102196302, 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, A-3.1a and A-3.3, prepared by Porchlight Developments and dated September 23, 2015; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the November 23, 2015 meeting of City Council.

RPC15-65 Application for Discretionary Use (15-DU-22) - Proposed Fast Food Outlet 2419 Park Street

Recommendation

1. That the discretionary use application for a proposed Fast Food Outlet located at 2419 Park Street, being Lot E, Block 17, Plan 59R16479 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 inclusive, prepared by LML Engineering Ltd and dated June 24, 2015; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the November 23, 2015 meeting of City Council.



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RPC15-66 Application for Zoning Bylaw Amendment and Discretionary Use (15-Z-16/ 15-DU-15) Proposed Medical Clinic and Retail Building – 2055 Prince of Wales Drive

Recommendation

1. That the application to rezone Block/ Parcel T, Plan No. 00RA08920, Ext. 5, Spruce Meadows Subdivision located at 2055 Prince of Wales Drive from MAC3- Major Arterial Commercial Zone to MAC- Major Arterial Commercial Zone be APPROVED.
2. That the discretionary use application for a proposed Building F- Medical Clinic and Retail Building located at 2055 Prince of Wales Drive, being Plan No. 00RA08920, Spruce Meadows 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 Mallen Gowing Berzins Architecture and dated June 30, 2015; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment; and
4. That this report be forwarded to the November 23, 2015, meeting of City Council for a decision on this application.

RPC15-67 Application for Discretionary Use (15-DU-23/ 15-Z-17) Proposed Licensed Restaurant with Outdoor Eating and Drinking, 3414 Hill Avenue

Recommendation

1. That Section 7C.2 Local Commercial Zone (LC1) be amended as follows:

Deleting clause (1) (a) in subsection 2.5 Additional Regulations Eating and Drinking Place and replacing it with the following clause:

(1) (a) At the discretion of City Council, no portion of an eating or drinking establishment shall be located outside of a building, except in compliance with the following review criteria:

 - (i) The outdoor area shall animate the public realm (street edge);
 - (ii) The outdoor area shall demonstrate sensitivity to existing residential development and areas zoned for future residential development;



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- (iii) The approval of the discretionary outdoor eating and drinking uses can include conditions that address the following:
 - Appropriate scale for the available space;
 - Landscaping and screening; and
 - Compliance with relevant City bylaws and regulations as well as those of external agencies.
- 2. That the discretionary use application for a proposed Licensed Restaurant located at 3414 Hill Avenue, being a portion of Lot 20, Block 52, Plan No. 101161066 Ext 111, Lakeview Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development of the interior of the building shall be consistent with the plan attached to this report as Appendix A-3.1;
 - b) The following additional conditions apply to the outdoor eating and drinking component of the licensed restaurant:
 - i. The outdoor eating and drinking area shall be limited to the sidewalk area at the front of the building and not be allowed on the deck attached to the rear of the building as shown on Appendix A-3.1;
 - ii. The applicant must obtain an Outdoor Restaurant permit from the City of Regina on an annual basis;
 - iii. The applicant must comply with relevant City bylaws and regulations and obtain all permission that may be required from external agencies.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
- 3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw Amendment.
- 4. That this report be forwarded to the November 23, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC15-68 Application for Road Closure (15-CL-18) - Road Right-of-Ways in Vicinity of Tower Road, Southeast Sector

Recommendation

- 1. That the application for the closure of portions of road right-of-ways corresponding to the attached *Tower Road Bypass Proposed Road Closure Plan (Tower Road Bypass)* prepared by M.M. Vanstone, dated September 22, 2015, attached as Appendix A-3, and legally described as follows, be APPROVED:



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- 1.) St/L 12-Plan AX2437 Ext 13
 - 2.) St/L 18-Plan AX2437 Ext 19
 - 3.) St/L 13-Plan AX2437 Ext 14
 - 4.) St/L 45-Plan AX2437 Ext 46
 - 5.) St/L 45-Plan AX2437 Ext 47
 - 6.) St/L 20-Plan AX2437 Ext 21
 - 7.) St/L 21-Plan AX2437 Ext 22
 - 8.) St/L 28-Plan AX2437 Ext 29
 - 9.) St/L 28-Plan AX2437 Ext 30
2. That the City Solicitor be directed to prepare the necessary bylaw; and
 3. That this report be forwarded to the November 23, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC15-69 Application for Road Closure (15-CL-15) Portion of 4th Avenue
Adjacent to 1000 Broder Street

Recommendation

1. That the application for the closure and sale of a portion of 4th Avenue right-of-way as shown as the shaded area on the attached plan of proposed subdivision, prepared by Scott L. Colvin, dated June 29, 2015, and legally described as follows, be APPROVED:
 - a) All that portion of 4th Avenue, Reg'd Plan No. T4085, shown as the shaded area and further described as 0.68 metre wide area immediately north and adjacent to Lot 40, Block 5, Reg'd Plan No. T4085, shown on the attached Plan of Proposed Subdivision prepared by Scott L. Colvin, Saskatchewan Land Surveyor.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the November 23, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

RPC15-70 Application for Closure (15-CL-16) Laneway Connecting Wascana
Estates - Wascana View Subdivision

Recommendation

1. That the application for the closure of the lane as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin S.L.S, dated June 22, 2015 and legally described Lane L1, Plan No. 101153382 and Lane L1, Plan No. 101627669, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the November 23, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.



Civic Naming Committee Report

RPC15-71 Civic Naming Committee 2014 Annual Report

Recommendation

That this report be forwarded to City Council for information, in order to celebrate the achievements of honourees.

Mayor's Housing Commission Reports

RPC15-72 Supplemental Report: Condominium Policy Bylaw 2012-14 Review and Policy Update

Recommendation

That this report be forwarded to the November 23, 2015 meeting of City Council for approval.

RPC15-73 Condominium Policy Bylaw 2012-14 Review and Policy Update

Recommendation

1. That *The City of Regina Condominium Policy Bylaw, 2012* (Bylaw No. 2012-14) be amended to:
 - a. Be consistent with the *Provincial Condominium Property Act, 1993* and *The Condominium Property Regulations, 2001*, both amended in 2014, by adding a definition for “Rate of Availability” to mean the impact of a conversion of a rental Property to condominiums based on the rental vacancy rate reported by Canada Mortgage and Housing Corporation (CMHC);
 - b. Add a definition of “Neighbourhood Vacancy Rate” to mean the most recent rental vacancy rate reported by CMHC at the Neighbourhood level;
 - c. Add a condition to Section 19 and Section 22 of the Bylaw that the impact of a condominium conversion for buildings of five units or more must not reduce the Rate of Availability to less than three per cent based on the Neighbourhood Vacancy Rate;
 - d. Be consistent with the *Provincial Condominium Property Act, 1993* and the *Condominium Property Regulations, 2001*, add a condition to Section 7, Section 8 and Section 18 that the impact of a condominium conversion must not reduce the Rate of Availability to less than 2.5 per cent for three and four unit properties, Vacant and Designated Heritage Properties based on the Census Metropolitan Area (CMA) or Citywide Vacancy Rate;



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- e. Revise the requirements of the Tenant Guarantee to provide a guarantee of a 12-month tenancy for tenants of a building approved for condominium conversion; and
 - f. Clarify and refine language in the Bylaw as housekeeping amendments.
2. That the City Solicitor be directed to prepare the necessary Bylaw to authorize the amendments, as described above; and
3. That this report be forwarded to the November 23, 2015 City Council meeting in conjunction with recommendations from the Regina Planning Commission.

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, OCTOBER 7, 2015

AT A MEETING OF THE REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 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: Councillor Mike O'Donnell, in the Chair
Councillor Jerry Flegel
Councillor Barbara Young
Phil Evans
Adrienne Hagen Lyster
Ron Okumura
Daryl Posehn
Laureen Snook

Regrets: Pam Dmytriw
Phil Selenski
Kathleen Spatt

Also in Attendance: Council Officer, Elaine Gohlke
Solicitor, Mark Yemen
Executive Director, City Planning and Development, Diana Hawryluk
A/Manager, Current Planning, Ben Mario
Manager, Development Engineering, Dustin McCall
Manager, Real Estate, Keith Krawczyk

APPROVAL OF PUBLIC AGENDA

Adrienne Hagen Lyster moved that the agenda for this meeting be approved, after the addition of communication RPC15-63 from Queen City Eastview Community Association regarding Application for Partial Road Closure (15-CL-10) as URGENT BUSINESS, to be considered immediately before RPC15-59, and that the delegations be heard in the order they are called by the Chairperson.

The motion was put and declared CARRIED UNANIMOUSLY.

ADOPTION OF MINUTES

Daryl Posehn moved, AND IT WAS RESOLVED, that the minutes for the regular and special meetings held on September 2 and 23, 2015 be adopted, as circulated.

ADMINISTRATION REPORTS

RPC15-56 Application for Concept Plan and Zoning Bylaw Amendment (15-Z-11/15-CP-02) Lands South of Padwick Avenue – Harbour Landing Concept Plan

Recommendation

1. That the application to amend the Harbour Landing Concept Plan, as shown in Appendix A-4, be APPROVED;
2. That the application to rezone from the following lands from UH - Urban Holding Zone to the zones identified be APPROVED:
 - a) Proposed Lots 17-32 and W1 in Block 5, and Lots 35-53 in Block 3 be rezoned to DCD 12-Direct Control District 12 Suburban Narrow Lot Residential; and
 - b) Proposed Parcel A be rezoned to I (H) – Institutional Zone (Holding Overlay) which is Parcel F, Plan No. FH5173 and a portion of SE ¼ Sec. 17-20-W2M to I (H)- Institutional Zone (Holding Overlay);as shown on the attached plan of proposed subdivision (Appendix A-3.1), be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendments.
4. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

Doug Rogers, representing Terra Developments Inc., and Pastor Terry Murphy, representing Regina Victory Church, addressed the Commission.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC15-57 Application for Discretionary Use (15-DU-16) Planned Group of Apartment Buildings 5300 Parliament Avenue – Harbour Landing Subdivision

Recommendation

1. That the Discretionary Use Application for a proposed planned group of apartment buildings located at 5300 Parliament Avenue, being Parcel B, Plan No. 102151796, 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-3.4 inclusive, prepared by Porchlight Developments and dated July 2015;
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*;
 - c) A Shared Access Agreement shall be entered into with the adjacent property to the east Parcel B1, Plan No. 102184512.
2. That this report be forwarded to the October 26, 2015, meeting of City Council.

Neil Braun, representing Porchlight Developments, addressed the Commission.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC15-58 Application for Discretionary Use (15-DU-08) Planned Group of
Apartment Buildings Parcel B – Greens on Gardiner – Primrose Green
Drive and Chuka Boulevard

Recommendation

1. That the Discretionary Use Application for a proposed Planned Group of four apartment buildings located at Primrose Green Drive and Chuka Boulevard, being Parcel B, Plan No. 102162484 Greens on Gardiner 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-3.6 inclusive, prepared by Northern Property Real Estate Investment Trust and dated March 18, April 23, and April 28, 2015; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the October 26, 2015 meeting of City Council.

Lorne Yagelniski, representing Yagar Developments, and Paul Dick, representing Northern Property, addressed the Commission.

Laureen Snook moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC15-63 Queen City Eastview Community Association: Application for Partial Road Closure (15-CL-10)

Recommendation

That this communication be received and filed.

Councillor Young moved, AND IT WAS RESOLVED, that this communication be received and filed.

RPC15-59 Application for Partial Road Closure (15-CL-10) - Portion of 8th Avenue Adjacent to 1360 Broder Street

Recommendation

1. That the application for the closure and sale of an undeveloped portion of 8th Avenue right-of-way as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin S.L.S., dated May 11, 2015 and legally described as “a portion of Parcel 8th Avenue, Plan No. FA5033”, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Councillor Young moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC15-60 Application for Partial Road Closure (15-CL-11) - Portion of Riverside Avenue Adjacent to 2540 Garnet Street

Recommendation

1. That the application for the closure and sale of a portion of Riverside Avenue right-of-way as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin S.L.S., dated May 19, 2015, and legally described as “All that portion of Riverside Avenue, Reg'd Plan No. K4654, shown on the Proposed Plan of Subdivision prepared by Scott L. Colvin, SLS, dated May 19, 2015.” be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Councillor Flegel moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC15-61 Application for Road (Lane) Closure (15-CL-12) - Undeveloped Portion of Lane South of 2625 and 2635 Regina Avenue

Recommendation

1. That the application for the closure and sale of a portion of underdeveloped legal laneway south of 2625 and 2635 Regina Avenue as shown on the attached plan of proposed subdivision prepared by Barry Clark, S.L.S. of WSP, dated April 2, 2015 and legally described as "L/W Block 510, Registered Plan No. BC1132", be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Phil Evans moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

RPC15-62 Application for Road Closure (15-CL-14) - Portion of 28th Avenue at Queen Street

Recommendation

1. That the application for the closure of a portion of the 28th Avenue right-of-way as shown on the attached Supplementary Plan (Appendix A-3.1) prepared by Scott Colvin SLS, dated June 24, 2015 and legally described as "part of 28th Avenue, Plan No. 89R48046 – SW ¼ Sec. 12, Twp. 17, Rge. 20, W2M", be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the October 26, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

Daryl Posehn moved, AND IT WAS RESOLVED, that the recommendation contained in the report be concurred in.

ADJOURNMENT

Adrienne Hagen Lyster moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 5:02 p.m.

Chairperson

Secretary

November 10, 2015

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (15-DU-17) Planned Group of Townhouses
Greens on Gardiner – 3301 Green Poppy Street

RECOMMENDATION

1. That the Discretionary Use Application for a proposed Planned Group of Townhouses located at the corner of Green Poppy Street and Green Brooks Way, being Block C, Plan 102196302, 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, A-3.1a and A-3.3, prepared by Porchlight Developments and dated September 23, 2015; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the November 23, 2015 meeting of City Council.

CONCLUSION

The applicant proposes to develop a planned group of five townhouse buildings containing a total of 64 townhouses on the subject property located at the corner of Green Poppy Street and Green Brooks Way. These units will be registered as condominiums and sold as freehold units.

The proposal complies with the Greens on Gardiner Concept Plan, which identifies the subject property for HD - High Density residential development. The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

Accordingly, the Administration is recommending approval of the Discretionary Use Application.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, City Council may establish conditions for discretionary uses based on; nature of the proposal (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

Land Use and Zoning Analysis

The applicant proposes to develop a Planned Group of five Townhouse buildings with a total of 64 townhouse dwelling units.

The land use and zoning related details of this proposal are summarized in the following table:

Land Use Details	Existing	Proposed
Zoning	R6- Residential Multiple Housing Zone	R6- Residential Multiple Housing Zone
Land Use	Vacant	Planned Group of Townhouses
Number of Dwelling Units	0	64
Building Area	0 m ²	1,739.7m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	64 stalls (1 stalls per unit)	79 stalls
Minimum Lot Area (m ²)	120 m ²	7,080 m ²
Minimum Lot Frontage (m)	4m	6 m
Maximum Building Height (m)	20 m	12.2 m
Maximum Floor Area Ratio	0.85	0.27
Maximum Coverage (%)	50 %	27%

According to the Greens on Gardiner Concept Plan, the subject property is to be surrounded by a variety of land uses including detached dwellings to the west, mixed use to the south, and vacant land to the east and north intended for future development.

The proposed development is consistent with the purpose and intent of the R6 - Residential Multiple Housing Zone with respect to providing a variety of housing options at densities exceeding 50 units per hectare and encouraging higher density housing along major arterial streets.

Greens on Gardiner Concept Plan

The proposal complies with the Greens on Gardiner Concept Plan which identifies the subject property for HD - High Density residential development. The proposed development will achieve a density of approximately 90 units per hectare. The subject property is identified on the attached Greens on Gardiner Concept Plan in Appendix C.

Traffic and Parking Management

The proposed development provides 79 parking stalls exceeding the minimum parking requirement of 1 parking stall per unit required by *Regina Zoning Bylaw No. 9250*. Green Poppy Street and Green Brooks Way are designed to accommodate on street parking. Hence, as a result there are no driveways bordering these streets. Access to the site is provided from one location on Green Poppy Street. There currently is no transit service in this area. However, Chuka Boulevard located to the west and Primrose Green Drive are designated transit routes on the

Greens on Gardiner Concept Plan. Chuka Boulevard is the closest arterial road to this development project, which is the nearest arterial road.

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.

The Transit Department has indicated that they are working on plans for provision of transit service in the Greens on Gardiner with implementation subject to budget approval. Chuka Boulevard and Primrose Green Drive are designated transit routes on the Greens on Gardiner Concept Plan.

Environmental Implications

None with respect to this report

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A: Policy Plan of Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Complete Neighbourhoods

- A diversity of housing types to support residents from a wide range of economic levels, backgrounds, and stages of life, including those with special needs.

Housing Supply and Affordability

- Support attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.
- Support residential intensification in existing and New Neighbourhoods to create complete neighbourhoods.

This proposed development is consistent with these policies because the density that would be achieved supports residential intensification.

Accessibility Implications

The *Regina Zoning Bylaw No. 9250* requires that 2% of the required parking stalls be provided for persons with disabilities. The proposed development provides three parking stalls for persons with disabilities which meets the minimum requirement of two stalls.

COMMUNICATIONS

Communications with the public is summarized as follows:

Public notification signage posted on	August 17, 2015
Letter sent to immediate property owners	August 10, 2015
Number of Public Comments Sheets Received	0

The application was circulated to the Arcola East Community Association (AECA). The AECA informed staff, (October 21, 2015) that they do not have any concerns regarding the project

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

DELEGATED AUTHORITY

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

Respectfully submitted,

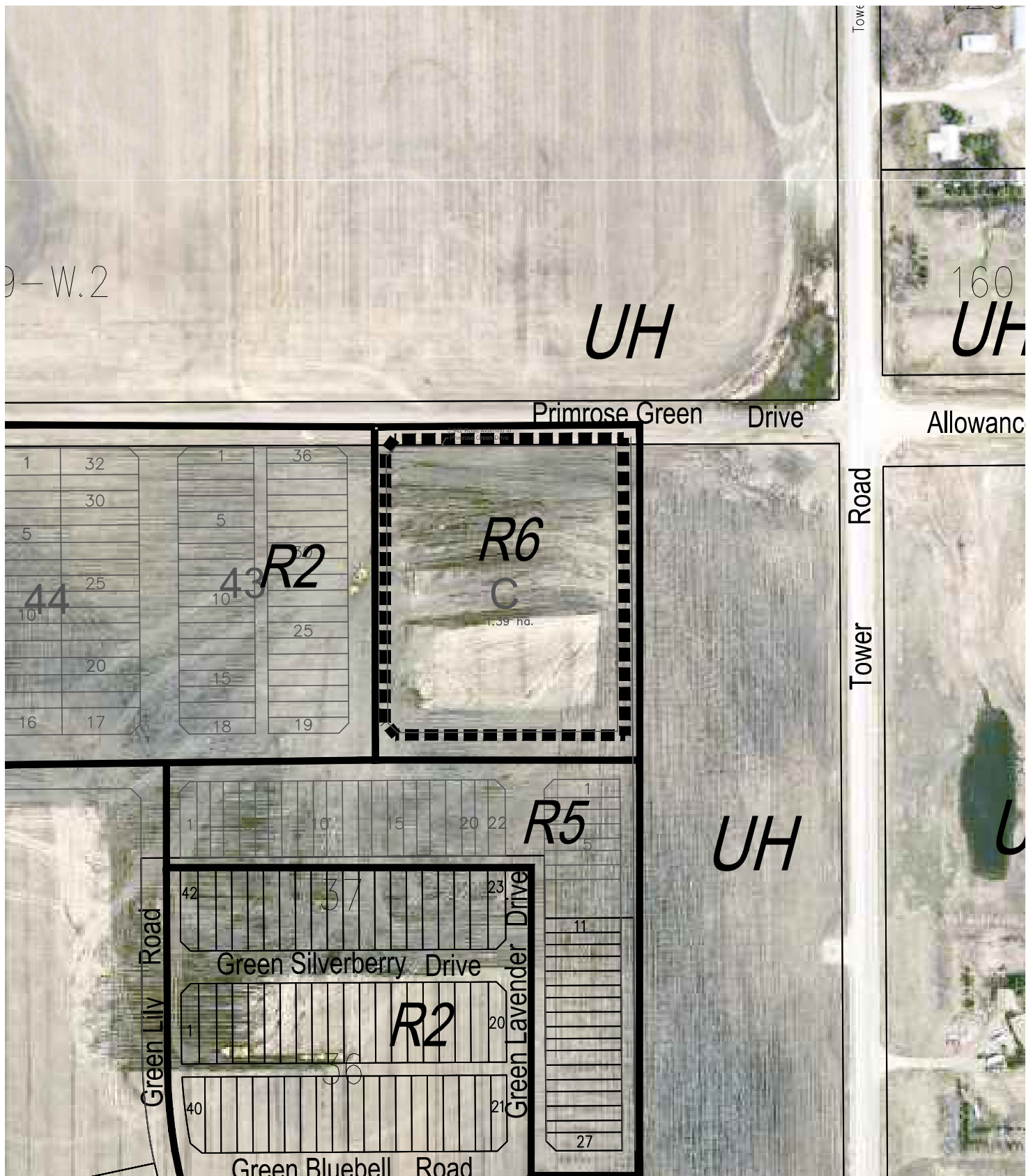


Fred Searle, A/Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



Subject Property



Project 15-DU-17

Civic Address/Subdivision

Parcel Y, Plan N:102162484, NE 1/4, Section 11
Twp 17 Rge 19 W2 Mer.

Appendix A-2



Subject Property

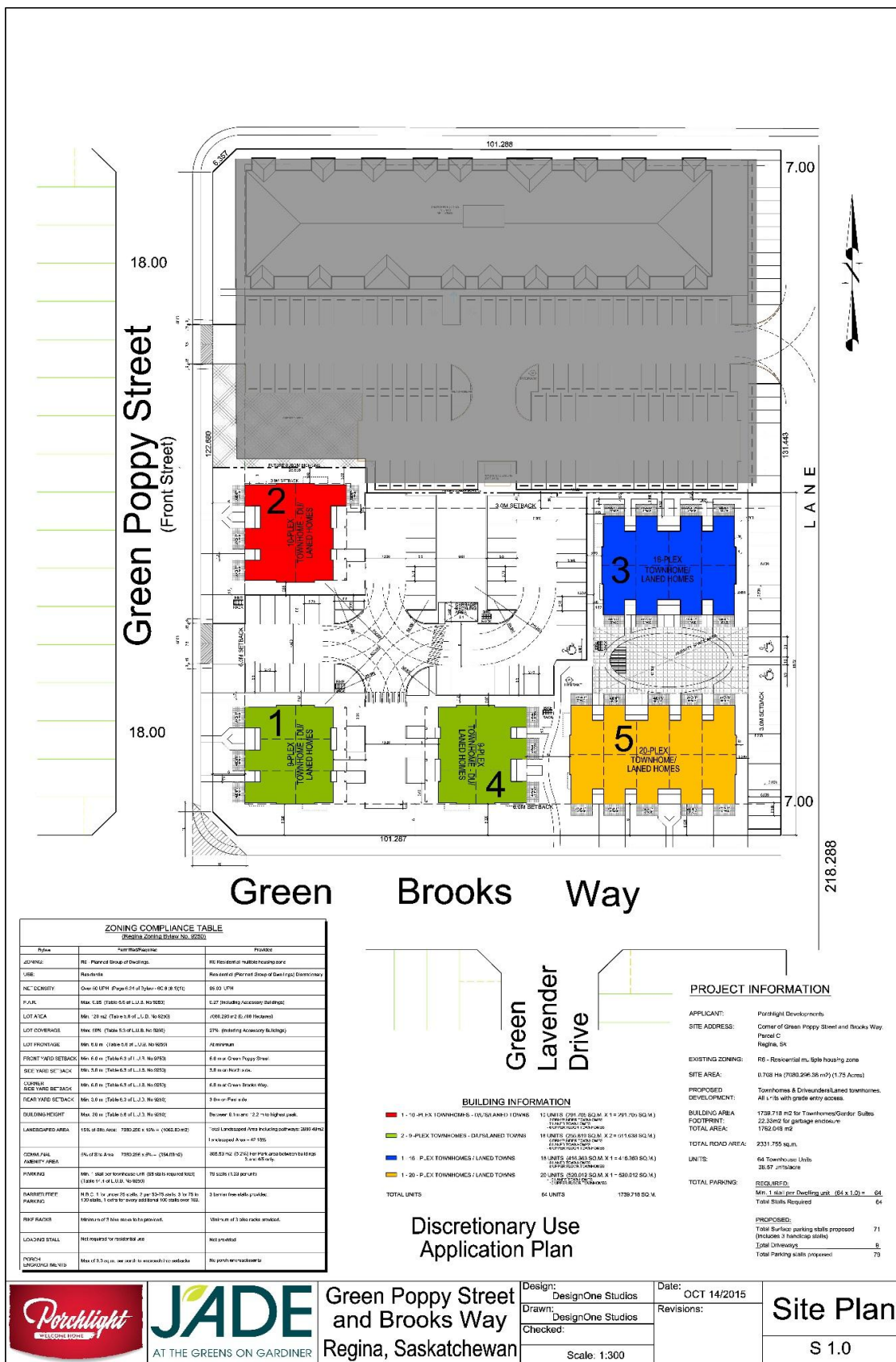
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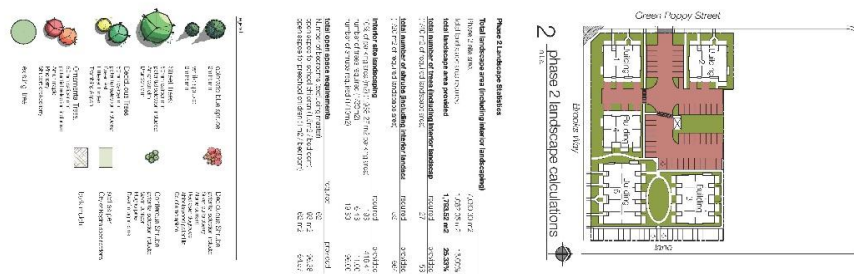
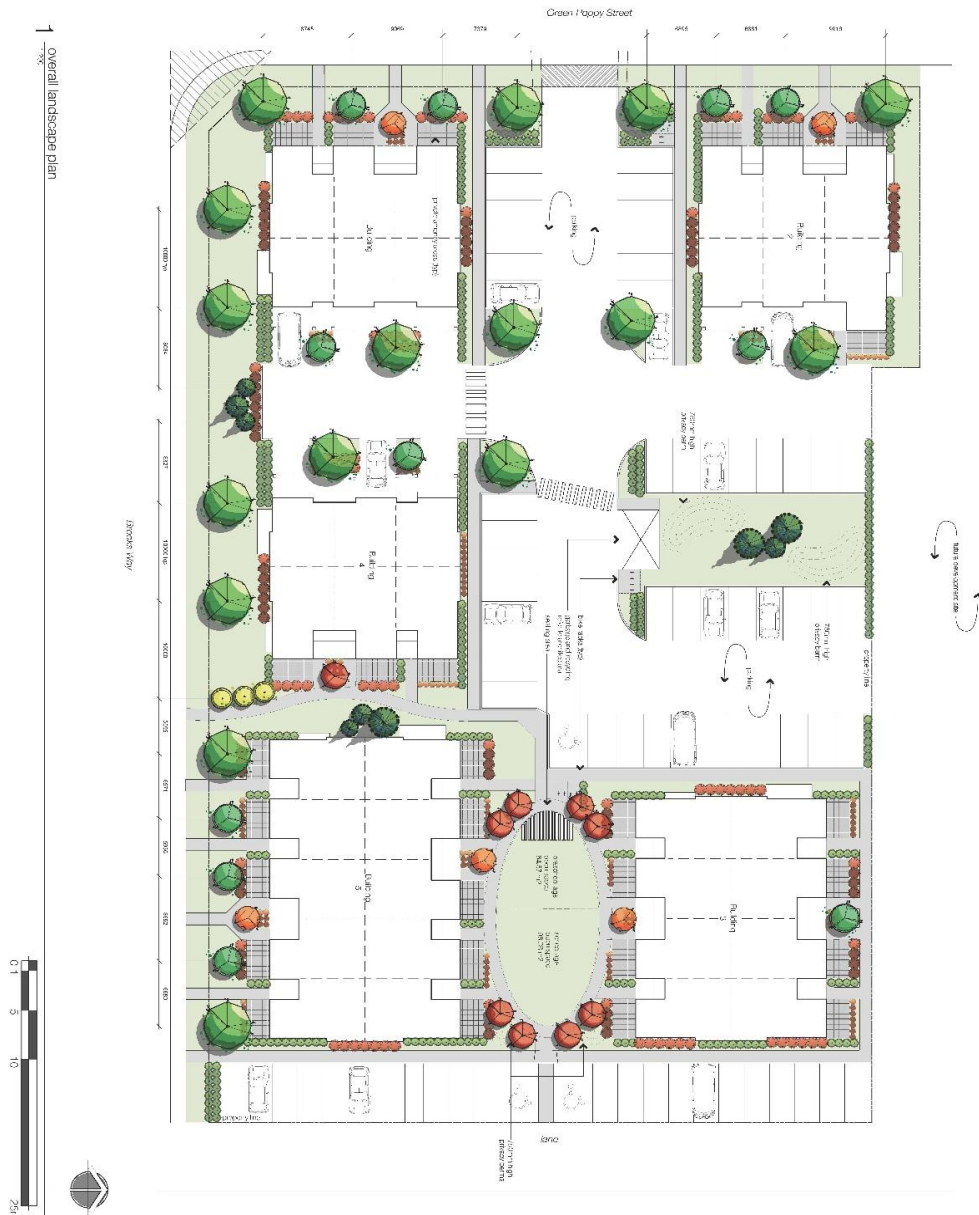


Project 15-DU-17

Civic Address/Subdivision

Parcel Y, Plan N:102162484, NE 1/4, Section 11
Twp 17 Rge 19 W2 Mer.





Jade at the Greens
Regina

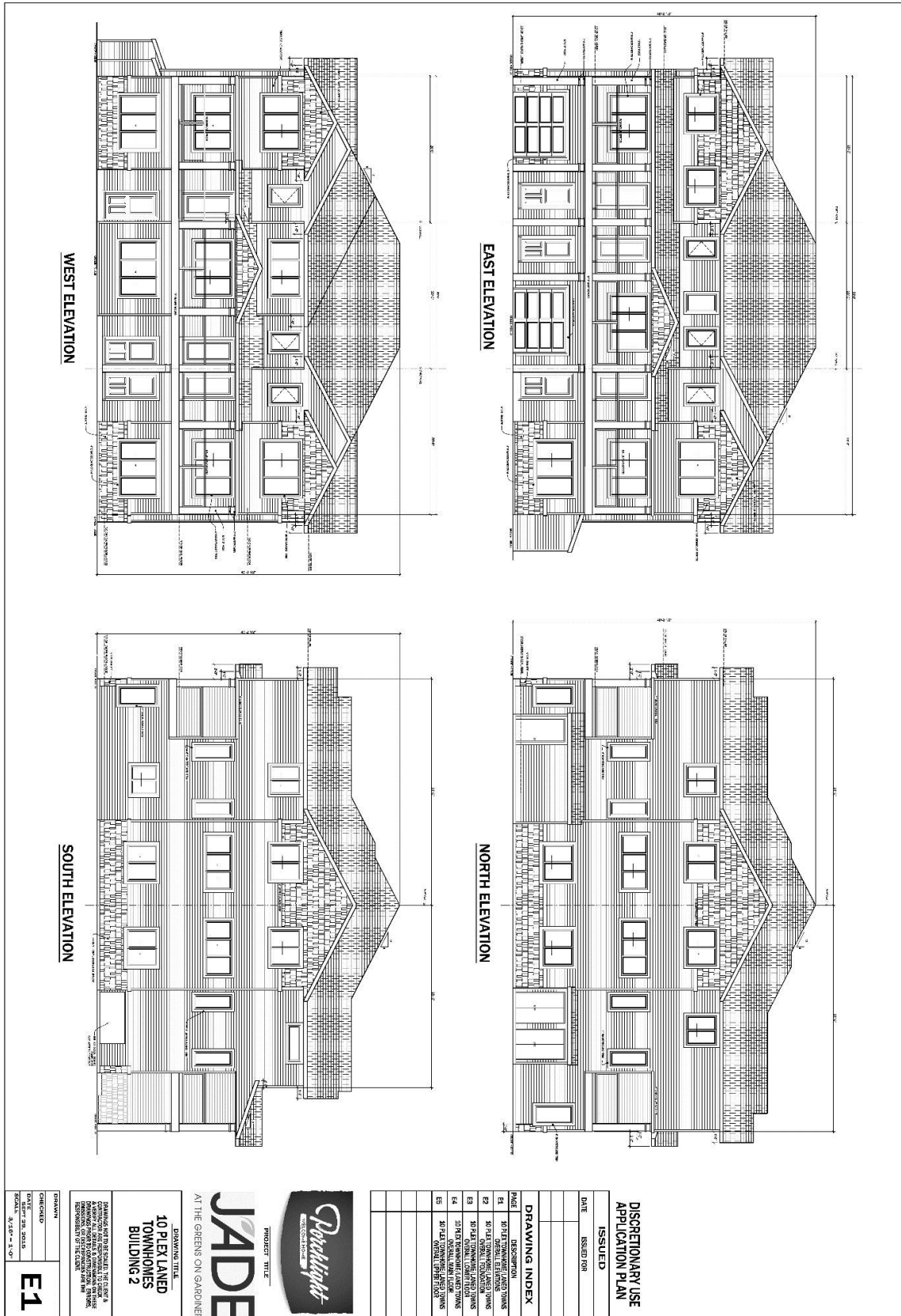
Overall landscape plan
Phase 2

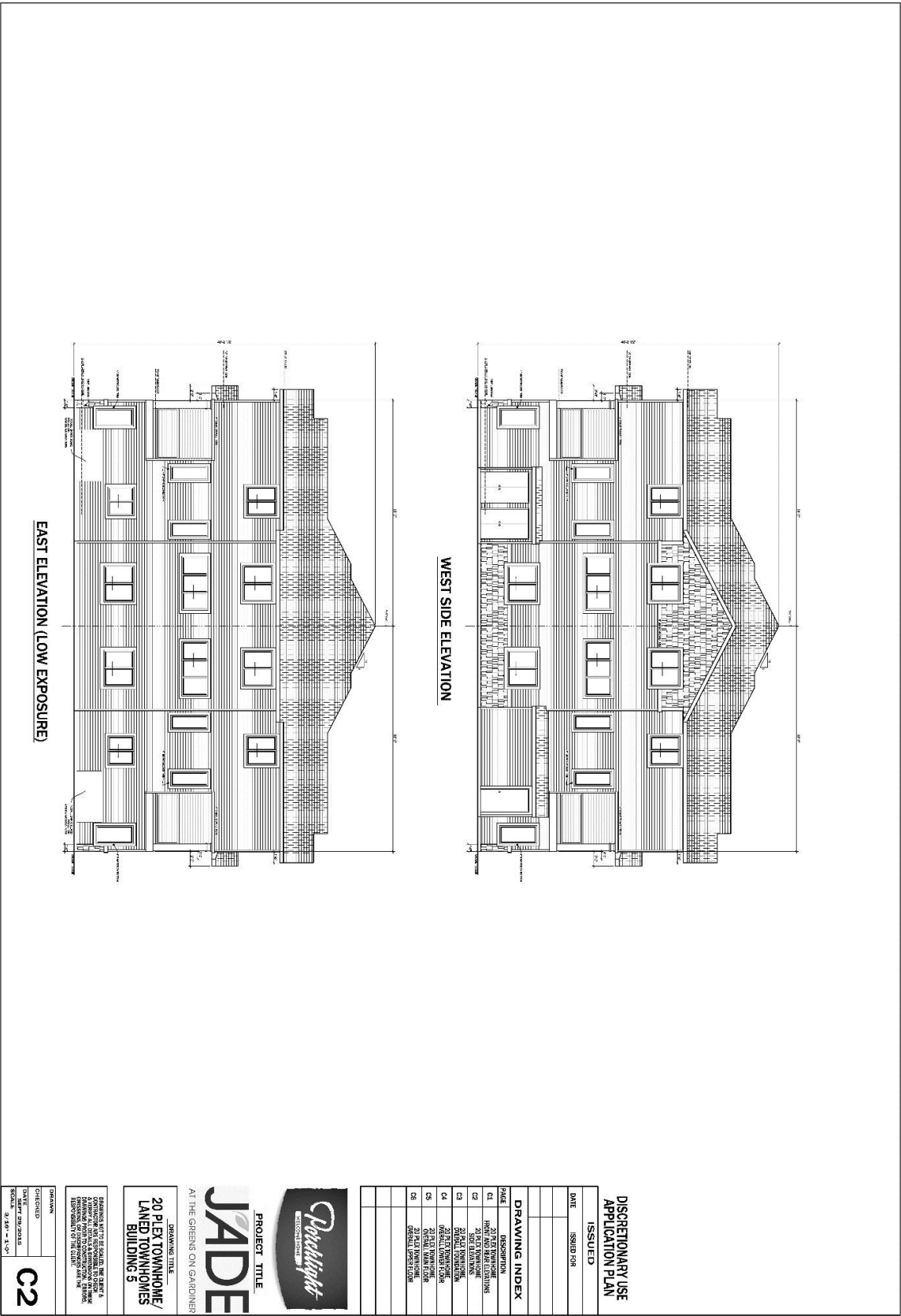
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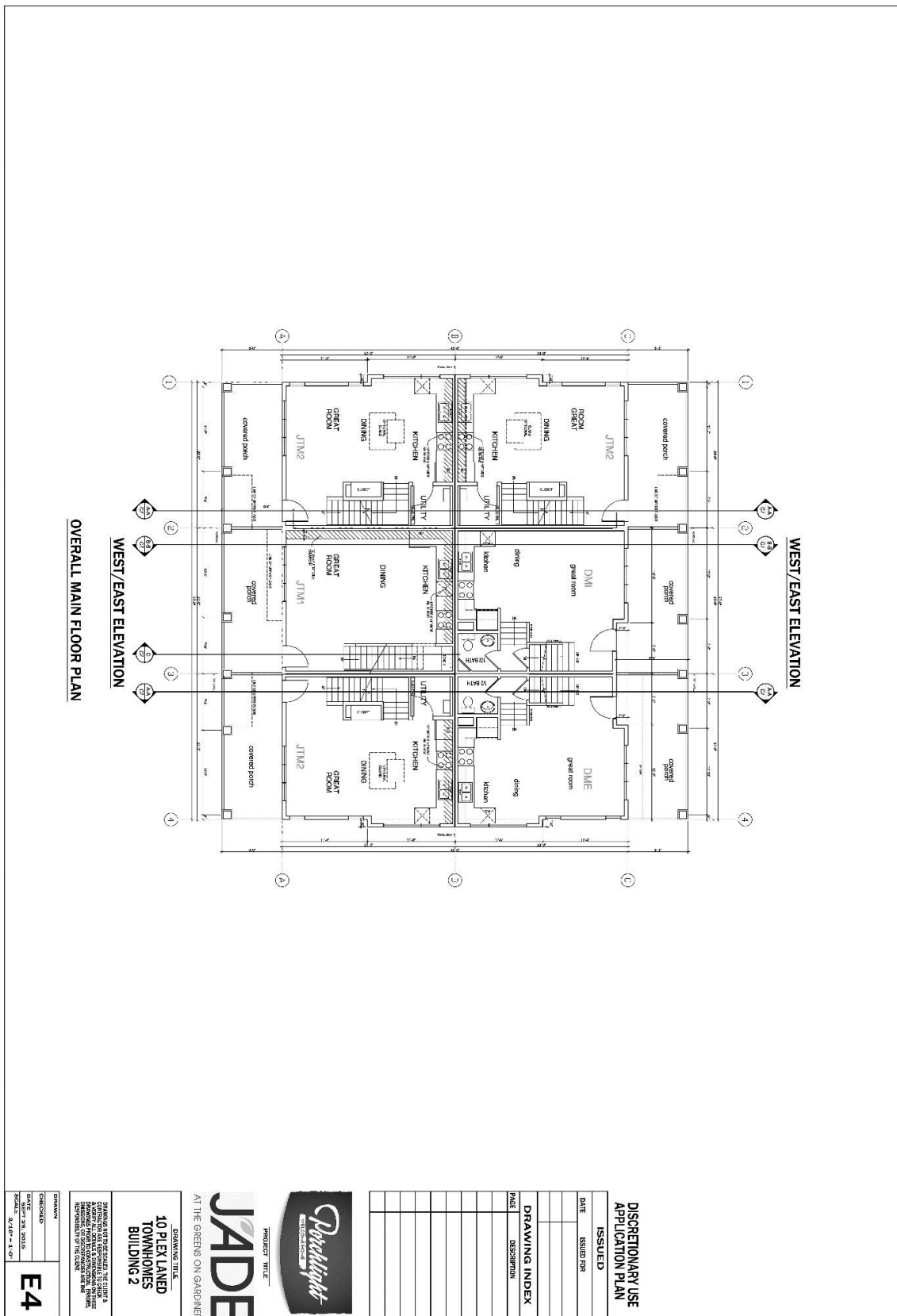
Planning Department

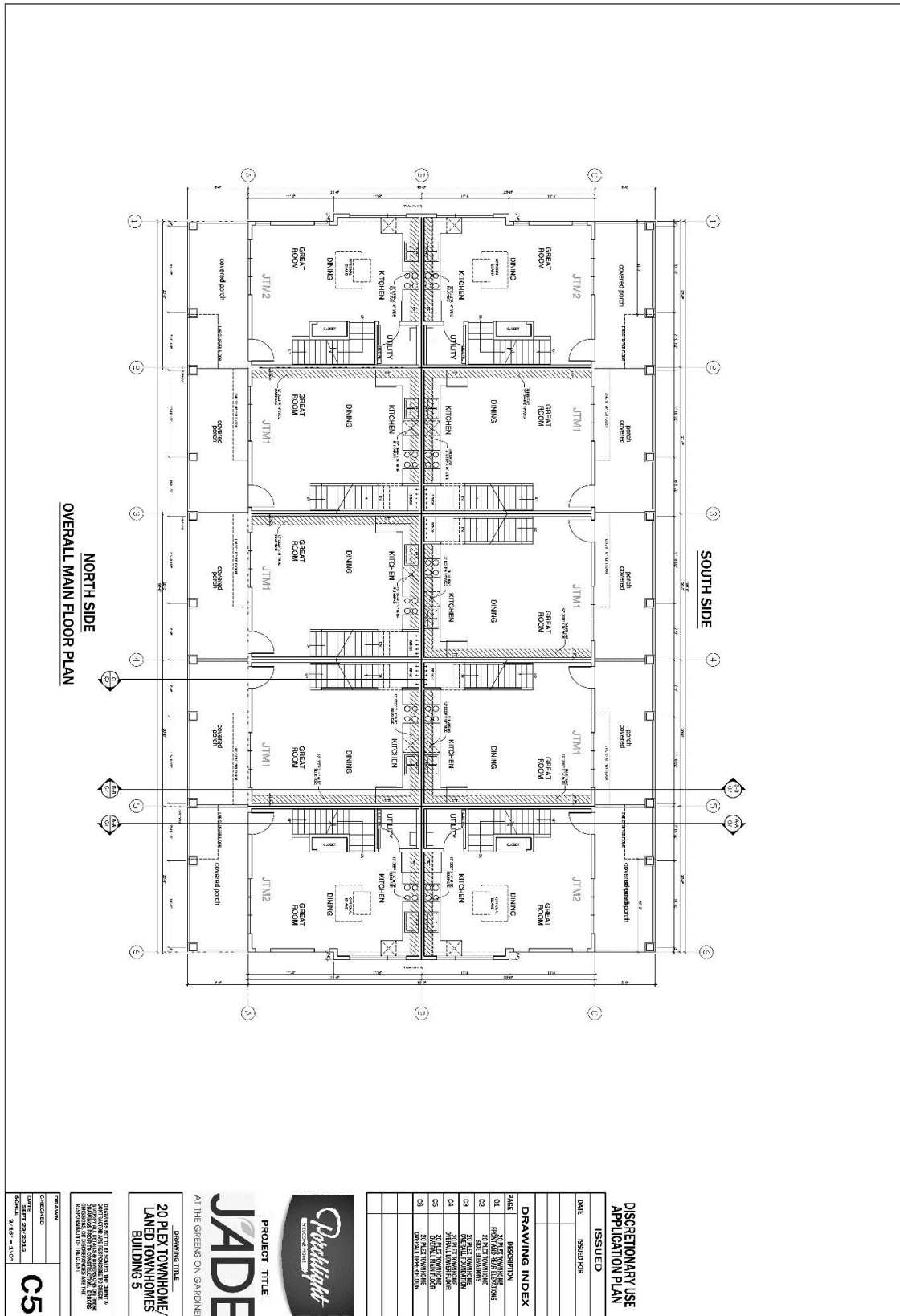
Project 15-DU-17

Civic Address/Subdivision 3301 Poppy Street





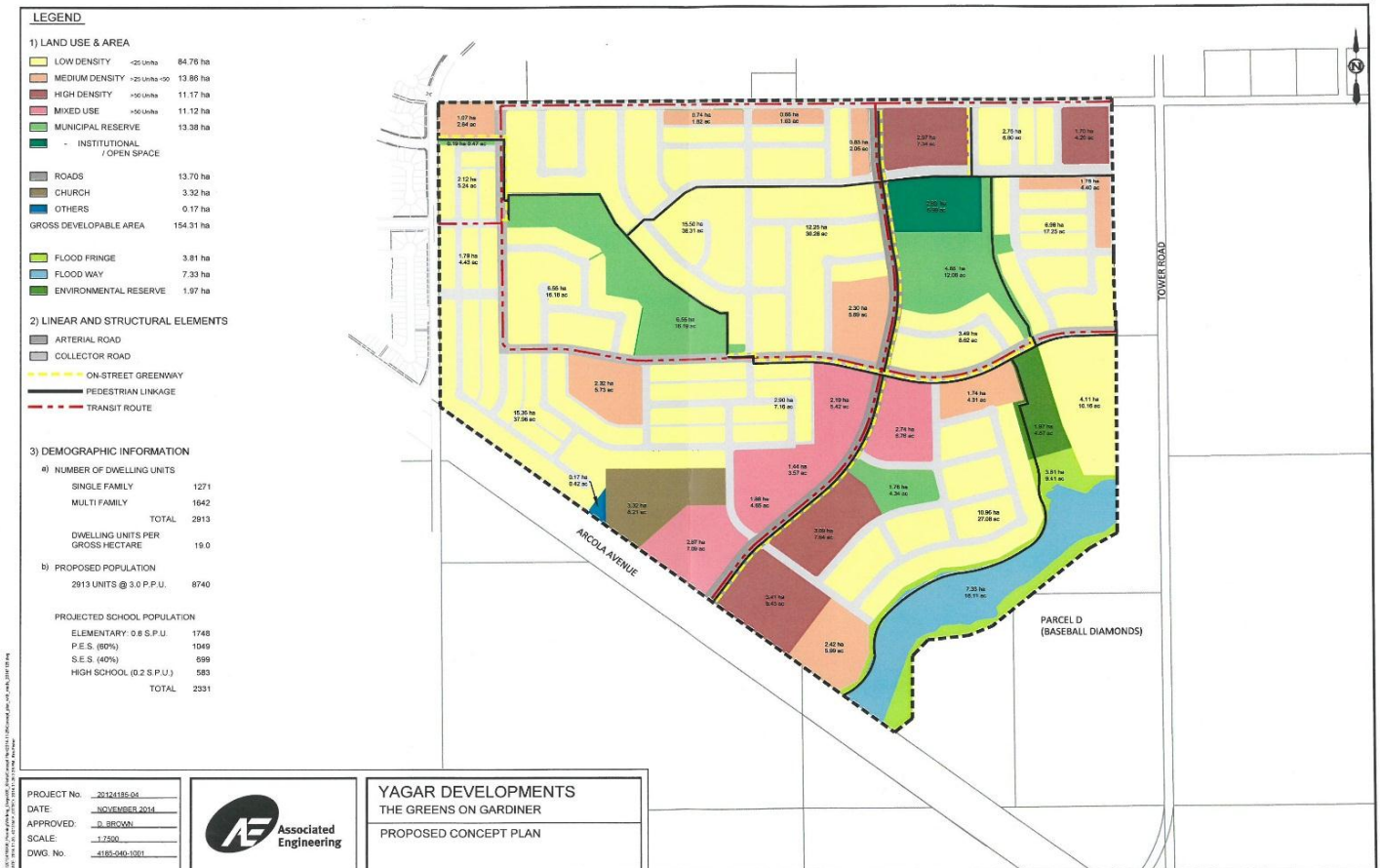




Planning Department

Project 15-DU-17

Civic Address/Subdivision 3301 Poppy Street



November 10, 2015

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (15-DU-22) Proposed Fast Food Outlet
2419 Park Street

RECOMMENDATION

1. That the discretionary use application for a proposed Fast Food Outlet located at 2419 Park Street, being Lot E, Block 17, Plan 59R16479 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 inclusive, prepared by LML Engineering Ltd and dated June 24, 2015; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the November 23, 2015 meeting of City Council.

CONCLUSION

The applicant proposes to develop and operate a Fast Food Outlet (pizzeria) as one of five commercial businesses in a multi-tenant commercial building. The existing commercial unit is vacant and was previously occupied by a retail business. The subject property is currently zoned LC1-Local Commercial Zone in which Fast Food Outlet is a discretionary use.

The proposed Fast Food Outlet will provide an additional amenity within proximity to residents in the area and is accessible by all modes of travel. As such, the proposal will positively contribute to the local economy and activity of the immediate area. There were no technical concerns identified in the review process.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250*.

Accordingly, the Administration recommends approval.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina*, *The Official Community Plan*, *Bylaw No. 2013-48* and *The Planning and Development Act*, 2007.

Pursuant to subsection 56(3) of The Act, Council may establish conditions for discretionary uses based on; nature of the proposal (e.g. site, size, shape, and arrangement of buildings), and aspects of site design (e.g. landscaping, site access, parking, and loading), but not including the colour,

texture or type of materials and architectural details.

DISCUSSION

The land use and zoning related details of this proposal are summarized in the following table:

Land Use Details	Existing	Proposed
Zoning	LC1 – Local Commercial Zone	LC1 – Local Commercial Zone
Land Use	Vacant Commercial Unit	Fast Food Outlet
Number of Dwelling Units	N/A	N/A
Building Area	682.9 m ²	162m ² for proposed use

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	No change as there is no change in intensity from previous use	13 stalls provided on-site
Minimum Lot Area (m ²)	250 m ²	1013 m ² existing
Minimum Lot Frontage (m)	6 m	33.25m
Maximum Building Height (m)	13 m	1 story
Maximum Floor Area Ratio	1.75	n/a
Maximum Coverage (%)	65%	67.2% (legally non-conforming)

Surrounding land uses include commercial to the north and south, an apartment building directly to the east, and detached dwellings to the west across Park Street.

The proposed development is consistent with the purpose and intent of the LC1 - Local Commercial Zone with respect to:

- Providing commercial uses to serve the immediate neighborhood;
- Accommodating local commercial services near arterial and collector streets; and
- Integrating shopping in facilities in residential neighbourhoods.

Access to the subject property is directly from Park Street and parking is at the front of the building. There is a lane at the rear of the building that provides rear access but does not provide parking. Entrance and exiting is available throughout the front of the lot because there is one continuous curb cut or depression in the curb. This would not be allowed by today's standards but may continue to exist as a legally non-conforming aspect of existing site development.

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 changes existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Design Regina, The Official Community Plan: Bylaw No. 2013-48* with respect to:

- Encouraging local commercial within residential areas.

The site provides commercial choice to the surrounding residents.

Other Implications

None with respect to this report.

Accessibility Implications

The *Regina Zoning Bylaw No. 9250* requires that 2% of the required parking stalls be provided for persons with disabilities. The existing development provides one parking stall for persons with disabilities which meets the requirements. No further changes to the property would be required.

COMMUNICATIONS

Communication with the public has been summarized below:

Public notification signage posted on	August 28, 2015
Letter sent to immediate property owners	August 21, 2015
Number of public comments sheets received	2

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B. Also included, are the applicant's and Administration's response to those issues, as well as the community comments received during the review process.

Although the concerns expressed by the public on the limited available parking and a perceived or possible increase in traffic and noise, the applicant demonstrated support for the project by polling the neighbours and receiving 86 signatures in support of opening the proposed business.

A copy of the application was circulated to the Boothhill Community Association (BCA). The Administration attempted contact with the BCA following circulation of the proposal, but was not able to obtain comments prior to the deadline for submission of this report

DELEGATED AUTHORITY

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Fred Searle', written in a cursive style.

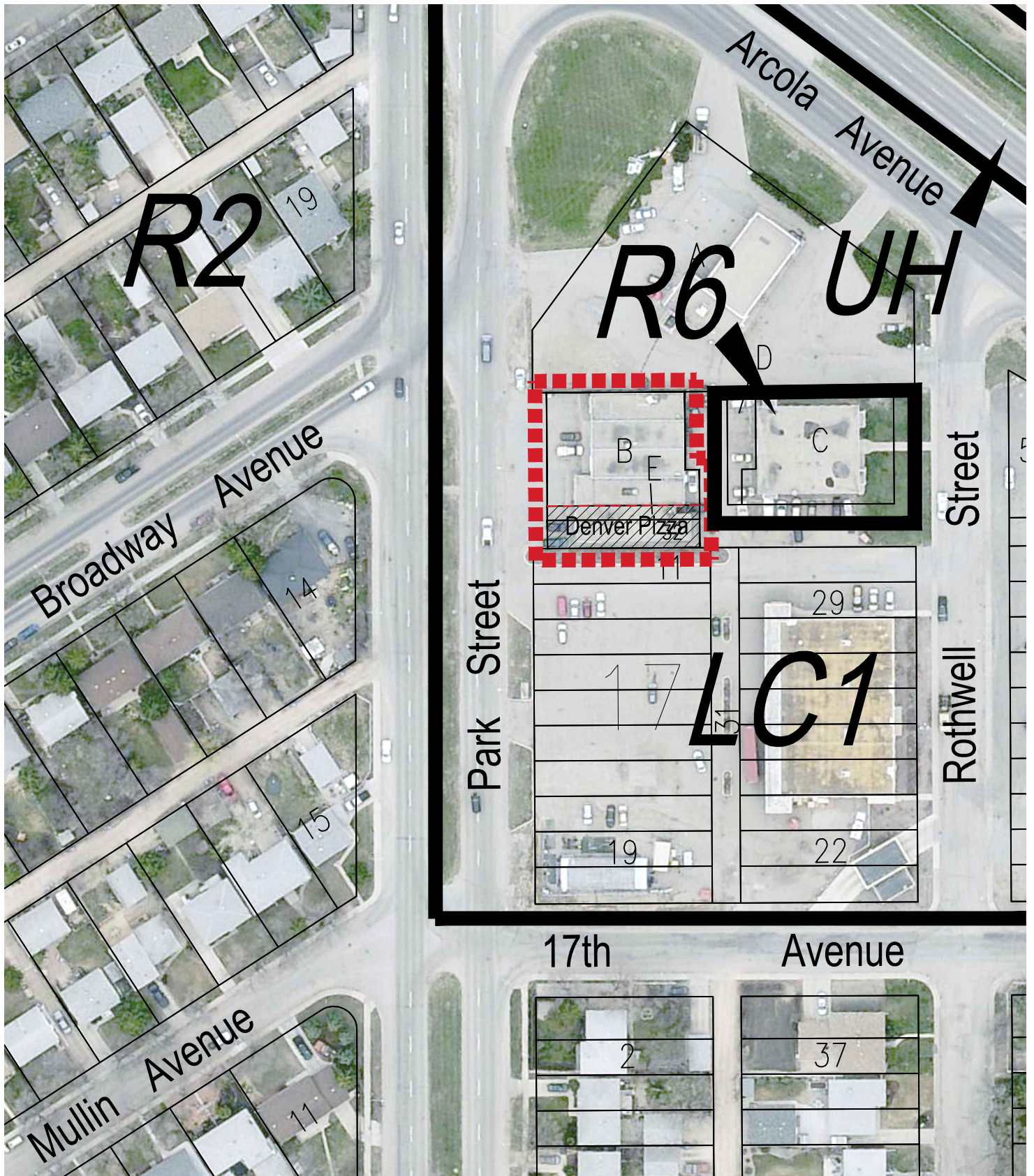
Fred Searle, A/Director
Development Services

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Diana Hawryluk', written in a cursive style.

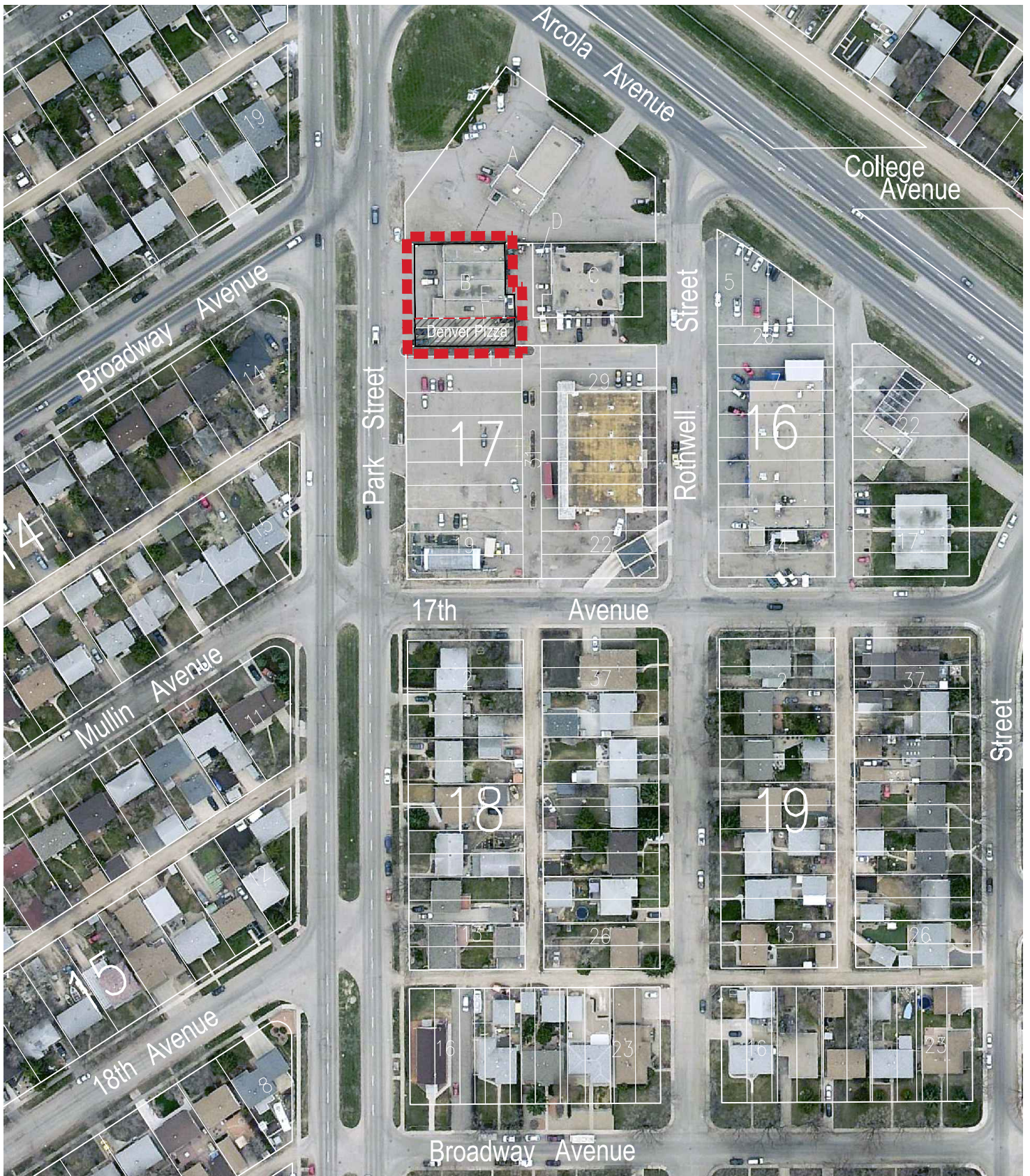
Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Ian MacDougall



Subject Property

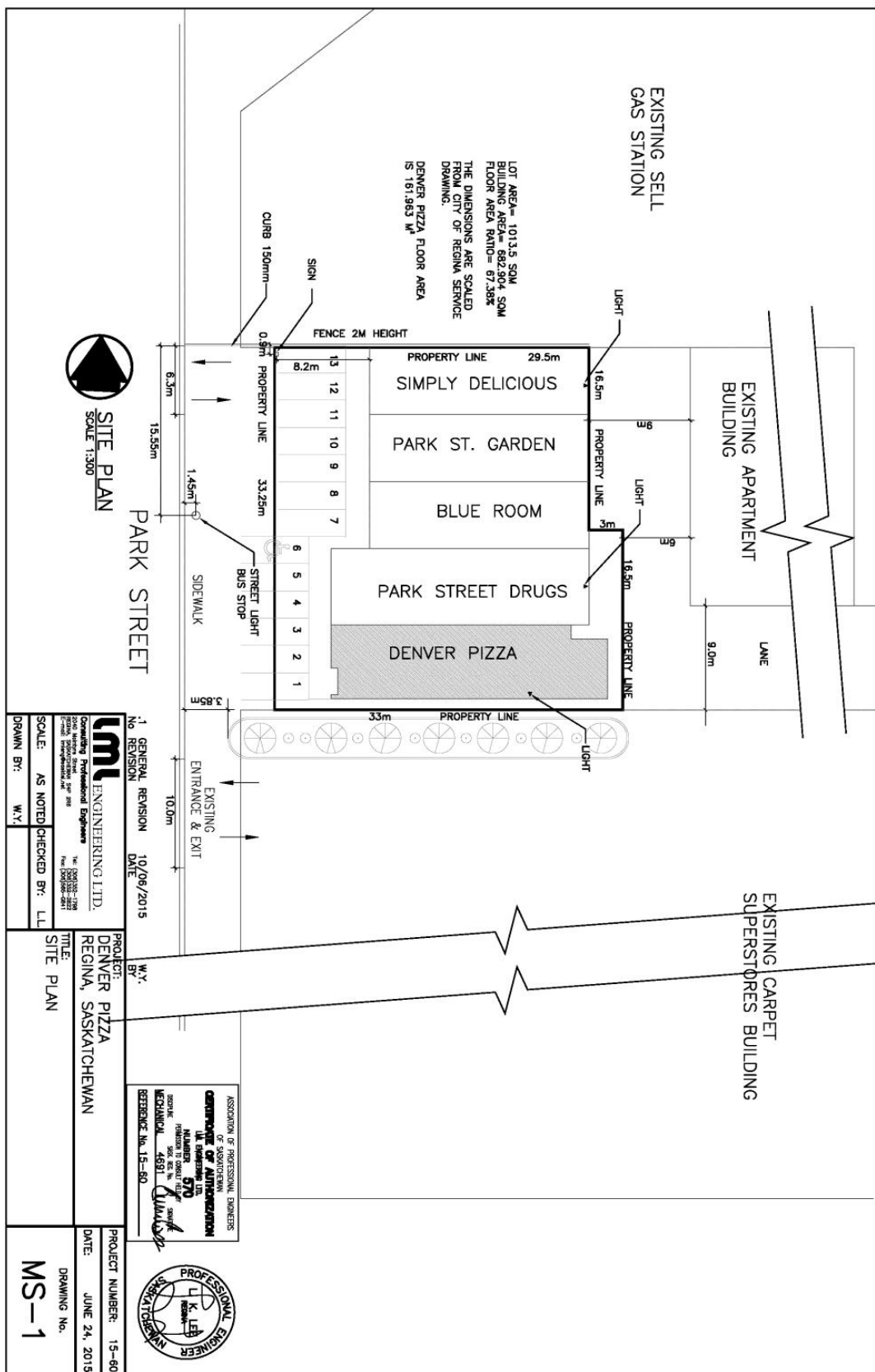




Subject Property

Date of Photography: 2012





Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	2	<ul style="list-style-type: none"> • Business could contribute to traffic issues and increased noise • Business will increase parking problem
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	0	

1. Issue: The proposal would contribute to traffic and increased noise. This is unfair.

Administration's Response:

The proposed Fast Food Outlet will not provide any seating for patrons. The pizzas prepared will either be delivered or picked up. As a result, the proposed change of use will not negatively impact traffic or noise.

Applicant comments:

Park Street is a main street, traffic is common on a main street. There is also a bus route following Park Street.

2 Issue: The proposal will contribute to the existing parking challenges.

Administration's Response:

The site currently provides 13 parking spaces, which includes 1 parking space for persons with disabilities. The proposed use does not require additional parking as the property parking is legally non-conforming and the proposed use is not increasing the intensity of the use.

The front parking may be a contributing factor to the traffic concerns identified by the public as vehicle movements are not limited by a single entry and exit point as should be required.

Applicant comments:

The proposal is a takeout and delivery. Patrons come and go so will not pose any parking problems.

November 10, 2015

To: Members,
Regina Planning Commission

Re: Application for Zoning Bylaw Amendment and Discretionary Use (15-Z-16/ 15-DU-15)
Proposed Medical Clinic and Retail Building – 2055 Prince of Wales Drive

RECOMMENDATION

1. That the application to rezone Block/ Parcel T, Plan No. 00RA08920, Ext. 5, Spruce Meadows Subdivision located at 2055 Prince of Wales Drive from MAC3- Major Arterial Commercial Zone to MAC- Major Arterial Commercial Zone be APPROVED.
2. That the discretionary use application for a proposed Building F- Medical Clinic and Retail Building located at 2055 Prince of Wales Drive, being Plan No. 00RA08920, Spruce Meadows 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 Mallen Gowing Berzins Architecture and dated June 30, 2015; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment; and
4. That this report be forwarded to the November 23, 2015, meeting of City Council for a decision on this application.

CONCLUSION

The applicant proposes to develop a building containing Medical Clinics and Retail (Building F) on the east Superstore site. A discretionary use is required as this represents the second phase of approval of the recently approved shopping centre expansion of the east Superstore site. In addition, the applicant proposes to rezone the subject property from MAC 3 to MAC.

The proposed development is consistent with the overall approved development of the site and is compatible with the surrounding context. Similarly, the land uses previously approved by the City Council on June 22, 2015, (CR 15-77) for the subject property are consistent with the purpose and intent of MAC Zone. The proposal to rezone the subject property is consistent with the purpose and intent of MAC – Major Arterial Commercial Zone.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

Accordingly, the Administration is recommending approval of these applications.

BACKGROUND

The subject property contains the Real Canadian Superstore and Gas Bar, which was constructed in 2000, and is located at the southeast corner of the intersection of Victoria Avenue and Prince of Wales Drive (2055 Prince of Wales Drive). The site contained many undeveloped portions of land that were being held by the property owner in anticipation of future commercial development. An application to develop a shopping centre on the site was approved by the City Council on June 22, 2015, (CR 15-77) and designating the area of the site at the intersection of Prince of Wales Drive and West Fair Road for future development (“Building F”). According to the applicant, the detailed design of Building F was not ready for application at the time. The Administration has now received a separate application to develop Building F for Medical Clinics and Retail.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

Pursuant to *subsection 56(3) of The Planning and Development Act*, City Council may establish conditions for discretionary uses based on the nature of the proposal (e.g. site, size, shape, and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking, and loading), but not including the colour, texture or type of materials, and architectural details.

DISCUSSION

Zoning and Land Use Analysis

The applicant proposes to develop Building F for Medical Clinics and retail uses on the south-west corner of east Superstore site. The development constitutes a second phase of development in continuation of the previous discretionary use approval in June 22, 2015 (CR15-77). In the first phase, the applicant received approval to develop eight new commercial buildings.

The land use and zoning related details of this proposal are summarized in the following table:

<u>Land Use Details</u>	<u>Existing</u>	<u>Proposed</u>
Zoning	MAC3 - Major Arterial Commercial Zone	MAC - Major Arterial Commercial Zone
Land Use	Shopping Centre	Medical Clinics and Retail (Commercial)
Number of Dwelling Units	N/A	N/A
Building Area	0 m ²	1231.5 m ²

Zoning Analysis	Required (Based on MAC Zone Requirements)	Proposed
Number of Parking Stalls Required	77 stalls	119 stalls*
Minimum Lot Area (m ²)	250 m ²	74,164.79 m ²
Minimum Lot Frontage (m)	6 m	249 m
Maximum Building Height (m)	15 m	16.15 m
Gross Floor Area	N/A	4926 m ²
Maximum Coverage (%)	90%	36.6% (includes all buildings on site)

**The amount of parking is part of the entire site for the shopping centre development and was considered as part of the approval by City Council on June 22, 2015 (CR 15-77). According to the TIA and Parking Study Report submitted earlier, taking into consideration of overall development on this site, the total number of parking stalls required with shared parking arrangements, including Building F, is 918 stalls. The total number of parking stalls proposed on the entire site with this proposal is 1007, which exceeds the requirement as recommended by the TIA report.*

In the MAC Zone, the maximum permitted building height is 15 metres. The proposed building is at a height of 16.15m in height, for a variance from standard of 7.6%. *Regina Zoning Bylaw No. 9250* allows for consideration of a Minor Variance Application where the variance in height is less than 10%. The Administration is supportive of the variance from standard as there will be minimal impact on the streetscapes and adjacent properties.

The application is consistent with the previously approved landscape plan concept for the entire shopping centre. The focus of landscaping is at the perimeter of the site and adjacent to public streets.

The surrounding land uses include commercial use and Victoria Avenue (Highway No. 1) to the north, Regina Memorial Gardens Funeral Home and Cemetery to the east, commercial uses to the south (Winners, Best Buy, and Rona), and commercial uses to the west (Wal-Mart).

Proposed Rezoning

The MAC3- Major Arterial Commercial Zone is applied to small number of properties along Victoria Avenue (east to University Park Drive) including the subject property which was developed for a Real Canadian Superstore in 2000. The properties to the east are zoned MAC- Major Arterial Commercial, and properties to the west and south of the subject property are zoned MAC 3- Major Arterial Commercial. Properties across Victoria Avenue to the north of the subject property are zoned MAC as well as HC- Highway Commercial Zone.

While the MAC3 and MAC zones are similar, there is one notable difference with respect to the provision of discretionary use of retail spaces. The MAC3 zone allows more than 500 m² gross floor area of retail use on a single lot basis as a discretionary use; whereas, MAC Zone allows more than 1000 m² gross floor area as discretionary on a single lot basis.

The proposed development is consistent with the purpose and intent of the MAC - Major Arterial Commercial Zone with respect to accommodating retail, service, and office developments along controlled-access roadways where establishments can benefit from good visibility from a major arterial roadway. Similarly, the land uses previously approved by the City Council on June 22,

2015 (CR 15-77), on the subject property are consistent with the purpose and intent of the MAC Zone; therefore, the proposed uses could be accommodated in MAC zone. MAC zoning is also applied on a city wide basis to many large format shopping centre developments similar to the subject property. Accordingly, the Administration supports the applicant's proposal to rezone the subject property to MAC.

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

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A: Policy Plan of Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Complete Neighbourhoods

- Providing opportunities for daily lifestyle needs, such as services, convenience shopping and recreation;
- Providing live/work opportunities within urban centres and urban corridors and within residential areas as identified within approved secondary plans or concept plans.

Urban Centers and Corridors

- Supporting the redevelopment of existing retail areas to higher density, mixed-use, and transit-oriented development with densities appropriate to servicing capacity.

Employment Areas

- Requiring new large-format retail to be located on urban corridors or within identified urban centers and designed;
- Allowing for change and intensification over time.

The proposed development compliments the overall development of the area in establishing a complete neighbourhood and provides the nearby residents additional opportunities for shopping and employment. The proposed development is intended to maximize existing retail area with the available servicing capacity. The proposed development is well connected with the transit and sidewalks along Prince of Wales Drive. At present, the Victoria Express transit route operates from this location with direct access to the downtown.

Other Implications

Office Policy

The intended purpose of the building is to accommodate medical professionals, and thus the majority of the space would be considered as a medical clinic, not an office building. Office users in this location would be restricted to 1000 m² per lot. Only a small portion of the building could accommodate an office user. This approval is specific to a medical clinic use. The Administration will monitor the building over time through the building permit or development permit process to ensure that the portion of office tenancy does not exceed what is permitted in the OCP and Zoning Bylaw.

Accessibility Implications

Regina Zoning Bylaw No. 9250 requires 2% of the required 77 parking stalls (gross parking calculation) or 2 parking stalls be provided for persons with disabilities. The proposed development provides 2 parking stalls for persons with disabilities which meets the minimum requirement.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	July 23, 2015
Will be published in the Leader Post on	November 14, 2015 November 21, 2015
Number of Public Comments Sheets Received	None

The application was circulated to the Arcola East Community Association (AECA). Following the circulation, the Administration attempted follow-up contact with the AECA but did not receive a response prior to the deadline for submission of this report.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

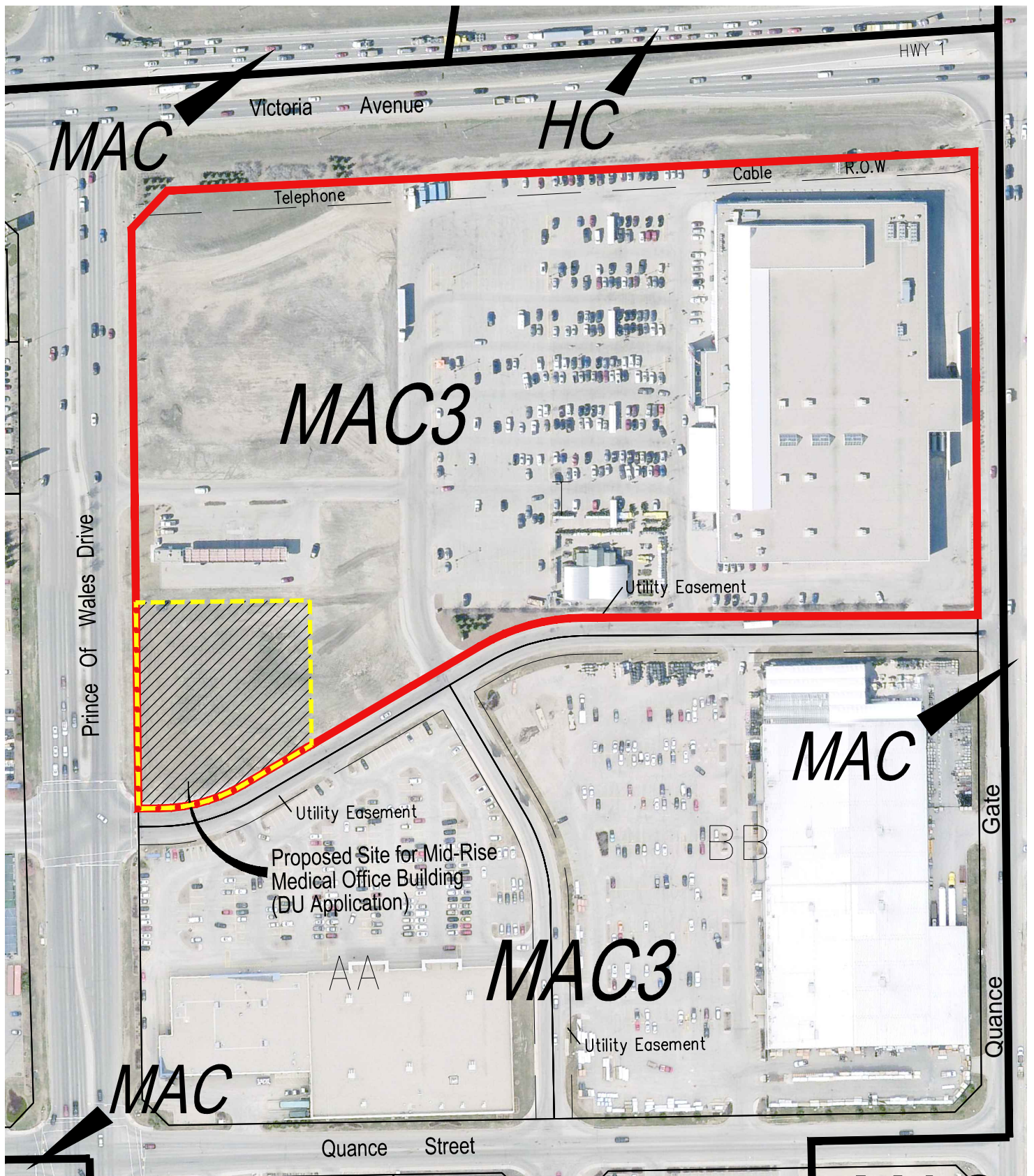


Fred Searle, A/Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



Subject Property



Subject Property

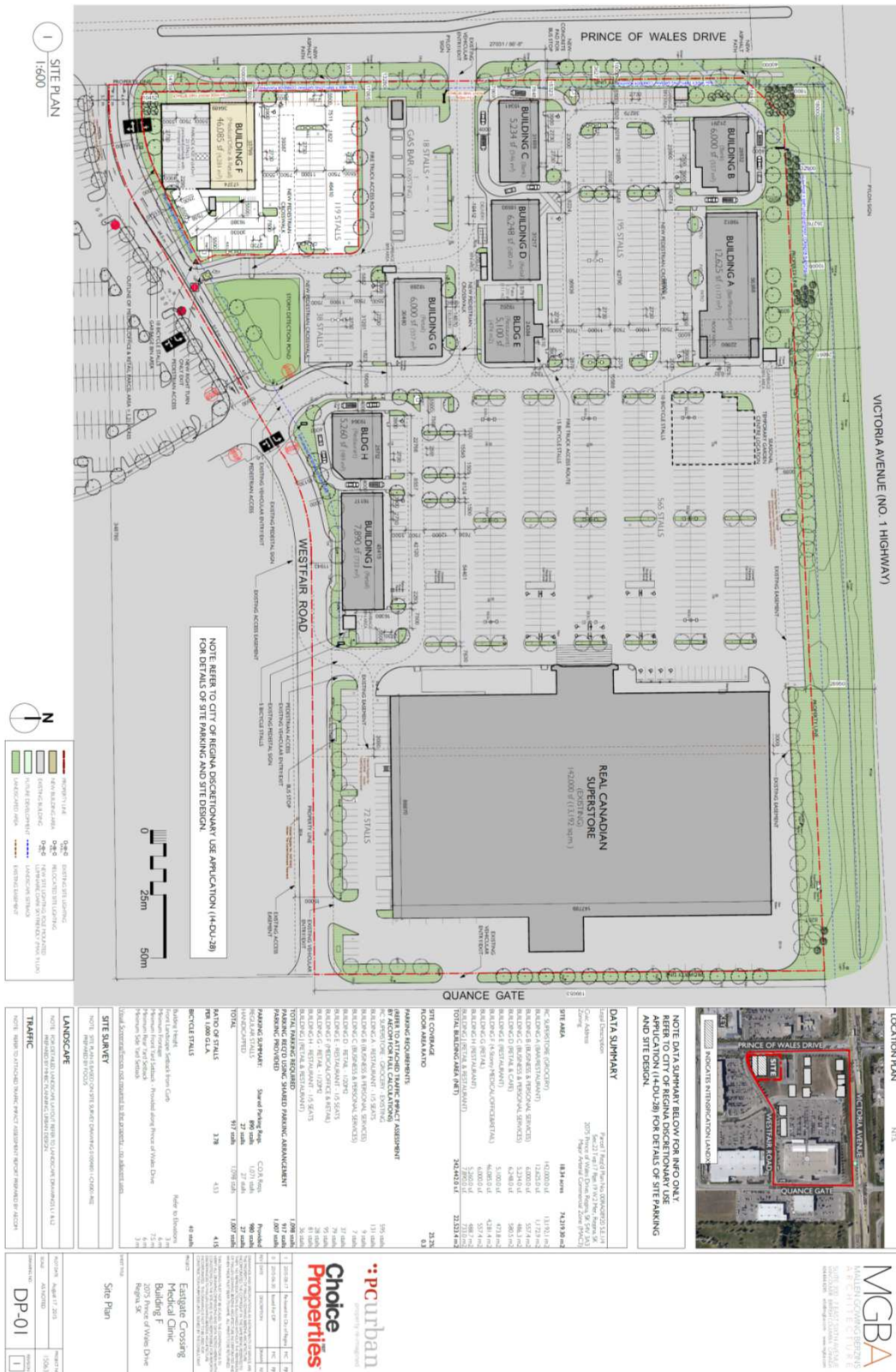
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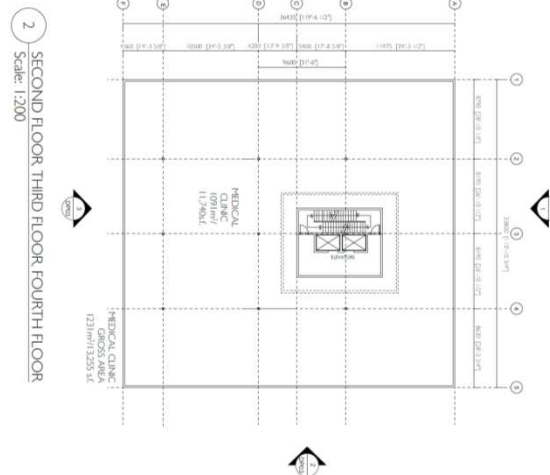


Project 15-Z-16
(15-DU-15)

Civic Address/Subdivision

2055 Prince of Wales Drive



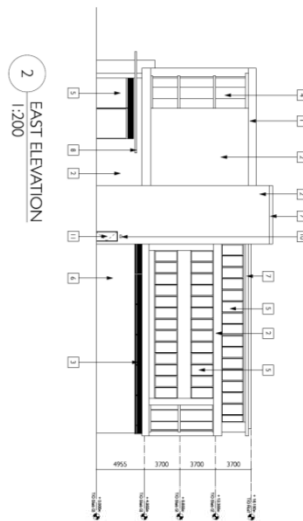


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402' 7" (12.30m)	MEDICAL	
287' 9" (8.80m)	MEDICAL	
142' 7" (4.35m)	MEDICAL	
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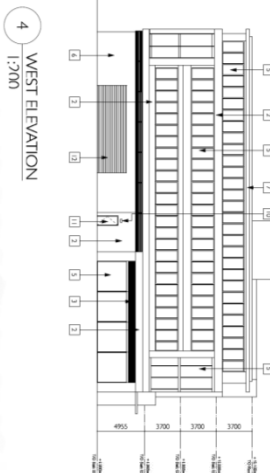
4 SECTION B-B
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PART 700 Plans & Sections Medical Clinic Building F		PROJECT NO.
DATE: June 26, 2013	SCALE: AS NOTED	1506
DRAWING NO. DP-02		REVISIONS 1 -

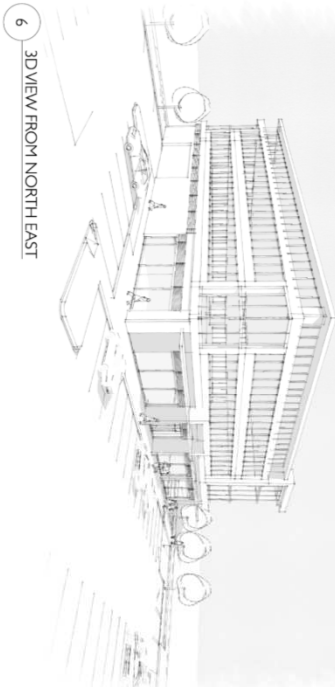
MGBA
MALLEN GOWING BERZINS
ARCHITECTURE
SUITE 300 7 EAST SIXTH AVENUE
SACRAMENTO BRITTO COLUMBIA CROOK
95814-0001
916.442.6100 www.mgba.com



2 EAST ELEVATION
1:200




4 WEST ELEVATION
1:200




6 3D VIEW FROM NORTH EAST

PAIN-RELATED LEADERS	
1	WELL-KNOWN NAME, CREDENTIALLY NAME, OR SYMBOLOGY LEADING NAME
2	TECHNOLOGY OR TECHNOLOGY LEADING NAME
3	WELL-KNOWN NAME
4	COMMON NAME LEADING
5	TECHNOLOGY LEADING WITH A COMMON NAME LEADING
6	WELL-KNOWN NAME, COMMON NAME, OR SYMBOLOGY LEADING
7	WELL-KNOWN NAME LEADING
8	COMMON NAME LEADING
9	COMMON NAME LEADING
10	COMMON NAME LEADING
11	COMMON NAME LEADING
12	COMMON NAME LEADING



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PROJECT

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MEDICAL CLINIC
BUILDING F
2075 PINEVALE DRIVE
BEGUN, MN

DATE: 01.20.2015

BY: J. BERZINS

PROJECT NO: 15043

DATE: 01.20.2015

BY: J. BERZINS



November 10, 2015

To: Members,
Regina Planning Commission

Re: Application for Discretionary Use (15-DU-23/ 15-Z-17) Proposed Licensed Restaurant
with Outdoor Eating and Drinking, 3414 Hill Avenue

RECOMMENDATION

1. That Section 7C.2 Local Commercial Zone (LC1) be amended as follows:

Deleting clause (1) (a) in subsection 2.5 Additional Regulations Eating and Drinking Place and replacing it with the following clause:

- (1) (a) At the discretion of City Council, no portion of an eating or drinking establishment shall be located outside of a building, except in compliance with the following review criteria:
 - (i) The outdoor area shall animate the public realm (street edge);
 - (ii) The outdoor area shall demonstrate sensitivity to existing residential development and areas zoned for future residential development;
 - (iii) The approval of the discretionary outdoor eating and drinking uses can include conditions that address the following:
 - Appropriate scale for the available space;
 - Landscaping and screening; and
 - Compliance with relevant City bylaws and regulations as well as those of external agencies.

2. That the discretionary use application for a proposed Licensed Restaurant located at 3414 Hill Avenue, being a portion of Lot 20, Block 52, Plan No. 101161066 Ext 111, Lakeview Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development of the interior of the building shall be consistent with the plan attached to this report as Appendix A-3.1;
- b) The following additional conditions apply to the outdoor eating and drinking component of the licensed restaurant:
 - i. The outdoor eating and drinking area shall be limited to the sidewalk area at the front of the building and not be allowed on the deck attached to the rear of the building as shown on Appendix A-3.1;
 - ii. The applicant must obtain an Outdoor Restaurant permit from the City of Regina on an annual basis;
 - iii. The applicant must comply with relevant City bylaws and regulations and obtain all permission that may be required from external agencies.

- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw Amendment.
4. That this report be forwarded to the November 23, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The applicant developed a licensed restaurant in the vacant east half of a building located in the Hill Avenue Shopping Centre. The west half of the building is currently occupied by the Pearl River Kitchen. The applicant was not initially aware that a Licensed Restaurant is a discretionary use in the LC1 - Local Commercial Zone and requires City Council's approval, but upon being advised of the same, the applicant has now applied for the required approval.

The applicant has been using a portion of the front public sidewalk in front of the business as an outdoor eating and drinking area. Currently the LC1 Zone prohibits this use. The Administration is recommending an amendment to *Regina Zoning Bylaw No. 9250* to consider outdoor eating and drinking areas in the LC1 zone on a case by case basis under the discretionary use process. These areas contribute positively to the public realm and the creation of community hubs and complete communities, which is supported by policy in *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

The proposed licensed restaurant will provide an additional amenity within proximity to residential neighbourhoods that is accessible by all modes of travel. As such, the development will positively contribute to the local economy and activity of the immediate area and contribute to the intent of this shopping centre as a community hub and location for social interaction.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

Accordingly, the Administration recommends approval.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48* and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of the Act, Council may establish conditions for discretionary uses based on; nature of the proposed (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The applicant proposes to develop a Licensed Restaurant, with outdoor eating and drinking, within an existing shopping centre located on Hill Avenue, between Montague Street and Argyle Street, in the Lakeview neighbourhood. The restaurant will be located at 3414 Hill Avenue. This unit was previously occupied by a Retail Use (florist shop).

The land use and zoning related details of this proposal are summarized in the table below:

Land Use Details	Existing	Proposed
Zoning	LC1 – Local Commercial Zone	LC1 – Local Commercial Zone
Land Use	Licensed Restaurant (previous Use Retail – Florist Shop)	Licensed Restaurant
Number of Dwelling Units	0	0
Building Area	58.5 m ²	58.5 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required (See Note below)	2 to 3 stalls 1 stall per 5 seats	Restaurant is located in existing Shopping Center. No parking is provided on the site. Parking is available on the street in front of the Shopping Centre.
Minimum Lot Area (m ²)	750 m ²	Approx. one half of Lot 20 151.8 m ²
Minimum Lot Frontage (m)	6.00 m	Approx. one half of Lot 20 4.6 m
Maximum Building Height (m)	13.00 m	4.5 m
Maximum Coverage (%)	65%	47.8%

The Hill Avenue Shopping Centre has been in existence for many years and many of the businesses do not provide off street parking on their individual sites. As such, parking is legally non-conforming for the Shopping Centre.

If the current parking standards were applied, the florist shop, which previously occupied the space, would have required 1 space per 20 sq. m. of gross floor area or 3 stalls. The proposed licensed restaurant requires 1 space per 5 seats or 3 stalls, depending upon the number of seats; therefore, the parking requirement is the same. There is no parking requirement for the seasonal outdoor component that is being proposed.

The proposal is consistent with the stated purpose and intent of the LC1-Local Commercial Zone, with respect to:

- Providing commercial and personal service uses at moderate intensity to serve areas beyond the immediate residential neighbourhood served by the NC-Neighbourhood Convenience Zone.
- To achieve this, establishments are limited to 300 square metres in size.

Surrounding land uses include commercial within the existing shopping centre and across Hill Avenue to the south. Detached dwellings exist across the alley to the north.

Zoning Amendment

The applicant has requested approval to have outdoor eating and drinking as a component of the development. Section 2.5 (1) of the LC1 - Local Commercial Zone regulations states that “no portion of an eating or drinking establishment shall be located outside of a building.” As such, an amendment to *Regina Zoning Bylaw No. 9250* is proposed to accommodate outdoor eating and drinking areas in the LC1 Zone as discretionary and considered on a case by case basis within the zone.

Local Commercial areas contribute positively to communities and can be an activity centre or neighbourhood hub within a neighbourhood. Neighbourhood hubs in *Design Regina: The Official Community Plan Bylaw No. 2013-48* are defined, in part, as “focal points for community interaction and identity.” The Hill Avenue Shopping Centre serves this purpose within the Lakeview neighbourhood.

Outdoor seating areas do contribute to the creation of activity nodes and the building of complete communities. To encourage this activity, the front of buildings (the spaces closest to the public realm) should be animated and not the rear of the buildings.

In addition to the LC1 Zone, the same restriction on outdoor eating and drinking is found in the LC2 - Local Commercial and the NC - Neighbourhood Convenience Zones. The Administration has considered amending only the LC1 Zone at this time and monitor the issues that arise from the application of the proposed criteria. This issue will be addressed more broadly as part of the comprehensive review of the *Regina Zoning Bylaw No. 9250*.

There are approximately 33 areas within the City zoned LC1. Most are located adjacent to residential development so consideration must be given to reducing potential conflicts between residential and commercial uses. All land uses associated with eating and drinking are proposed to be discretionary uses in the LC1 Zone which will enable each application to be considered on its merits in consideration of any applicable review criteria. The recommendation contained in this report will provide the Administration with direction in considering each of these proposals on a case by case basis.

In order to address issues related to community impact and land use compatibility, the Administration is recommending that the deck recently constructed at the rear of the building for outdoor eating and drinking not be included under the terms this discretionary use approval.

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

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A of Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Urban Centre and Corridors

- Support urban centres and corridors as locations for pedestrian and transit-oriented mixed-use development and as hubs for community interaction and identity.

Commercial

- Encourage local commercial within residential area.

Economic Generators

- Encourage innovative options to support and incubate new entrepreneurs and commercial ventures.

The proposal will provide local service to the surrounding community. The proposal is consistent with the purpose and intent of this local commercial area to serve as a hub for the surrounding community and a place for community and social interaction.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below.

Public notification signage posted on:	August 28, 2015
Letter sent to immediate property owners	August 28, 2015
Number of Public Comments Sheets Received	303

Under *The Planning and Development Act, 2007* the Administration is required to circulate discretionary use applications to all property owners and occupants within a 75 metre radius of the subject property. These are the properties most directly affected by proposed developments. The practice of the Administration has been to circulate beyond this area to ensure that notice is not cut off at mid-block for example and covers an area that is appropriate depending on the size and scale of the development.

This application was circulated to 39 commercial and residential addresses. The Administration received 13 responses from the 39 residents (4 were in support, 5 were okay if some changes were made, 4 were opposed). A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

The Administration received 303 public comment sheets which was well beyond the number of residents that the Administration circulated. The additional comment sheets were the result of specific initiative by the applicant to reach out to a broader area which included many responses from Lakeview residents and residents from other areas of the City of Regina. The applicant delivered packages of public comment sheets to the Administration.

The application was circulated to the Lakeview Community Association. Following circulation, the Administration attempted follow-up contact but did not receive comments prior to the deadline for completion of this report.

The Hill Avenue Merchant Association submitted a letter indicating support for the development.

The applicant and interested parties who provided contact information have received notification of this report and will receive written notification of City Council's decision.

DELEGATED AUTHORITY

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

Respectfully submitted,

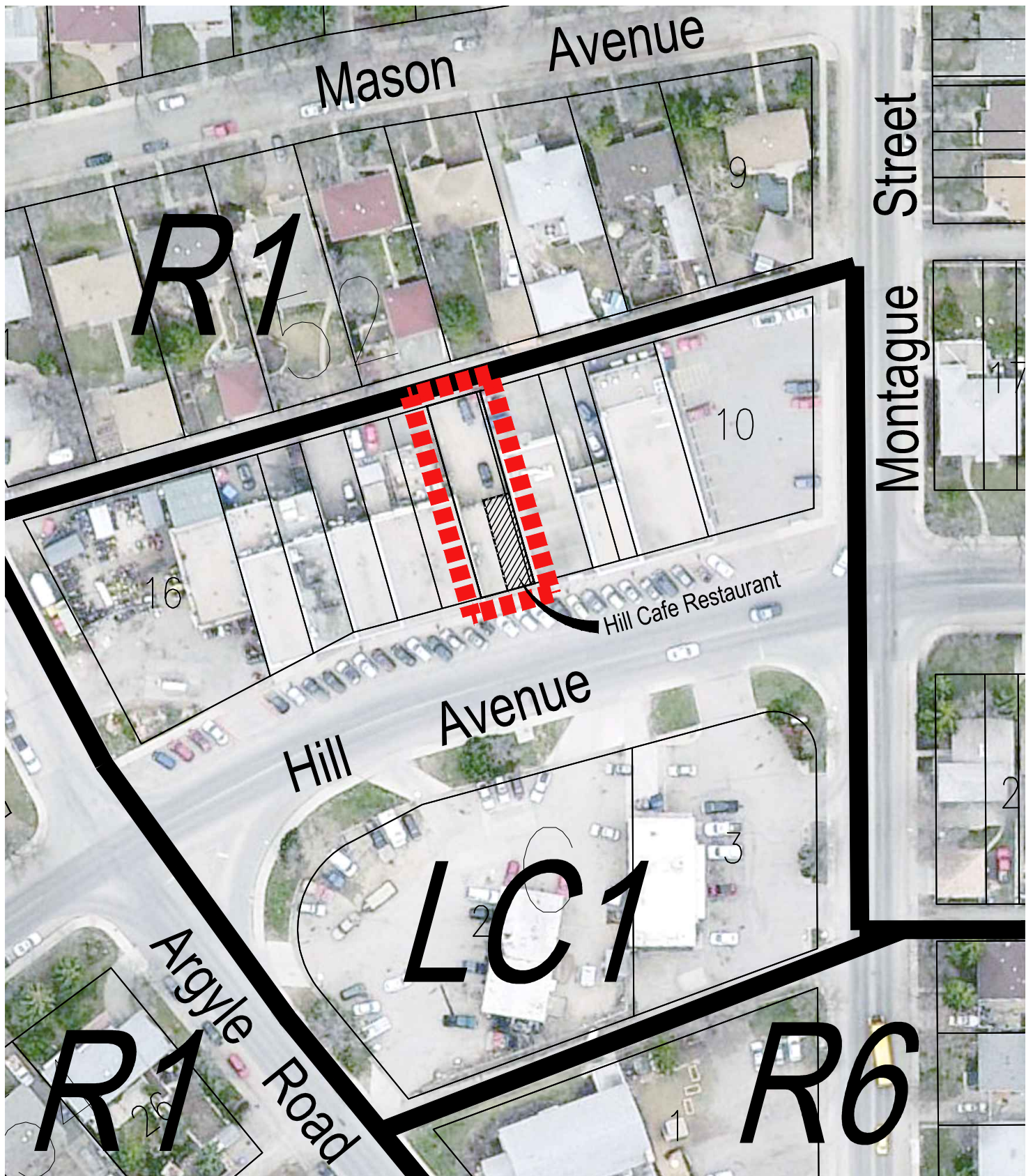



Louise Folk, Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



 Subject Property



Project 15-DU-23

Civic Address/Subdivision 3414 Hill Avenue



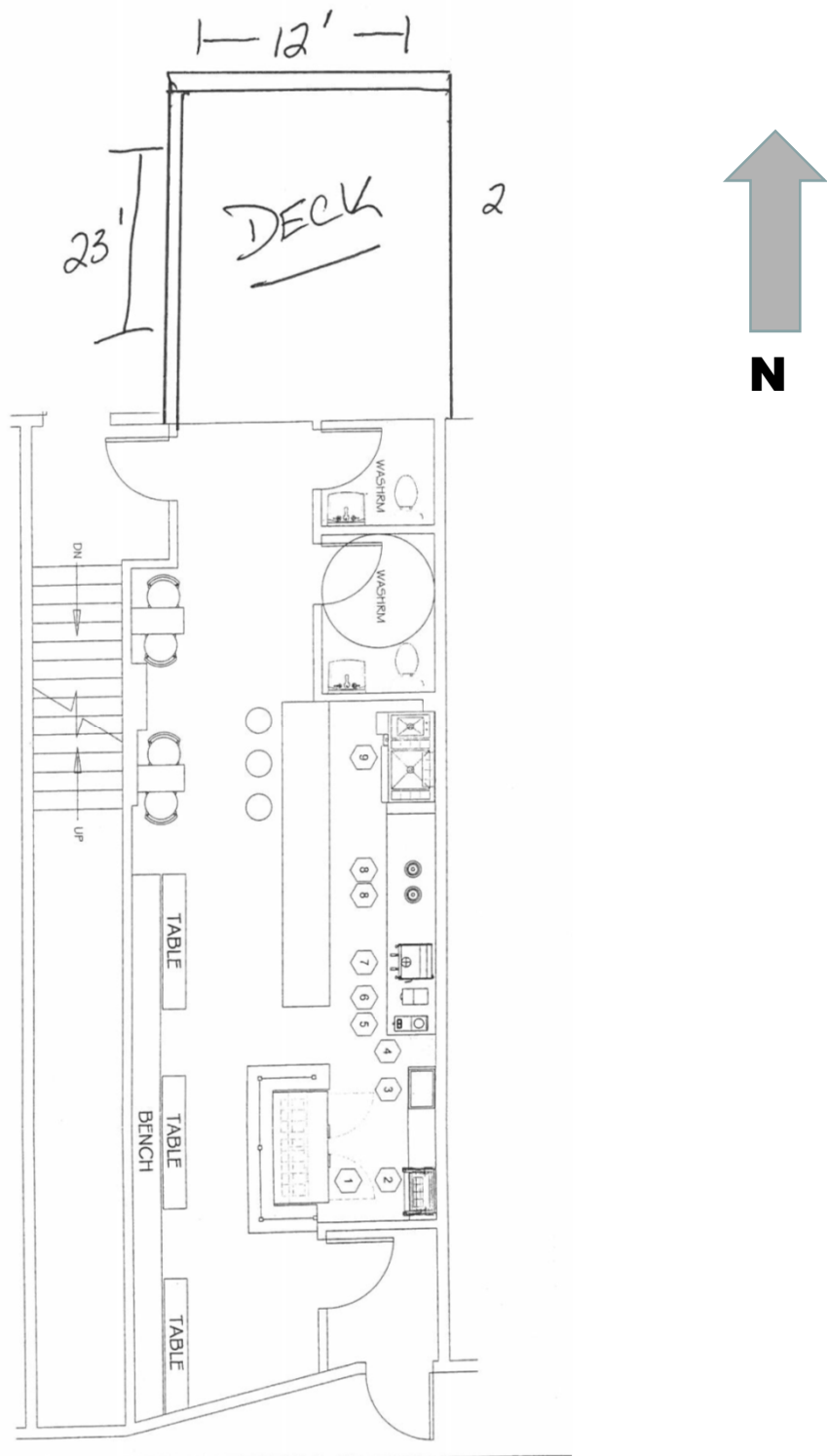
Subject Property

Date of Photography: 2012



Project 15-DU-23

Civic Address/Subdivision 3414 Hill Avenue



COFFEE SHOP & RESTAURANT LAYOUT
SCALE: N.T.S.

Planning Department

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	3	Traffic Noise Parking Litter Urination Vandalism Smoking Breach of Rules
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>	4	Parking Backyard deck Clutter on the Sidewalk
<i>I support this proposal</i>	296	

1. **Issue**
Traffic and Parking

Administration's Response: Local Commercial areas can be an activity centre or neighbourhood hub within a neighbourhood. Neighbourhood hubs in *Design Regina: The Official Community Plan Bylaw No. 2013-48* are defined, in part, as “focal points for community interaction and identity.” Outdoor uses will assist in creating this activity.

Local commercial areas have generally been located in areas where it can be convenient for customers to walk to from their residences. This should reduce the need for parking. It should also be noted that the Hill Avenue Shopping Centre has been in existence for many years. No on-site parking is provided for the existing commercial uses in the Shopping Centre. It is therefore not reasonable to expect new uses to provide parking on site.

If we were to apply current parking standards, the florist shop, which previously occupied the space, would have required 1 space per 20 sq. m. of gross floor area or 3 stalls. The proposed licensed restaurant requires 1 space per 5 seats or 2 to 3 stalls so the parking requirement is the same. There is no parking requirement for the seasonal outdoor component that is being proposed.

2. **Issue**
Urination and Vandalism were mentioned as concerns due to the restaurant being a Licensed Restaurant.

Administration's Response: Houston Pizza, which is a licensed restaurant located at the west end of the Hill Avenue Shopping Centre, has been a licensed restaurant since 1984. The Administration is unaware of any complaints regarding urination and vandalism resulting from the operation of this restaurant.

The Regina Police should be contacted to deal with any issues that residents witness in this regard.

3. **Issue**

Backyard deck, clutter on sidewalk, noise, litter and smoking were cited as issues due to the applicant's request to be allowed to have outdoor eating and drinking as part of the development.

Administration's Response: The Administration is aware that outdoor activity can create noise and be disruptive to adjacent residential development. As such, the guidelines for outdoor activity areas suggested in this report were designed to restrict outdoor areas to the front of the building and to cease operation at 10:00pm if there is existing residential development adjacent to the restaurant.

The recommended sidewalk outdoor area would be controlled through the issuance of an annual Outdoor Restaurant permit by the City of Regina which would implement restrictions with regard to width of sidewalk that must be maintained for access, etc.

Litter and smoking issues can be mitigated by requiring the applicant to comply with Public Health and provincial government legislated requirements.

4. **Issue**

Breach of Rules

Administration's Response: The applicant received a building permit to make interior renovations to the space to accommodate a coffee shop/restaurant. He received a liquor license from SLGA.

However, the applicant did not receive City Council's authorization to operate a restaurant or a licensed restaurant that this location which is a requirement of Regina Zoning Bylaw No. 9250. In addition, the Zoning Bylaw currently does not permit outdoor eating and drinking. The applicant has been made aware of these issues and has applied for the required permission from City Council. If Council does not grant approval to any aspect of the business operation, that aspect will be required to cease operation.

The applicant also constructed a patio less than one foot in height at the rear of the building, which, according to Building Standards Branch did not require a building permit. The applicant then constructed a fence around the patio, which according to Building Standards Branch did not require a building permit if the fence was 6 feet in height or less.

November 10, 2015

To: Members,
Regina Planning Commission

Re: Application for Road Closure (15-CL-18)
Road Right-of-Ways in Vicinity of Tower Road, Southeast Sector

RECOMMENDATION

1. That the application for the closure of portions of road right-of-ways corresponding to the attached *Tower Road Bypass Proposed Road Closure Plan (Tower Road Bypass)* prepared by M.M. Vanstone, dated September 22, 2015, attached as Appendix A-3, and legally described as follows, be APPROVED:
 - 1.) St/L 12-Plan AX2437 Ext 13
 - 2.) St/L 18-Plan AX2437 Ext 19
 - 3.) St/L 13-Plan AX2437 Ext 14
 - 4.) St/L 45-Plan AX2437 Ext 46
 - 5.) St/L 45-Plan AX2437 Ext 47
 - 6.) St/L 20-Plan AX2437 Ext 21
 - 7.) St/L 21-Plan AX2437 Ext 22
 - 8.) St/L 28-Plan AX2437 Ext 29
 - 9.) St/L 28-Plan AX2437 Ext 30
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the November 23, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The proposed road closure application is required to allow the consolidation of the related legal right-of-way to adjacent properties for future development purposes. All of the road right-of-ways being closed do not physically exist, but are part of old subdivision plans that were never physically developed.

Accordingly, the Administration recommends approval.

BACKGROUND

On October 26, 2015 City Council passed a motion of concurrence in report CR15-117 on the land sale of City of Regina Property of portions of Broadway Avenue and 19th, 20th, and 22nd Avenues.

This application gives effect to the decision of City Council and is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, *The Planning and Development Act, 2007* and *The Cities Act, 2002*.

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

DISCUSSION

The City's Real Estate Branch proposes to close and sell a 3.992 ha portion of road right-of-ways. In total, nine portions of road right-of-way are proposed to be closed as noted in Appendix A-3. The proposed closure application is required to allow the consolidation of the related legal right-of-way with adjacent properties for future development purposes.

All of the road right-of-ways being closed do not physically exist, but are part of old subdivision plans that were never physically developed. The adjacent property owners are currently using these portions of road right-of-ways as part of the property, however there are no structures encroaching on to the existing right-of-ways. Accordingly, the proposed road closures will not impact traffic flow or circulation in the surrounding area.

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

RECOMMENDATION IMPLICATIONS

Financial Implications

Consolidation of the right of ways into the adjacent properties will result in a modest increase in the property tax assessment attributable to each of the property owners. The closure of the right-of-ways will relieve the City of any obligations for its maintenance or physical condition. Upon subsequent development applications coming in for subdivision of the lands in that area, new right-of-ways will be required to be dedicated to the City as deemed necessary based on the application or plan being proposed at the time.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The closure of right-of-ways are necessary to consolidate adjacent lands, which are identified in *Design Regina: The Official Community Plan Bylaw No. 2013-48* for long term growth.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public has been summarized below:

Will be published in the Leader Post on:	November 14, 2015
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DELEGATED AUTHORITY

City Council's approval is required, pursuant to *Section 13 of The Cities Act, 2002*.

Respectfully submitted,



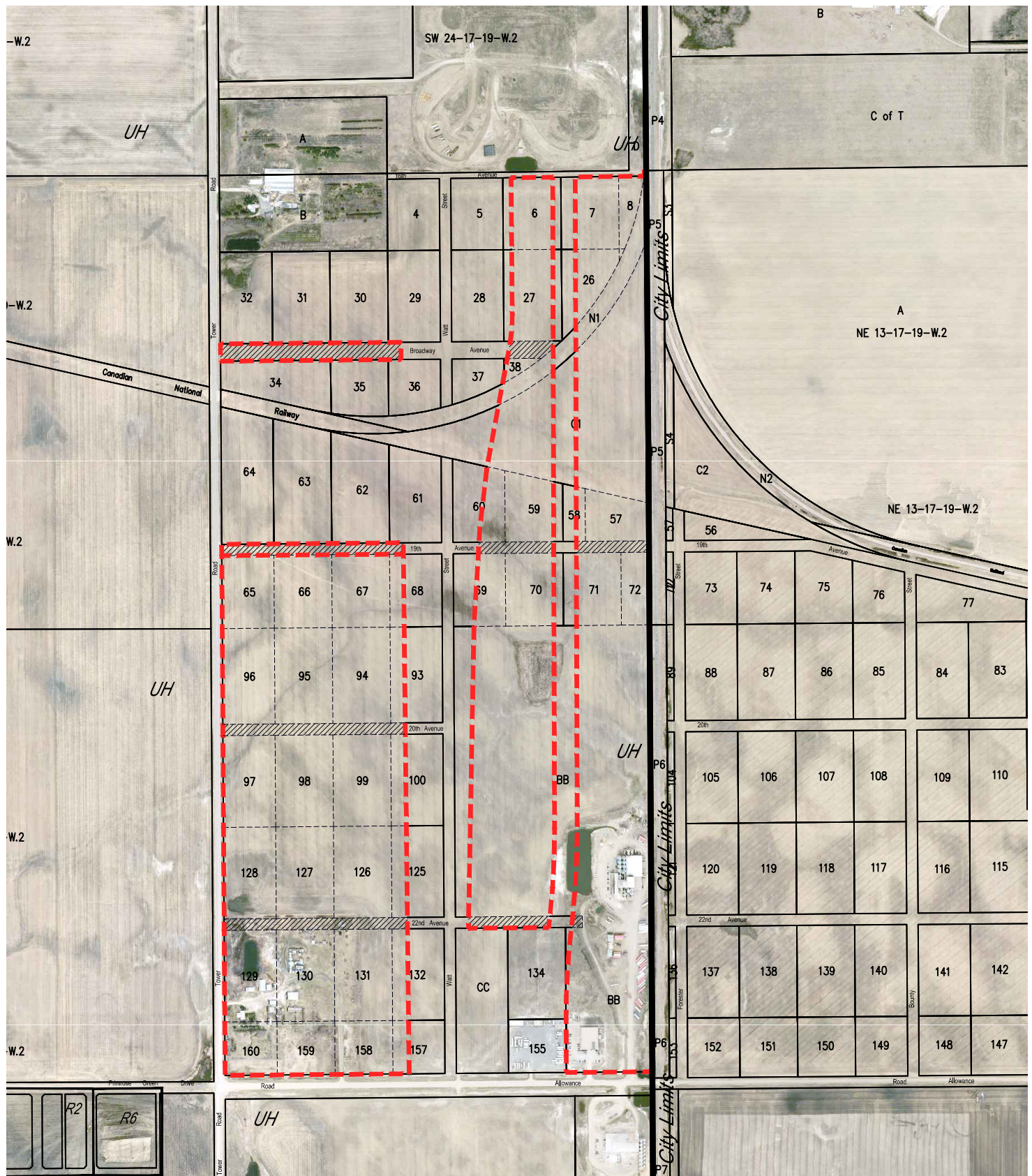
Fred Searle, A/Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development

Prepared by: Christian Tinney



Subject Property



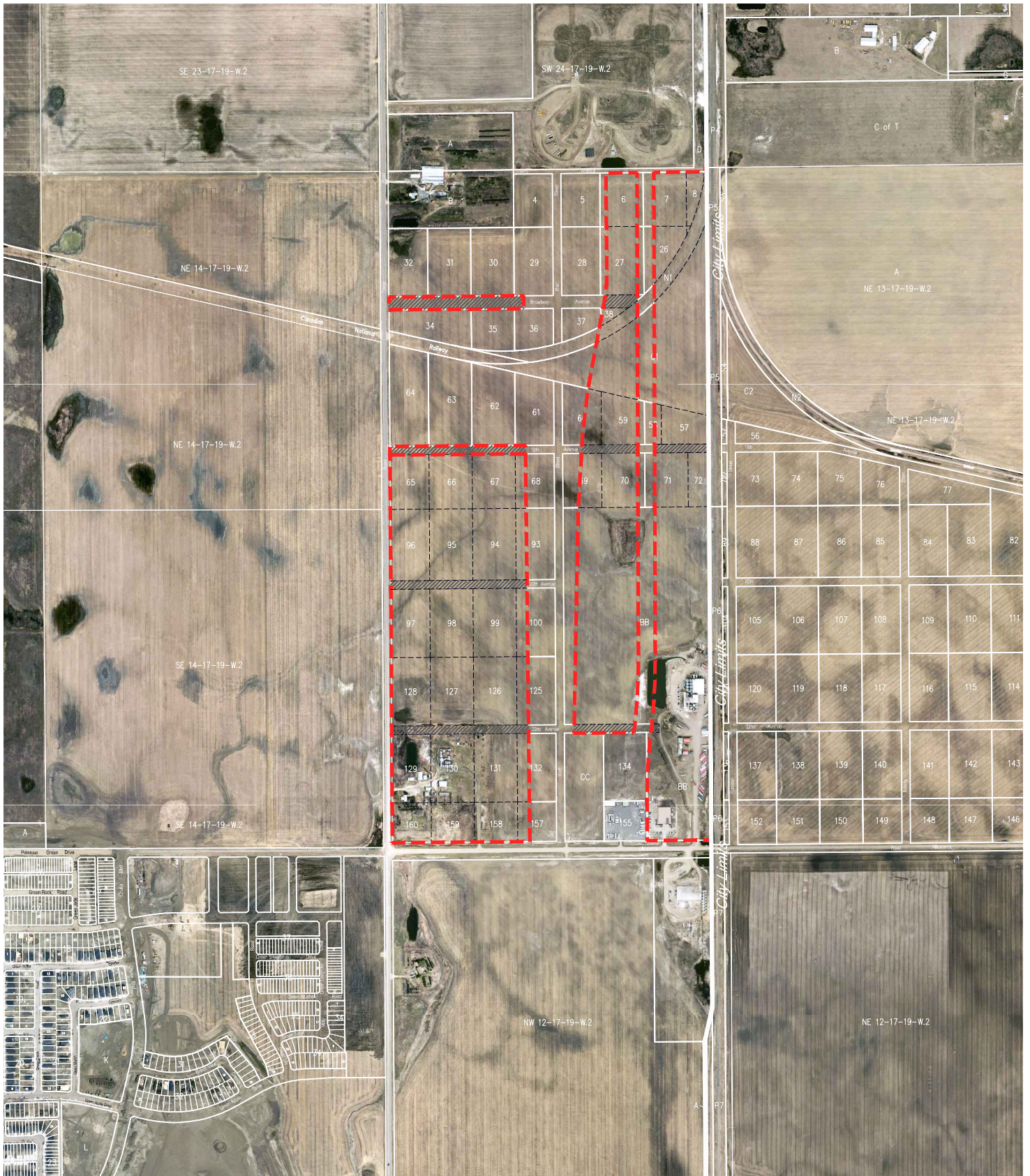
Partial Road Closure



Project 15-CL-18
15-SN-34

Civic Address/Subdivision

Tower Road Bypass
Proposed Road Closure Plan



Subject Property



Partial Road Closure

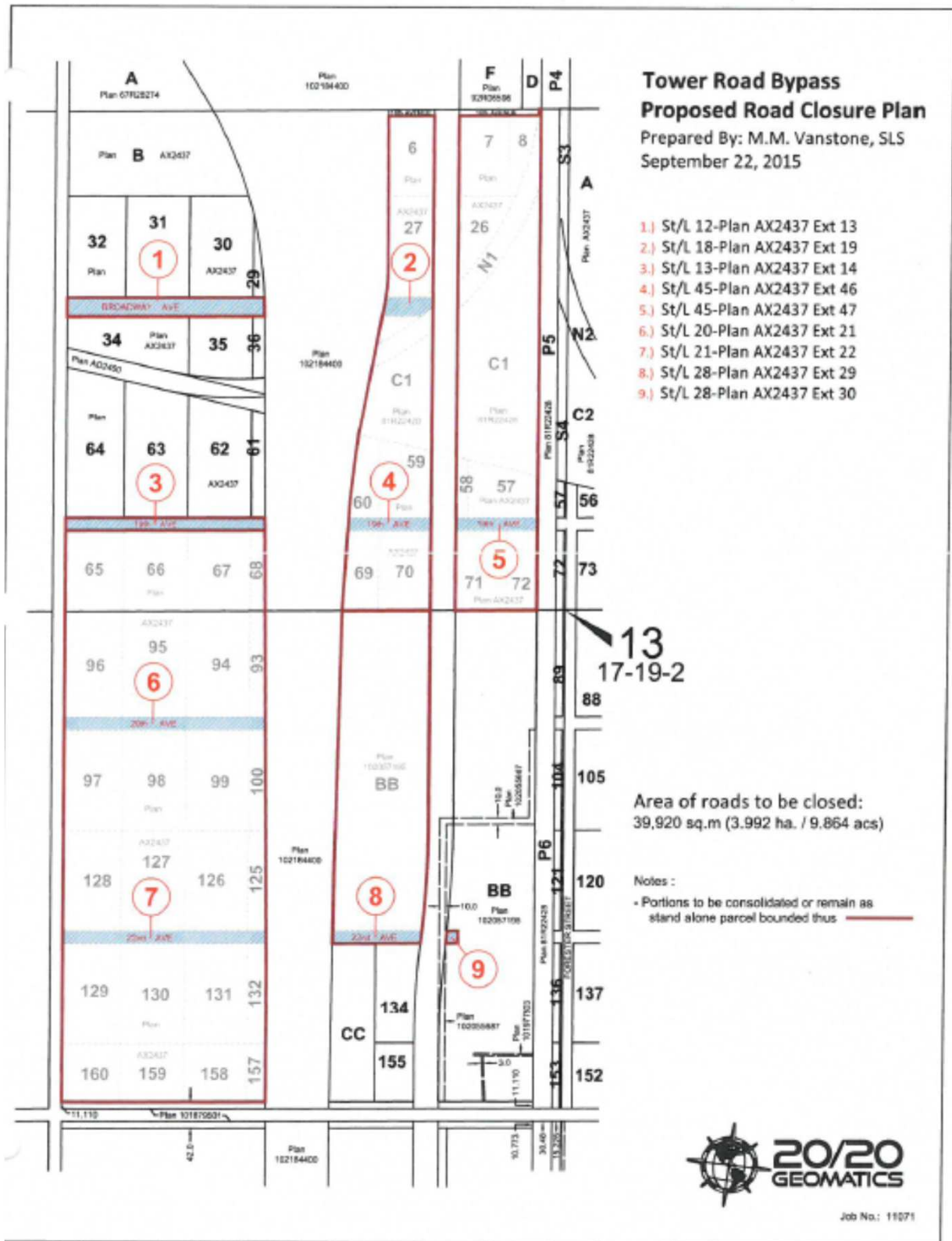
Date of Photography: 2012



Project 15-CL-18
15-SN-34

Civic Address/Subdivision

Tower Road Bypass
Proposed Road Closure Plan



November 10, 2015

To: Members,
Regina Planning Commission

Re: Application for Road Closure (15-CL-15) Portion of 4th Avenue Adjacent to 1000 Broder Street

RECOMMENDATION

1. That the application for the closure and sale of a portion of 4th Avenue right-of-way as shown as the shaded area on the attached plan of proposed subdivision, prepared by Scott L. Colvin, dated June 29, 2015, and legally described as follows, be APPROVED:
 - a) All that portion of 4th Avenue, Reg'd Plan No. T4085, shown as the shaded area and further described as 0.68 metre wide area immediately north and adjacent to Lot 40, Block 5, Reg'd Plan No. T4085, shown on the attached Plan of Proposed Subdivision prepared by Scott L. Colvin, Saskatchewan Land Surveyor.
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the November 23, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The proposed road closure applies to lands adjacent to 1000 Broder Street. The purpose of the proposed closure is to allow for the re-subdivision of adjacent lots at 1000 and 1004 Broder Street to legalize the placement of the buildings in conformance with the minimum required side yard setback requirements of *Regina Zoning Bylaw No. 9250*. The buildings were not constructed in conformance with the approved building permit. As a result of the closure the City will sell the portion of road right-of-way to allow for a re-subdivision of these properties to bring both developments into conformity with the minimum requirements of *Regina Zoning Bylaw No. 9250*.

The proposal will have no negative impact on adjacent properties nor will the transaction have any negative impact on traffic circulation, flow, or parking.

BACKGROUND

A closure application has been submitted concerning a portion of 4th Avenue adjacent to 1000 Broder Street.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina*, *The Official Community Plan*, *Bylaw No. 2013.48*, *The Planning and Development Act*, 2007 and *The Cities Act*, 2002.

A related subdivision application is being considered concurrently by the Administration, in accordance with *Bylaw No. 2003-3*, by which subdivision approval authority has been delegated to the Development Officer. The proposed subdivision is to provide the required minimum lot width to comply with the requirements of *Regina Zoning Bylaw No. 9250*.

DISCUSSION

The owner of the properties located at 1000 and 1004 Broder Street built two separate detached dwellings on these properties (Lots 39 and 40). After the detached dwellings were built, it was determined that they were located incorrectly and did not comply with the minimum required side yard setback requirements specified in *Regina Zoning Bylaw No. 9250*. The owner approached the City of Regina Real Estate Branch about acquiring a portion of the 4th Avenue right-of-way to enable a re-subdivision of the lots to bring the detached dwellings into conformity with the minimum side yard setback requirements on newly configured lots. The purpose of this partial street closure and sale, combined with a re-subdivision is to bring the recently constructed buildings into compliance with these requirements.

The City's Real Estate Branch proposes to close and sell a 26.09sq. m portion of 4th Avenue and combine it with the adjacent property located at 1000 Broder Street, proposed lot 48 (current lot 40) as shown on the plan of proposed subdivision, Appendix 3.1.

The surrounding land uses are primarily residential with park space diagonally across from the closed portion of road right-of-way. The size of the closed road right-of-way is minimal and will not have a noticeable visual impact on the built environment.

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

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the portion of the street is \$1,680.00 plus \$84.00 GST for a total amount \$1,764.00. Consolidation of the street into the adjacent properties will result in a modest increase in the property tax assessment attributable to each of the property owners. The closure of the lane will reduce the City of any obligations for its maintenance or physical condition.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Design Regina: The Official Community Plan Bylaw No. 2013-48*, with respect to the community goal of achieving long term financial viability. By divesting itself of an unused portion of road right-of-way, the City has ensured that there will not be any long term financial implications associated with the land.

The partial street closure and re-subdivision will bring both lots in compliance with the requirements of *Regina Zoning Bylaw No. 9250*.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below.

Will be published in the Leader Post on:	November 14, 2015
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Notice of the partial closure to the surrounding land owners was deemed unnecessary because the applicant owns the land immediately adjacent to the part of the street being closed. The lot abuts a public street to the east and lane to the west.

DELEGATED AUTHORITY

City Council's approval is required, pursuant to *Section 13 of The Cities Act, 2002*.

Respectfully submitted,

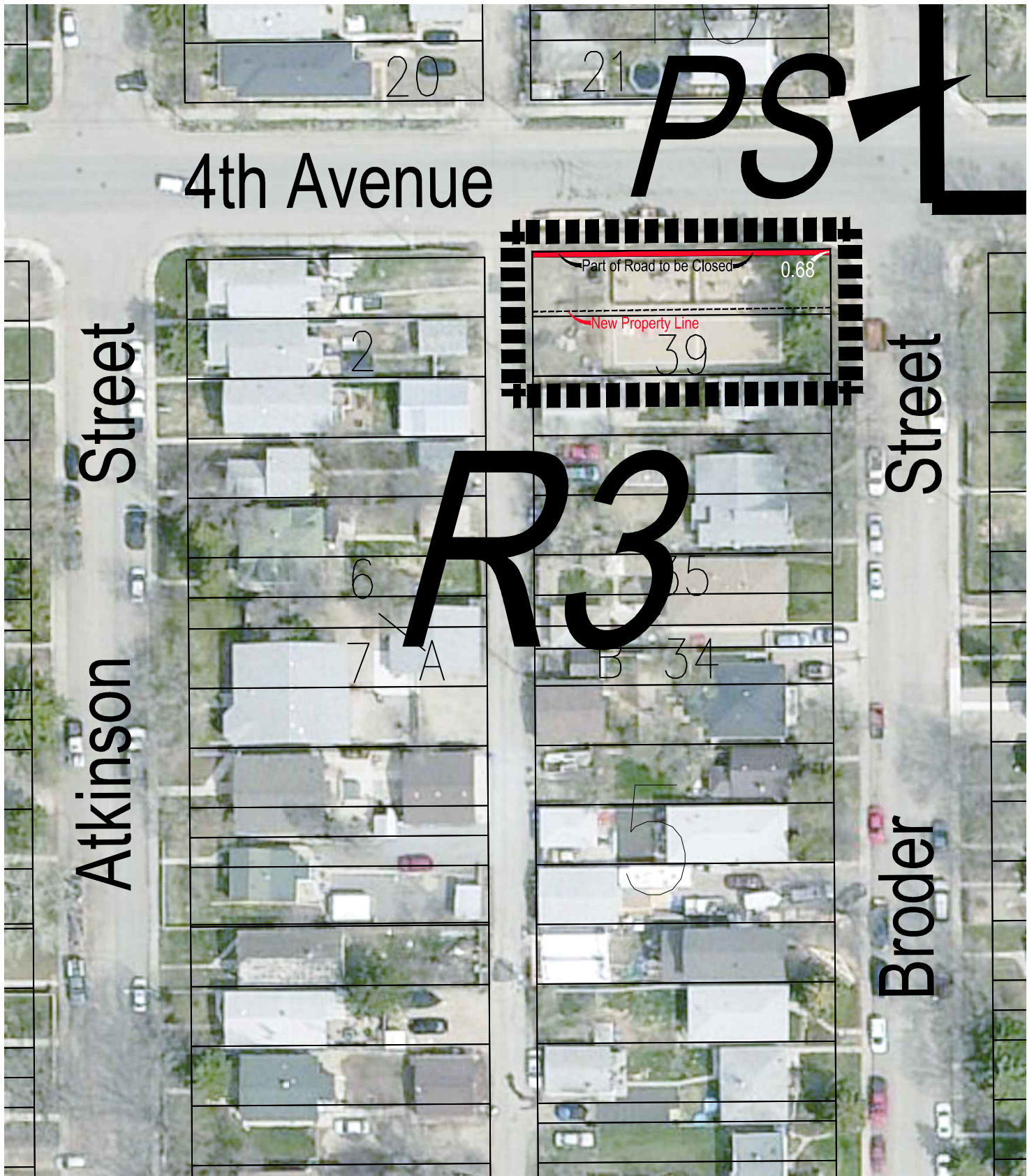


Fred Searle, A/Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



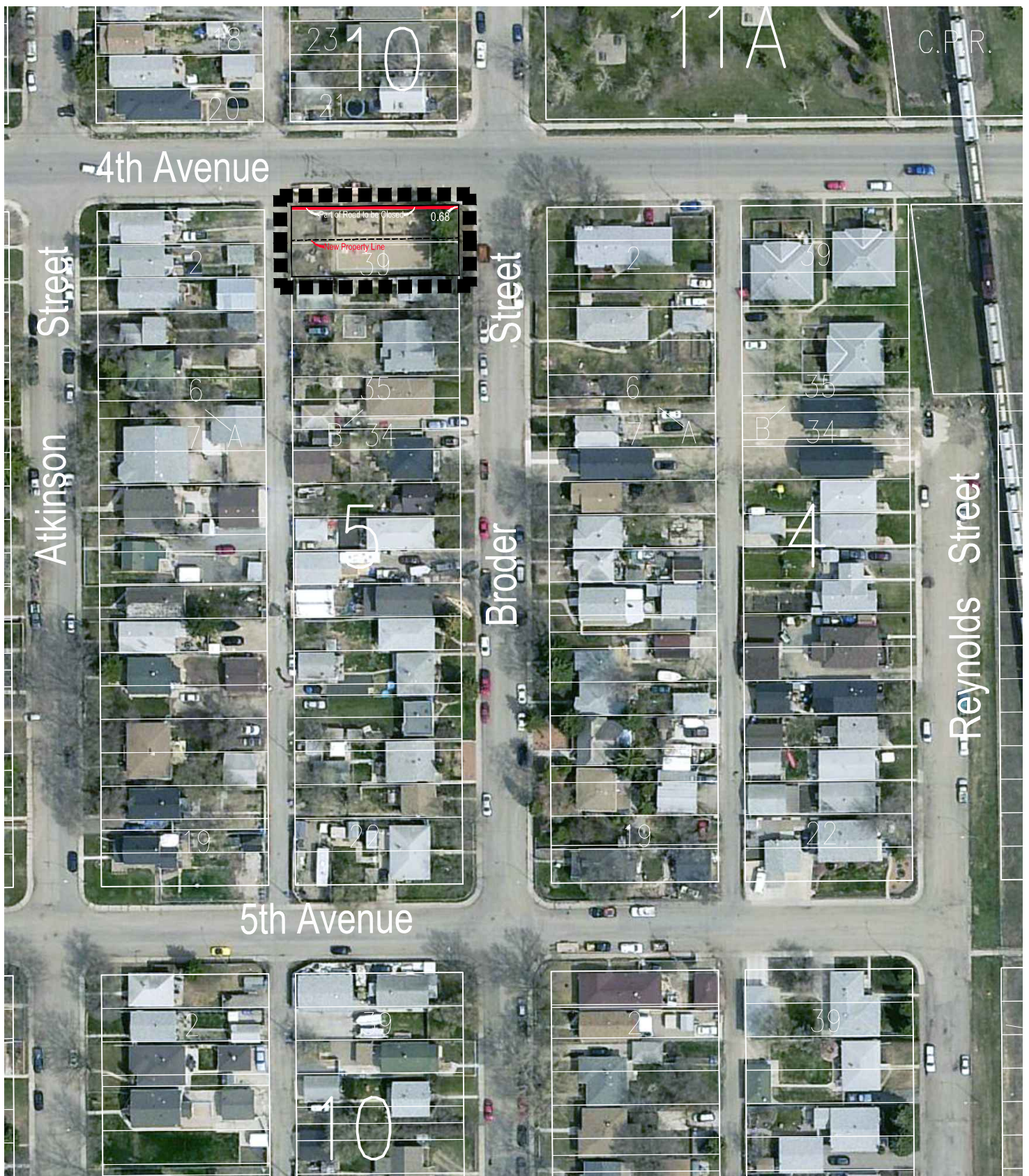
Subject Property



Project 15-CL-15
15-SN-30

Civic Address/Subdivision

1000-1004 Broder Street



Subject Property

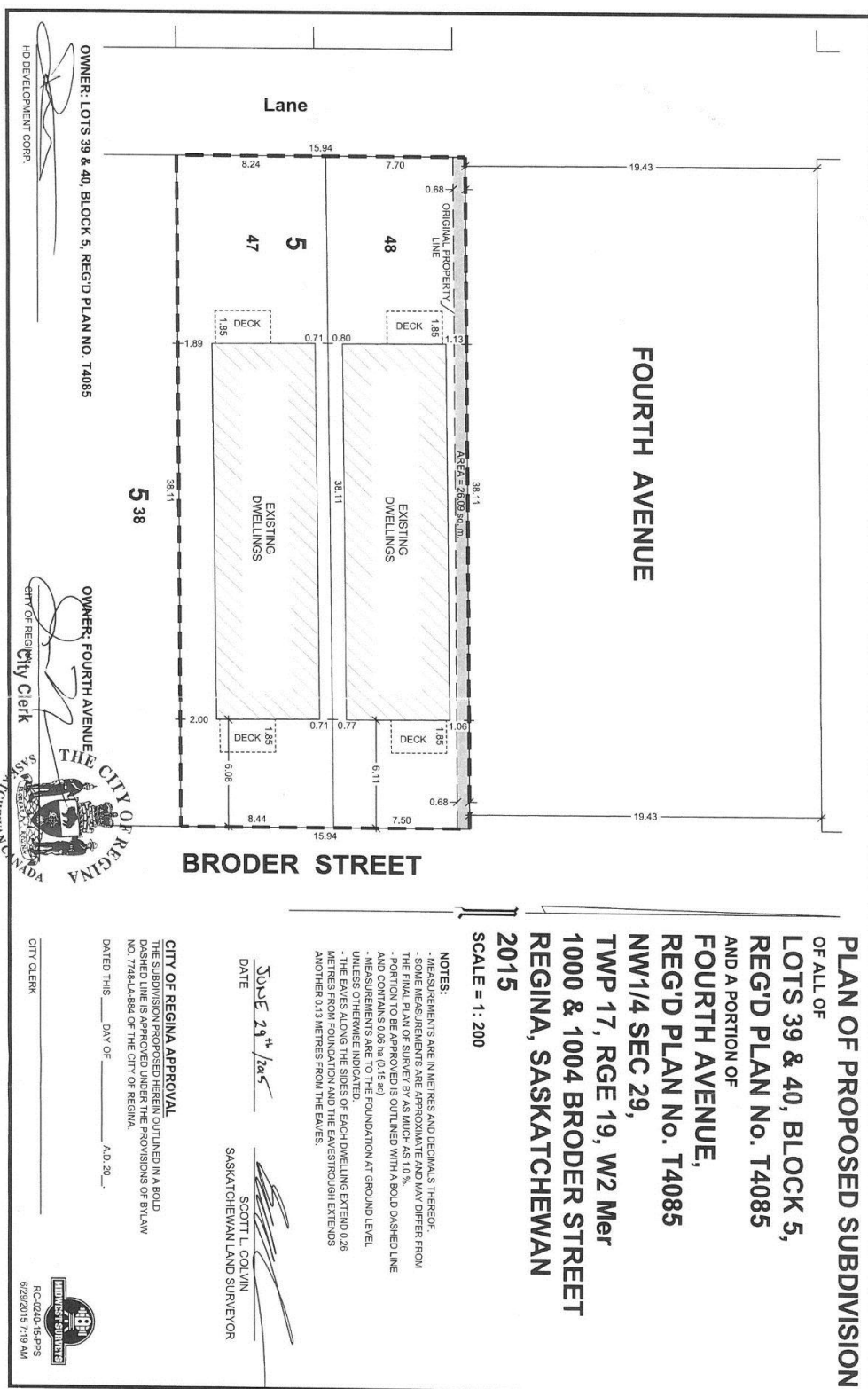
Date of Photography: 2012



Project 15-CL-15
15-SN-30

Civic Address/Subdivision

1000-1004 Broder Street



November 10, 2015

To: Members,
Regina Planning Commission

Re: Application for Lane Closure (15-CL-16)
Laneway Connecting Wascana Estates - Wascana View Subdivision

RECOMMENDATION

1. That the application for the closure of the lane as shown on the attached plan of proposed subdivision prepared by Scott L. Colvin S.L.S, dated June 22, 2015 and legally described Lane L1, Plan No. 101153382 and Lane L1, Plan No. 101627669, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaw; and
3. That this report be forwarded to the November 23, 2015, City Council meeting, which will allow sufficient time for advertising of the required public notice for the respective bylaw.

CONCLUSION

The City of Regina's Real Estate Branch proposes to close the lane that connects two segments of Wascana Estates in Wascana View. The closed land would be re-designated as a dedicated walkway. The subject parcels were developed with removable stub posts installed at each end of the laneway and utilized only for emergency and utility vehicle access. The proposed lane closure and subsequent designation as a walkway will better reflect the current use and function of the land, which is primarily for pedestrian connection.

There will be no physical changes made to the subject parcels and as a result, no impact will be made to traffic circulation and flow in the area or access issues for emergency and utility vehicles/equipment.

Accordingly, the Administration recommends approval.

BACKGROUND

A lane closure application has been submitted concerning the lane right-of-way which connects two segments of Wascana Estates within the Wascana View Subdivision.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48, The Planning and Development Act, 2007* and *The Cities Act, 2002*.

A related subdivision application is being considered concurrently by the Administration, in accordance with *Bylaw No. 2003-3*, by which subdivision approval authority has been delegated to the Development Officer. The proposed subdivision is intended to re-designate the respective portions of the laneway closure as dedicated walkway parcels.

DISCUSSION

The City's Real Estate Branch proposes to close a lane connecting two segments of Wascana Estates as shown on the attached plan of proposed subdivision in Appendix A-3.1. The lane is 162.9m² in area. The lane was initially developed to provide alternative fire department access should the intersection at Wascana Circle be blocked. Each end of the lane features removable stub posts which makes it inaccessible to regular vehicle traffic therefore the route generally serves as a paved pedestrian walkway for the neighbourhood. Subsequent to the closure, the former lane will be re-dedicated as a walkway to better reflect its current use and function. No physical changes will be made to the route, which assures that all emergency and utility vehicles/equipment will continue to have access as needed.

The lane is located within the R1-Residential Detached Zone where surrounding land uses are mainly detached dwellings as well as a condominium development (zoned R5 – Residential Medium Density Zone) abutting the south property line. An existing walkway (identified as "W1") to the east of proposed walkway as shown in Appendix A-1 provides pedestrian access to the McKell Wascana Conservation Park surrounding the southwest and southeast side of the neighbourhood.

The proposed lane closure will not impact traffic flow or circulation in the surrounding area and will continue to serve a dual emergency access route within this portion of Wascana View.

RECOMMENDATION IMPLICATIONS

Financial Implications

Lane maintenance fees would no longer be applied to abutting properties following the lane closure.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A: Policy Plan of Design Regina: The Official Community Plan Bylaw No. 7877* with respect to:

Land use and Built Environments

Goal 1: Complete Neighbourhoods

- Provide streets, pedestrian paths, and bike paths that contribute to a network of fully connected, safe, and accessible routes to all destinations.

Parks, Recreation, and Open Space

Goal 1: Open Space and Recreation Principles

- Connect neighbourhoods, where possible, via active transportation routes to multi-use pathways, regional trails and the natural systems

Health and Safety

Goal 2: Healthy and Environmental Impacts

- Ensuring city roadways are able to provide all-season response access, maximized connectivity and minimize response times.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communications with the public is summarized as follows:

Will be published in the Leader Post on:	November 7, 2015
Letter sent to immediate property owners	August 10, 2015
Number of public comments sheets received	4

The proposal was circulated to the Arcola East Community Association. The community association advised that it does not have any concerns with the proposal.

Four comment sheets were received in response to the public notice that was distributed. A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

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

DELEGATED AUTHORITY

City Council's approval is required, pursuant to *Section 13 of The Cities Act, 2002*.

Respectfully submitted,

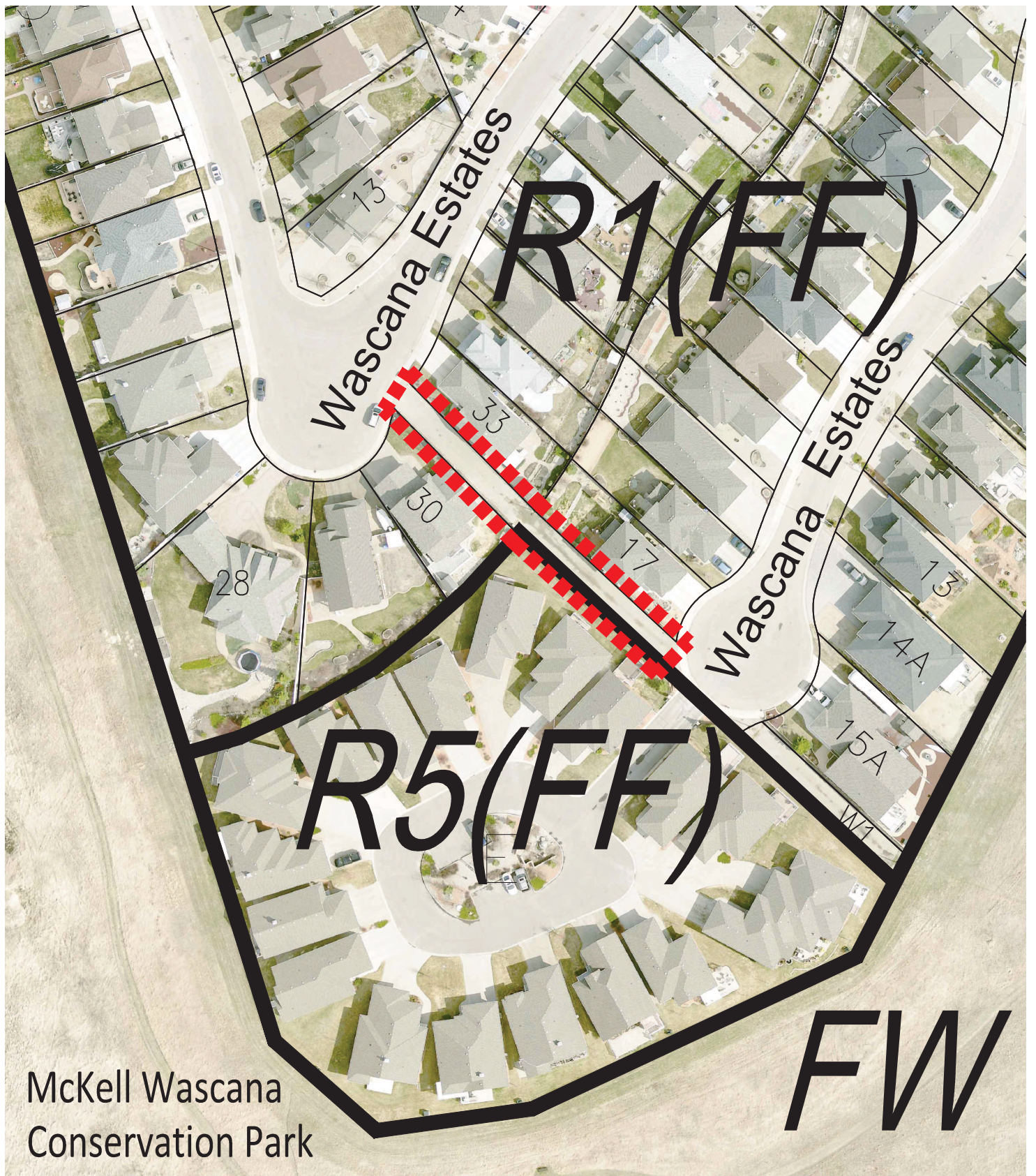


Fred Searle, A/Director
Development Services

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development



McKell Wascana
Conservation Park



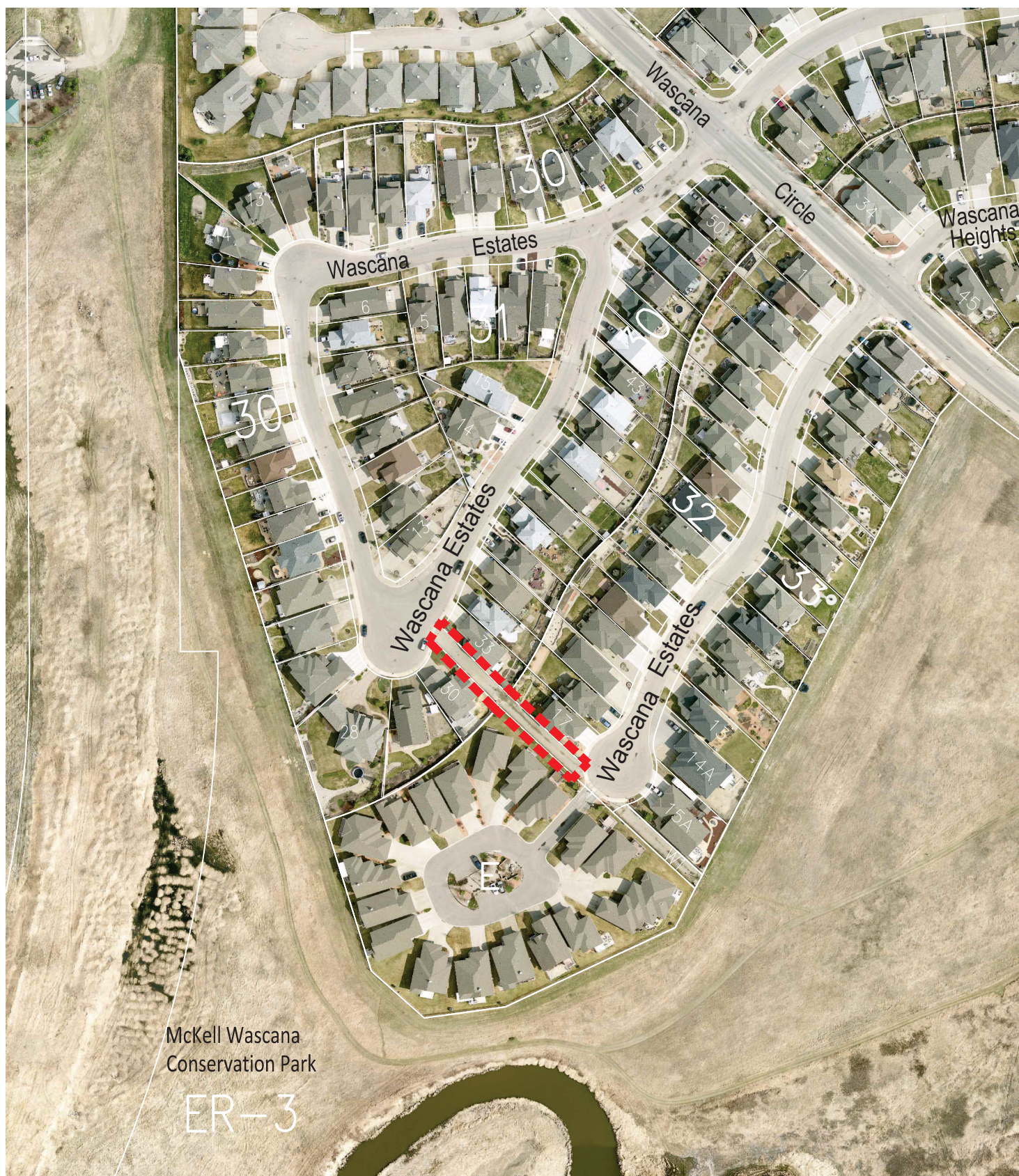
Subject Property



Project 15-CL-16
15-SN-27

Civic Address/Subdivision

Lane L1, Plan No. 101153382 & 101627669
Wascana View Subdivision



McKell Wascana
Conservation Park

ER-3



Subject Property

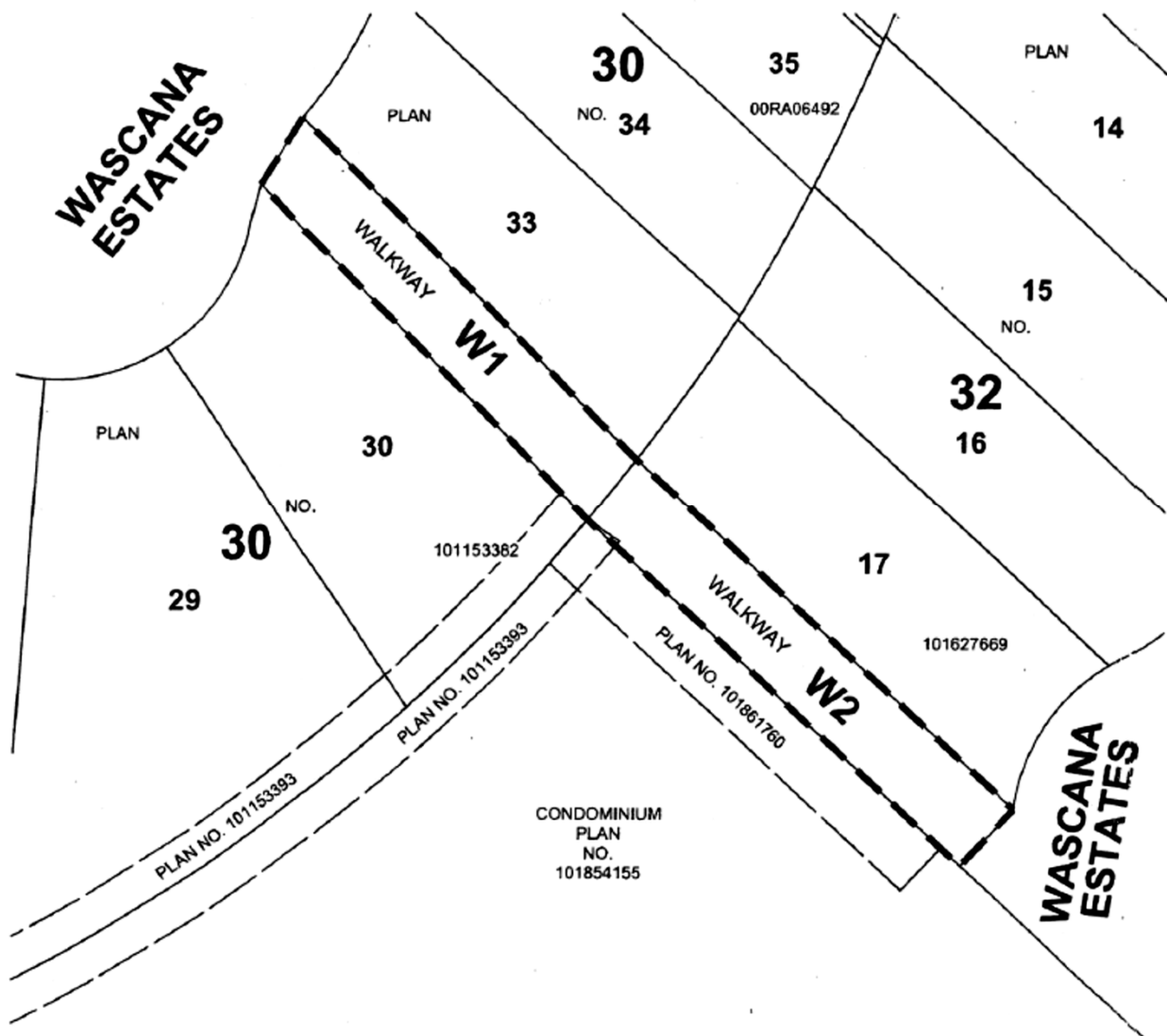
Date of Photography: 2014



Project 15-CL-16
15-SN-30

Civic Address/Subdivision

Lane L1, Plan No. 101153382 & 101627669
Wascana View Subdivision

**DESCRIPTIVE PLAN - TYPE II**

SHOWING SURFACE

PARCEL CLASS CODE CHANGE

OF ALL OF

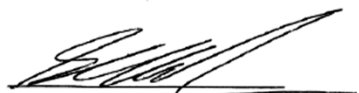
LANE L1, PLAN NO. 101153382

AND ALL OF


LANE L1, PLAN NO. 101627669**SW1/4 SEC 10, TWP 17, RGE 19, W2 Mer****REGINA, SASKATCHEWAN****BY: S.L. COLVIN, SLS****DATE: JUNE 17th, 2015****SCALE: 1:500****LEGEND:**

Area to be approved is outlined with a heavy dashed line.

JUNE 22nd/2015
DATE


SCOTT L. COLVIN
SASKATCHEWAN LAND SURVEYOR

OWNER:


CITY OF REGINA
City Clerk

**Planning Department**Project 15-CL-16 (15-SN-27)

Civic Address/Subdivision

Portion of Wascana Estates, Wascana View Subdivision

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	1	The closure will result in no emergency access for those who are abutting and living by the laneway.
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	3	The re-designation will better reflect the past and current use of the lane.

1. **Issue:** The closure will result in no emergency access for those who abutting and living by the laneway.

Administration's Response: No physical change will be made as a result of the proposed lane closure and re-designation as a walkway. Access to the subject property as a primary pedestrian walkway and an emergency/utility route will be maintained as is, with no impediment to emergency or utility vehicle access.

November 10, 2015

To: Members,
Regina Planning Commission

Re: Civic Naming Committee 2014 Annual Report

RECOMMENDATION

That this report be forwarded to City Council for information, in order to celebrate the achievements of honourees.

CONCLUSION

In 2014 the Civic Naming Committee reviewed 14 applications for names to be added to the City's master list of names available for use as street/subdivision and/or park names. Of the 14 applications, 85 new street/subdivision or park names were approved, honouring individuals, flora, fauna or landforms. The names of 7 individuals were added to the Street Where You Live list as co-honourees. The name of 73 individuals, flora, fauna or landforms were denied because of health and safety considerations or because they did not meet the criteria in the naming guidelines for street/subdivision and/or park names. 4 names were denied because they had already been approved as street or park names.

The Civic Naming Committee reviewed and approved one street name for the Global Transportation Hub for health and safety purposes only.

BACKGROUND

The Civic Naming Committee was established in 2003 as an Administrative Committee, under the delegated authority of the City Manager, for the purpose of:

- Considering completed applications which identify names, events, or other aspects of the environment on proposed park, street and subdivision names in accordance with approved Policy;
- Working with the Regina Public Library Board staff and others in the community as required to do background research on proposed names;
- Making recommendations to the Executive Committee on Policy changes; and
- Submitting an annual report to City Council for information through the Executive Committee on the names that were added to the master list and any changes that were made to the Policy during the year.

In addition, the Civic Naming Committee has the delegated authority to approve names to be added to the master list as possible park, street or subdivision names for use in the city of Regina based on the approved Policy. The Street/Subdivision and Park Naming Guidelines as approved by City Council are attached as appendix 'A' for reference.

The purpose of this report is to provide information on activities of the Civic Naming Committee during 2014.

DISCUSSION

The Civic Naming Committee is comprised of six members: two (2) representing the Office of the City Clerk, one (1) representing the City Operations Division and three (3) representing the Community Planning and Development Division. All members are appointed by the City Manager for an ongoing term. The Guidelines for Park and Street Naming are attached as Appendix A. The Terms of Reference for the Civic Naming Committee are attached as Appendix 'B'.

The Civic Naming Committee met four times in 2014 (February 4, April 10, June 3 and November 4) and reviewed 14 applications for names to be added to the City's master list of names available for use as street/subdivision and/or park names. Of the 14 applications, 85 new street/subdivision or park names were fully or partially approved, honouring individuals, flora, fauna or landforms. The names of 7 individuals were added to the Street Where You Live list as co-honourees. The name of 73 individuals, flora, fauna or landforms were denied because of health and safety considerations or because they did not meet the criteria in the naming guidelines for street/subdivision and/or park names. 4 names were denied because they had already been approved as street or park names. Appendix C shows the 2014 names that have been approved and placed on the Street/Subdivision and Park Names Master Lists. Appendix D shows the 2014 names that were added to the Street Where You Live list only.

The volume of applications for 2014 (14 applications) was up slightly from 2013 (10 applications) and from 2012 (11 applications). A continuation of the "Greens on Gardiner" subdivision represented a large proportion of the approved names. Another large proportion of names were approved for use in the Coopertown neighbourhood.

The Civic Naming Committee also reviewed and approved one street name for health and safety reasons for the Global Transportation Hub (GTH). GTH has jurisdiction over street naming within the boundaries of the area it oversees, but the organization consults first with the City of Regina to ensure that a name change will not negatively impact emergency dispatch services within Regina. The name "Axle" was reviewed and approved for health and safety reasons only by the Civic Naming Committee on June 3, 2014. Appendix E shows the 2014 name reviewed for health and safety purposes only.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

Acer	Amichand	Antelope
Arctic Fox	Arsenault	Badger
Barley	Bison	Blueberry
Bluegrass	Boyer	Buffaloberry
Bullsnake	Bumblebee	Burbot
Canola	Chickweed	Cloudberry
Cottontail	Coyote	Crabapple
Daisy	Daku	Dauk
Dropseed	Fescue	Fireweed
George	Grasshopper	Green Alder
Green Bluebell	Green Ginger	Green Hazelnut
Green Lavender	Green Lily	Green Poppy
Green Sandcherry	Green Silverberry	Green Turtlehead
Gopher	Hackberry	Heather
Hemlock	Kenosis	Kasperski
Kawacatoose	Kinvig	Kullman
Lodgepole	Magpie	Mammoth
Miki	Moorhead	Mushanski

Muskrat	Mustard	Pheasant
Pickereel	Porcupine	Pronghorn
Quinnett	Rattlesnake	Raven
Rubberweed	Ryba	Sandcherry
Sax	Silverberry	Silverleaf
Spadefoot	Squirrel	Sumac
Sweetflag	Thimbleberry	Timber Wolf
Toadflax	Treleaven	Trout
Verbena	Wagner	Walleye
Walnut	Wapiti	Weasel
Westview		

2014 Names Added to The Street Where You Live List Only

Andrews, Michael	Baker, Darryl	Davidson, Dwaine
Mackay, Kevin	Nicurity, Grant	Sinclair, Kevin
Thomas, Dean		

2014 Names Reviewed for Health and Safety Purposes Only

Axle

RECOMMENDATION IMPLICATIONS

None associated with this report.

Financial Implications

None associated with this report.

Environmental Implications

None associated with this report.

Policy and/or Strategic Implications

None associated with this report.

Other Implications

None associated with this report.

Accessibility Implications

None associated with this report.

COMMUNICATIONS

All names approved by the Committee are included in the Civic Naming Committee annual report, which is brought forward to Council in order to celebrate the achievements of honourees.

DELEGATED AUTHORITY

The Civic Naming Committee has the authority to approve names to be added to a master list as possible park, street or subdivision names for the City of Regina based on the approved Policy.

Respectfully submitted,

Respectfully submitted,

Dana Turgeon, Historical Information and
Preservation Supervisor
Office of the City Clerk

Jim Nicol, Chief Legislative Officer City Clerk
Strategy and Governance

Report prepared by:
dmt, Historical Information and Preservation Supervisor

APPENDIX A

Civic Naming Committee Naming Guidelines for Streets/Subdivisions and Parks

CITY OF REGINA

STREET/SUBDIVISION NAMING GUIDELINES

There will be no discrimination as to the ethnic origin, political beliefs, sex, creed or colour in the determination of street names in the City of Regina.

Street names will be derived from:

1. Submissions of the names of Regina district residents who meet both the following conditions:
 - (a) the person shall have resided in the Regina district for at least ten years; and
 - (b) the person shall have made a special contribution to the community through one or more of the following criteria:
 - Service as an elected representative to civic, provincial or federal governments for at least two terms.
 - Service as a member of a public board.
 - Service in a voluntary capacity in community organizations such as service clubs, cultural groups, unions, ethnic or professional organizations, etc.
 - Having made a significant contribution in such fields as agriculture, the arts, a co-operative, education, industry, journalism, medicine, politics, religion, science, law, the Canadian Armed Forces, or sports on a local, national or international level.
 - Having made a significant contribution to the development of the community through participation as a pioneer between 1882 and 1903.
2. Names of persons who have not resided in Regina for at least 10 years will be considered if they meet any of the following conditions:
 - (a) Saskatchewan Indian and Metis leaders who meet criteria in 1(b) above;
 - (b) Deceased Regina Mayors and City Councillors who served at least six (6) years in office;
 - (c) Canadian Prime Ministers who have been elected to Parliament representing Saskatchewan constituencies.
 - (d) Aboriginal individuals whose historic home is the Regina plains.

(e) Former premiers of the Province of Saskatchewan

3. Titles and names of members of, or properties associated with, the British monarchy or royal family in keeping with the concept of Regina as the 'Queen City'.
4. Significant historic events in the history of the area covered by the present province of Saskatchewan. Terms which arise from the distinctive prairie landscape and the ecological and ethnological habitats found in Saskatchewan. Names can therefore be derived from landforms, flora, fauna, agricultural, aboriginal and other ethnic communities of Saskatchewan.
5. (a) Regina and area residents awarded the following civilian medals for acts of bravery and courage:
 - The National Medal of Bravery
 - The Royal Canadian Humane Association Medal of Bravery
 - The Carnegie Hero Medal
6. Individuals who have risked or given his or her life to save or protect others in Regina and district while in service as a member of the Royal Canadian Mounted Police, the Regina Police Service, Emergency Medical Services or the Regina Fire Department. Individuals who have served as Deputy Commissioner North West Region at Depot Division for at least 6 years, in keeping with the concept of Regina as 'The Home of the RCMP'.

All materials submitted to the Civic Naming Committee in conjunction with street/subdivision and park name applications will be considered public information

OPEN SPACE	DOCUMENT NO.
1.0 POLICY TITLE: Park Naming Policy and Procedures	
2.0 AUTHORITY: City Council approved June 20, 2005, CR05-101 Council amended May 28, 2007, CR07-86	City
3.0 PURPOSE: The purpose of the Park Naming Policy is to provide the criteria and procedures for naming new parks and renaming existing parks.	
4.0 GENERAL CRITERIA: Park names shall be considered on the basis of one or more of the following criteria:	
4.1 The names of Regina and district residents who: <ul style="list-style-type: none">a) have resided in Regina or district for at least ten years; andb) have made a special contribution to the community in one or more of the following areas:<ul style="list-style-type: none">- Service as an elected representative to the municipal, provincial or federal government for at least two terms.- Service as a member of a public board, committee or commission.- Service in a voluntary capacity in community organizations such as service clubs, cultural groups, unions, ethnic organizations, community associations, zone boards or professional organizations.- Have made a significant contribution in areas that have benefited the community; for example, agriculture, the arts, cooperatives, education, business or industry, journalism, medicine, politics, religion, science, law, the Canadian Armed Forces, public service, recreation or sports on a local, national or international scale.- Have made a significant contribution to the development of the community through participation as a pioneer between the years 1882 and 1903.	
4.2 The names of persons who have not resided in Regina or district for at least ten years will be considered if they satisfy one or more of the following conditions: <ul style="list-style-type: none">a) Saskatchewan Indian and Métis leaders who meet the criteria in 1 b) above;	

- b) Deceased Regina Mayors and City Councillors who served at least six years in office;
 - c) Canadian Prime Ministers who have been elected to Parliament representing Saskatchewan constituencies;
 - d) Aboriginal individuals whose historic home is the Regina plains; or
 - e) Former premiers of the province of Saskatchewan.
- 4.3 The titles and names of members of the British monarchy or royal family.
- 4.4 Significant historic events in the history of Regina and geographic area now covered by the province of Saskatchewan.
- 4.5 Terms that arise from the distinctive prairie landscape and the ecological and ethnological features found in Saskatchewan. Names can therefore be derived from landforms, flora, fauna, agricultural, aboriginal and other ethnic communities of Saskatchewan. Aboriginal names and citations must have the confirmation of an appropriate aboriginal authority.
- 4.6 A group or organization that has made a significant contribution to the development of the park.
- 4.7 (a) Regina and area residents awarded the following civilian medals for acts of bravery and courage:
- The National Medal of Bravery
 - The Royal Canadian Humane Association Medal of Bravery
 - The Carnegie Hero Medal
- 4.8 Requests to name parks in memoriam shall be considered on the basis of meeting the general criteria.
- 4.9 A request for a park name can be denied if the proposed name can be easily confused with an existing park name.
- 4.10 Except where the City of Regina deems otherwise, parks may not be named after industrial or business concerns where it is possible that such names can be construed as a promotion or advertising. However, where appropriate, a plaque or some other feature may be erected in recognition of any form of contribution from industry or business to a park development.
- 4.11 Small areas of City property which are not considered suitable for, and are not designated as parks such as traffic islands, boulevards, and buffer strips shall not be named.

Please see Appendix A - Procedure for Naming New Parks or Renaming Existing Parks.

APPENDIX A - PROCEDURE FOR NAMING NEW PARKS OR RENAMING EXISTING PARKS

The following procedure shall be followed when naming new parks or renaming existing parks:

1. The City shall consider park names, consistent with the general criteria, which are proposed by the following sources:
 - a) The local community association or zone board.
 - b) The developer of the park or subdivision.
 - c) User groups, organizations or residents of the area.
2. When an application for subdivision that includes a park is made to the City, the Community Services Department shall initiate the park naming process by encouraging applications from:
 - a) the subdivision developer;
 - b) the community association in which the park is located if it is a neighbourhood park;
 - c) the zone board in which the park is located if it is a zone park;
 - d) the zone board and the adjacent community association if the park is located in a new subdivision where a community association does not exist; and
 - e) the affected park user groups in the case of a municipal park.
3. The Civic Naming Committee shall consider applications and add those proposed names, which satisfy the general criteria described in section 3.0, to a master list.
4. When proposing a name that is not already on the master list of potential park names, the individual, organization, group or developer proposing the name shall provide the Civic Naming Committee with background information outlining how the subject or person satisfies the general criteria in section 3.0. In the case of a proposed renaming, the party proposing the change should review the origins of the existing park name.
5. The Community Services Department shall maintain the master list of potential park names approved by the Civic Naming Committee.
6. The park name shall be appropriate with the level and function of the park (i.e., neighbourhood, zone or municipal park). The determination is based on the area in which the person has made the contribution and whether it impacted the city, the province or the country.
7. If the park is located on a joint use site involving the City of Regina and either the public or separate school board, or if the site is adjacent to a school, the Community Services Department shall consult with the school board prior to naming the park.

8. Elements within zone and municipal parks that are distinct and separate such as athletic fields, pavilions, plazas and waterfalls may also be named based on the general criteria set out in section 3.0.
9. When a name is proposed for a specific park, the Community Services Department shall forward the proposed name for review by:
 - a) the affected community association in the case of a neighbourhood level park;
 - b) the affected zone board in the case of a zone level park;
 - c) the adjacent zone board and the adjacent community association in case of a new subdivision where a community association does not yet exist; and
 - d) the affected user groups in the case of a municipal park.

In the case of a proposed renaming, the Community Services Department shall arrange for a public consultation process in cooperation with the respective community association, zone board or user group to consult those affected by the name change.

10. If it is determined to proceed with the proposed naming or renaming, the Community Services Department shall forward a report with a recommendation concerning the proposed park name to the Regina Planning Commission and City Council for a decision.
11. If the park name is approved by City Council, the Administration shall ensure appropriate signage is erected, including updating corporate mapping and the Geographical Information System. The signage shall conform to the City of Regina's Standard Park Detail for signs in parks.

APPENDIX B

CIVIC NAMING COMMITTEE

AUTHORITY

City Manager November 28, 2002
City Council June 20, 2005
City Council January 26, 2009

TERMS OF REFERENCE -

- Consider completed applications which identify names, events or other aspects of the environment on proposed park, street and subdivision names in accordance with approved Policy
- Work with Regina Public Library Board staff and others in the community, as required to do background research on proposed names
- Make recommendations to the Regina Planning Commission on Policy changes
- Submit an annual report to City Council for information through the Regina Planning Commission on the names that were added to the master list and any changes that were made to the Policy during the year

DELEGATED AUTHORITY

Approve names to be added to a master list as possible park, street or subdivision names for the City of Regina based on the approved Policy

COMPOSITION

Total membership	6
Appointed/Nominated by City Manager	6

All members of the City of Regina administration

2 Representative from the Planning & Development Division

2 Representative from the City Operations Division

2 Representatives from the Office of the City Clerk

TERM

Ongoing

MEETINGS

At the call of the Chair (minimum 2 times per year)

QUORUM

4

ADMINISTRATIVE RESOURCE

Office of the City Clerk	(306) 777-7262
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SECRETARY

Office of the City Clerk	(306) 777-7262
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Member	Term Expires	Telephone
JoAnn Paulson	Ongoing	(306) 777-7567
Laura Markewich	Ongoing	(306) 777-7848
Beverly Cardinal	Ongoing	(306) 777-7321
Ben Mario	Ongoing	(306) 777-7554
Jim Nicol	Ongoing	(306) 777-7609
Dana Turgeon	Ongoing	(306) 777-6721

APPENDIX C

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-06 Acer

Acer, another name for Manitoba Maple or box elder, is most prevalent along the river valleys and coulees of south-central and southeastern Saskatchewan.

CNC14-09 Amichand

Ivan Amichand (1946-2013) was born in Barrackpore, Trinidad & Tobago. The youngest of 7, Ivan moved to Canada to further his education in 1966. He attended Luther College to meet entrance requirements for university and then went on to the University of Saskatchewan, Regina Campus, eventually graduating with a BA in psychology. He received a Master of Social Work from Waterloo University, then returned to Regina, where he worked as a social worker until 2002. Amichand married Shirley Sereda, with whom he had two sons and four grandchildren. After his retirement, Amichand founded the North Central Family Centre (NCFC) with his friend and former colleague Sandy Wankel. Amichand received the Saskatchewan Centennial Award, the Queen Elizabeth II Diamond Jubilee Award, and the Multi Faith Spiritual Award for his volunteer efforts. In addition to his work with the NCFC, Amichand was a member of the Carribean Association and an active member of St. Andrew's United Church and Knox Metropolitan United Church.

CNC14-04 Antelope

Although pronghorns are not true **antelopes**, they are often referred to as such. Pronghorns are naturally curious, unlike many other hooved mammals such as deer or elk. Their range stretches from Saskatchewan to Mexico.

CNC14-06 Arctic Fox

The **arctic fox** is a small fox native to the Arctic regions of the Northern Hemisphere and is common throughout the Arctic tundra biome. It is well adapted to living in cold environments. It has a deep thick fur which is brown in summer and white in winter.

CNC14-13 Arsenault

Lieutenant Simon Arsenault was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-04 Badger

Badgers are short-legged omnivores closely related to muskrats, wolverines and beavers. Badgers have such a strong jaw that they are able to lock onto prey and not let go. This contributes to their reputation for tenacity. Badgers can run up to 30 km/hour on their stubby legs for short lengths of time. They are built like tiny bulldozers, and their fierce digging skills have led to their name (which means digger) and their occasional culling as pests.

CNC14-06 Barley

Saskatchewan's location in Canada's prime **barley** growing region and our abundant fresh air and water makes it an exceptional location for malting plants. Saskatchewan has some of the greatest barley-growing soil in the world

CNC14-06 Bison

In 1691 **bison** roamed the prairies by the thousands. The city of Regina was originally known as "Pile of Bones"—the English translation of the aboriginal place name—because of the large amounts of Bison bones on the banks of the Wascana Creek.

CNC14-04 Blueberry

The **blueberry** is a shrub native to North America that features edible blue berries from May to August.

CNC14-04 Bluegrass

Bluegrass is part of the grass genus Poa, which is native to the temperate regions of both hemispheres. Bluegrass will develop blue seed heads if allowed to come to its natural terminal height of about 2 feet, an event that rarely occurs in the usual location where one finds Kentucky bluegrass in Saskatchewan: the front lawn.

CNC14-13 Boyer

Lieutenant Darren Boyer was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-06 Buffaloberry

Buffaloberry are a genus of small shrubs native to northern and western North America. The edible but sour berry is a dark shade of red with little white dots on them.

CNC14-04 Bullsna ke

The **bullsnake** is one of North America's largest snakes. It can be mistaken for both a rattlesnake and a gopher snake in appearance by casual observers. Bullsna kes are quite defensive (giving rise to their name), and are perceived to have a bad attitude. Bullsna kes exploit their physical similarities to rattlesna kes by doing rattlesnake impressions, sometimes leading to their deaths as they hiss to make a rattle sound. However, the non-poisonous bullsna ke leaves its tail on the ground while "rattling", unlike a true rattlesnake, which will raise its tail for optimal sound.

CNC14-04 Bumblebee

Bumblebees are becoming an increasingly important pollinator as honey bees experience colony collapse across North America. Their colonies are typically smaller than honey bee colonies. Unlike a honey bee, bumblebees can sting repeatedly to defend themselves because their stingers are not barbed.

CNC14-04 Burbot

Burbot are the only gadiform (cod-like) freshwater fish. Amusingly, their nickname is "the lawyer". They look like a cross between a catfish and an eel. In Roblin, Manitoba, an annual spearfishing contest for burbot is held. The all-time record holder for burbot was caught in Lake Diefenbaker and weighed 25 lb 2 oz.

CNC14-04 Canola

Canola, an edible oil seed initially bred from rapeseed (which was traditionally used as a lubricant and lighting source) at the University of Manitoba. It was renamed as "Canola" by combining Canada (Can) + oilseed (ola). The new cultivar did not contain eructic acid as its source plant did, and did not have the green colour and harsh aftertaste that made it unpalatable to animals and humans. Saskatchewan is one of the main producers of canola.

CNC14-04 Chickweed

Chickweed is a cool-season weed common to North America and Europe. It is a common food of chickens, as the name indicates, though it is edible and often consumed in salads.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-06 Cloudberry

The **cloudberry** grows to 10–25 cm high. The leaves alternate between having 5 and 7 soft, handlike lobes on straight, branchless stalks. After pollination, the white (sometimes reddish-tipped) flowers form raspberry-sized berries. The cloudberry flourishes in the Southern Boreal Forest ecoregion of Saskatchewan.

CNC14-04 Cottontail

Cottontail rabbits are found across North America. Unlike other rabbits, cottontails can't use their paws to steady their food, and so they eat on all fours, using their noses to nudge the food into position. They will not feed on windy days, as the wind interferes with their primary defensive mechanism, their large ears and excellent hearing.

CNC14-04 Coyote

The **coyote's** range goes as far south as Panama and as far north as Alaska. This canine readily reproduces near people, unlike its cousin the gray wolf, and has seen its range expand as humans have moved into its ecosystem.

CNC14-06 Crabapple

Crabapple, also known as Malus is a genus of about 30–55 species of small deciduous trees or shrubs in the family Rosaceae, including the domesticated orchard apple. This is a common planted cultivar in urban locations.

CNC14-04 Daisy

The **Daisy** occurs both naturally in several varieties on the prairies and cultivated in many Saskatchewan flower beds in the summer. The most familiar form, the common daisy, has white petals around a bright yellow centre.

CNC14-13 Daku

Captain Hartley Daku was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-01 Dauk

Joseph “Joe” William Dauk (1931-) was born and raised on a farm near Annaheim, Saskatchewan. He and his wife, Mary Rose, moved to Regina in 1957 and have lived in the same house in Regina since 1958. Joe was one of the first batch of journeyman gasfitters in Saskatchewan, eventually going on to become a gas service foreman for SaskEnergy. A prolific volunteer, Joe gave his time to the Cancer Clinic, donated blood 262 times, volunteered at St. Anne’s Parish (where he was a founding member), and worked with Volunteer International Christian Services in The Gambia, Africa.

But it was 1993 when Joe discovered his true volunteering passion, which was Habitat for Humanity. By 1995, Joe was volunteering 30-40 hours a week in training volunteers, overseeing construction and personally overseeing all the electrical work in over 65 Habitat for Humanity homes. When the first ReStore was set up by Habitat for Humanity Joe was an integral part of the setup and layout, and he continued to work in the ReStore doing repair work in between the Habitat for Humanity builds. His volunteer work has resulted in his receiving the Mayor’s Community Volunteer Award, the Outstanding Contribution Award in Saskatchewan, the National Volunteer Award, and the Champions of Change award. He is known as “Mr. Habitat”, and the Joe Dauk Award, which is given to the Habitat volunteer that best represents his values and habits, was named in his honour in 2011. A Habitat for Humanity build was named the “Joe Dauk Build” in his honour in 2010.

CNC14-04 Dropseed

Dropseed is a common prairie grass named for its obvious attribute of dropping seeds readily.

CNC14-06 Fescue

The dominant grass in **Fescue** Prairie in Saskatchewan is the plains rough fescue.

CNC14-04 Fireweed

Fireweed is part of the willowherb family. It is so named because it is one of the first species to appear after a prairie fire. The plant may be eaten, and it was traditionally used to draw pus out of a cut or to treat kidney, prostate and urinary tract disorders.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC13-10 George

Prince George of Cambridge (George Alexander Louis, born 22 July 2013) is the only child of Prince William, Duke of Cambridge and his wife Catherine, Duchess of Cambridge. George was born in the Lindo Wing of St. Mary's Hospital, Paddington. His christening will take place on 23 October 2013 at the Chapel Royal at St. James Palace. Prince George of Cambridge is third in line for the throne behind his father Prince William and his grandfather Prince Charles.

CNC14-04 Grasshopper

The short-horned **grasshopper** ranges across much of the world. This plant-eating insect is eaten as a protein source in places such as Mexico. The difference between a locust and a grasshopper is how much pressure is being placed on the species; some types of grasshoppers will behave as locusts when food resources are scarce, migrating in a group and stripping crops bare.

CNC14-04 Grayling

The omnivorous **grayling**, a member of the salmon family, dwells in cold rivers near the Palearctic zone.

CNC14-02 Green Alder

Alders are a variety of the birch family of shrubs and trees. A number of species are native to the prairies. The seeds make good food for birds, and the plants themselves play host to Harvester butterfly caterpillars.

CNC14-02 Green Bluebell

Tall bluebells start blooming in June with pink buds that turn blue as the flowers open.

CNC14-02 Green Ginger

Wild ginger provides a velvety groundcover, with unusual flowers hiding under the leaves. The plant is deer-resistant.

CNC14-02 Green Hazelnut

Hazelnut trees turn golden orange in the fall. The nuts can be roasted and eaten, and the plants spread to form dense clumps.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-02 Green Lavender

This grey-green shrub blooms profusely in spring and makes a great hedge.

CNC14-02 Green Lily

Red Western Lilies are the floral emblem of the province of Saskatchewan.

CNC14-02 Green Poppy

Oriental poppies were brought to Canada by settlers. It is an open herbaceous perennial with tall flower stalks on a low mound of foliage. Deer do not like the plant, as a rule. It blooms late in the season.

CNC14-02 Green Sandcherry

This shrub features purple leaves and pink or white flowers. In fall the leaves turn bronze-green.

CNC14-02 Green Silverberry

This shrub, also called wolf willow, is a thicket forming shrub that is great for erosion control and wildlife, although it is deer-resistant. It features silver leaves.

CNC14-02 Green Turtlehead

Turtleheads are rare native snapdragons. When the flower is squeezed it looks like a turtle opening its mouth. The plants, which are deer-resistant, are the only host for the Baltimore Checkerspot butterfly.

CNC14-04 Gopher

Gopher is the common name for the Richardson's Ground Squirrel, or flickertail. A small rodent native to short-grass prairie, this burrowing animal is considered a menace by farmers and gardeners alike, but is a vital part of the prairie ecology. Its holes serve as burrows for endangered burrowing owls, and it is a vital food source for many predators.

CNC14-06 Hackberry

Hackberry is a genus of about 60-70 species of deciduous trees widespread in warm temperate regions of the Northern Hemisphere.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-06 Heather

Heather is a species of flowering plant in the rockrose family. This species is a small shrub growing up to about 8 inches tall. The leaves are tiny, scale-like, and coated in woolly hairs.

CNC14-06 Hemlock

The Western Water **Hemlock** are perennial herbaceous plants which grow up to 2.5 meters, having distinctive small green or white flowers arranged in an umbrella shape.

CNC14-14 Kanosis

Kanosis was the brother of Kawacatoose. A brave warrior in his own right, Kanosis saved the lives of the rest of his tribe in the battle of Belly River in 1871. He was a fierce negotiator, sent on behalf of his brother to negotiate with Alexander Morris, Lieutenant Governor of the North-West Territories in 1873, in anticipation of what became Treaty 4. He also was instrumental in arranging the fishing stations at Kinookimaw (Regina Beach). In honour of his many achievements, the Kawacatoose First Nations named their business development corporation after Kanosis.

CNC14-08 Kasperski

Lindy Kasperski (Oct 29, 1950 – April 18, 2014) was the MLA for Regina Sherwood from 1995 to 2003. Trained as a historian, Kasperski was heavily involved with the Polish community as well as the Polish Genealogical Society of America, and was a sought-after speaker and expert in eastern European settlement in North America. A small business owner from 2003-2014, Kasperski also had a long history of civic involvement, including stints as the Chair for the Zone V Parks and Recreation Board, Vice President and President of the Regina Northwest Sports Association, and Vice President of the Polish Canadian Cultural Club of Regina. Kasperski was a founding member of both the Open Door Society and the Mosaic Festival.

CNC14-14 Kawacatoose

Kawacatoose (sometimes known as Skinny Man, Poor Man or Lean Man) was one of the dominant chiefs recognized as a head chief by the Hudson Bay Company. He was said to have been so brave that he went into battle armed only with a lance (now located in Regina). Kawacatoose and his brother took part in the battle of the Belly River of 1871, where twenty of his people died. Kawacatoose signed Treaty 4 on behalf of his people in 1874. The Kawacatoose First Nation was created as a result. Kawacatoose First Nation is located in southeast Saskatchewan near Raymore, Quinton and Punnichy. Prior to this settlement, Kawacatoose's people were part of the Touchwood Hills people.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-13 Kinvig

Assistant Chief David Kinvig was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

CNC14-13 Kullman

Captain Randy Kullman was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

CNC14-06 Lodgepole

Pinus contorta, with the common names **lodgepole** pine and shore pine is a common tree in western North America.

CNC14-04 Magpie

The **magpie** is a member of the corvid family. It is the only bird known to recognize itself in a mirror, a task that is beyond the grasp of a human infant under a year old. They also create food caches, learn from past events, cut food into appropriate sizes for their young, use past behaviour to predict future behavior, count to get food, mimic human voices and, in captivity, have even been observed using tools to clean their own cages. Magpies are thought to be one of the most intelligent non-primate species on the planet. Magpies are territorial and winter over even in the coldest climates.

CNC14-04 Mammoth

Mammoth once roamed the Great Plains and dined on grasses, threatened only by megapredators such as the saber toothed cat. This ancient elephant probably died out about 10,000 years ago at the end of the last ice age.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-11 Miki

Kunio “Les” Miki (1938-2009) was born in Vancouver, British Columbia. Although Les’s family roots in Canada dated back to 1892, in 1942 the Miki family was forced out of British Columbia as part of the internment of Japanese Canadians during World War II. Les’s family opted to join Manitoba sugar beet farmers, who were recruiting for labour, rather than remain in BC or Alberta, where the family would have been separated in internment camps. The Miki family had owned a berry farm in Haney, BC, until the 1942 internment, so farm work was familiar to them, although the heavy workload took a terrible toll on grandfather Ooto, who passed away shortly after the move. The Miki family was able to buy a house in Winnipeg and remained there even after internment ended. Les remained in Winnipeg until he completed a drafting course, moved to Regina to work with the Yoneda Engineering Firm, and eventually became a senior partner with the firm. After many years Les left the Yoneda Engineering Firm to form LML Engineering with business partner Lucien Lee. Their firm was in charge of mechanical engineering for many provincial government landmarks, including the Legislative Buildings. Les was president of the American Society of Heating, Refrigerating & Air-Conditioning Engineers (ASHRAE) from 1974-1975. Les married Joanne in 1963 and had two daughters and one son. Les was the long-time president of the Japanese Canadian Association of Regina. Together with his brother Art Miki and David Suzuki, Les campaigned for reparations for Japanese Canadian internment camps during World War II. As part of the Redress Strategy Committee, Les assisted in getting the federal government to admit wrongdoing and sign a reparations agreement in 1988. Family and work responsibilities forced Les to miss the final signing ceremony in 1988 with Prime Minister Brian Mulroney, though his brother was in attendance. Les was also very involved with his church, ultimately receiving the Archdiocese Award posthumously for his donations of time and money.

CNC14-13 Moorhead

Lieutenant Richard Moorhead was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-10 Mushanski

Lieutenant-Commander Linda M. Mushanski grew up in Saskatchewan. In 1978 she enrolled as a Boatswain in the HMCS QUEEN in Regina. During that time she resided in Regina while pursuing a Bachelor of Science in Microbiology from the University of Regina (1981). Lieutenant-Commander Mushanski served as a Class A reservist for much of her career with the Naval Reserve. She was Officer in Charge of three Summer Youth Employment Programs in Regina, Directing Staff of the Staff Training Reserve (STAR 1) at Canadian Forces Command and Staff College in Toronto, and was President of several Merit Boards at Naval Reserve Headquarters in Quebec City. At HMCS QUEEN, she has served as Supply Officer, Operations Officer, Executive Officer and Commanding Officer (2001-2004). She has also been Honourary Aide de Campe for two Lieutenant Governors. From 2006-2008, Lieutenant-Commander Mushanski served as a Class B Commanding Officer of Regional Cadet Support Unit (Northern) and Detachment Commander of Joint Task Force North Detachment Yukon in Whitehorse, Yukon Territory. Upon her return to HMCS QUEEN, she served as Logistics Officer before once again serving a second term as Commanding Officer beginning in 2012. In addition to her work with HMCS QUEEN, Lieutenant-Commander Mushanski is a senior technician for the Saskatchewan Disease Control Laboratory. She is also a dedicated community volunteer with the Girl Guides of Canada, a member of the Board of Directors of the Duke of Edinburgh Award Program, Saskatchewan Council, and a Director for Search and Rescue Regina.

CNC14-04 Muskrat

A **muskrat** is a medium-sized aquatic rodent native to North America. Humans have used it for both food and fur. Although its name implies a connection to rats, the muskrat is actually more closely related to voles and lemmings.

CNC14-04 Mustard

Mustard seed is grown primarily for use as a spice or in the ubiquitous yellow condiment. Saskatchewan is a major producer of mustard seed.

CNC14-04 Pheasant

The Ring-Necked **Pheasant** is a common game bird of the prairies. A species initially introduced to North America, it flourishes in captivity and has spread widely throughout Saskatchewan.

CNC14-06 Pickerel

Pickerel, often referred to as Walleye is the provincial fish of Saskatchewan, and a prized catch in North America.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-04 Porcupine

The **porcupine** is a spine-covered rodent common to North America. Before mating, male porcupines spray females with high-velocity urine. The porcupine is a herbivore.

CNC14-06 Pronghorn

The **pronghorn** is indigenous to interior western and central North America. Though not an antelope, it is often known colloquially in North America as the prong buck, pronghorn antelope, cabri or simply antelope because it closely resembles the true antelopes of the Old World. Pronghorns can be found in the southwestern portion of Saskatchewan.

CNC14-13 Quinnett

Lieutenant Marc Quinnett was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

CNC14-04 Rattlesnake

Saskatchewan's only venomous snake is the **rattlesnake**, a pit viper whose range covers much of North America. Their venom destroys tissue, causing pain, internal bleeding and swelling. Humans are much more of a threat than this feared reptile.

CNC14-04 Raven

The common **Raven**, found throughout the Northern Hemisphere, is the most widely distributed corvid. An omnivore and scavenger, the common raven has lived near humans for millennia. Ravens are common to many different mythologies, including those of the First Nations people. There is mounting evidence that ravens are very intelligent, able to learn and pass knowledge to their offspring and utilize simple tools, techniques previously thought to be exclusive to primates.

CNC14-04 Rubberweed

Colorado **rubberweed**, a yellow flower that is common to southern Saskatchewan, is toxic to smaller livestock such as sheep, goats and, occasionally, cattle, which eat it only when other foodstuffs are scarce.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-13 Ryba

Fire Marshall Randall Ryba was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

CNC14-06 Sandcherry

Sandcherry is a species of *Prunus* native to eastern and central North America.

CNC14-13 Sax

Lieutenant Robert Sax was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

CNC14-06 Silverberry

Silverberry are deciduous or evergreen shrubs or small trees. The alternate leaves and the shoots are usually covered with tiny silvery to brownish scales, giving the plants a whitish to grey-brown colour from a distance.

CNC14-06 Silverleaf

With brilliant (though tiny) deep blue flowers on silver leaves the **Silverleaf** *Psoralea* grows between 30 and 60 cm tall. The plant thrives in the dry to moist grassland regions of the prairies and flowers in the summer.

CNC14-04 Spadefoot

The **Spadefoot** toad is a burrowing toad common to southern Canada and the United States all the way down to Mexico. It is a dull brown toad with hard keratinous feet that help it to dig backwards into the ground.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-04 Squirrel

The Sciuridae family, commonly known as **squirrels**, are rodents. There are tree and ground dwelling squirrels in Saskatchewan, including Richardson's ground squirrels, flying squirrels, chipmunks and those raiders of urban birdhouses, the red and grey squirrels.

CNC14-06 Sumac

The **sumac** family are shrubs and small trees with very small, greenish, creamy white or red flowers with five petals. The fruits form dense clusters of reddish drupes called sumac bobs. The dried drupes of some species are ground to produce a tangy crimson spice.

CNC14-04 Sweetflag

Sweetflag is a wetland perennial that is used for medicines, perfumes and spices. It has been used as a sedative, diuretic, hallucinogen, laxative, and to reduce flatulence. It is insecticidal and has antimicrobial and antioxidant qualities. It was used to make British houses stink less in medieval times, with the stems being cut and placed on the floor to release their sweet aroma.

CNC14-06 Thimbleberry

Thimbleberry flowers are large, with 5 white petals that grow in groups of 2-11 at the top of stems. The berries are red and similar to raspberries. They are dome-shaped and very soft when ripe. Thimbleberry grows from California to southern Alaska on the coast, and inland to Saskatchewan down to New Mexico.

CNC14-06 Timber Wolf

The northwestern wolf or **timber wolf** is one of the largest gray wolves in North America, and varies greatly in color from black to pure white.

CNC14-04 Toadflax

Toadflax is a commonly planted cultivar in Saskatchewan garden beds, although it is most commonly known by its alternative name, snapdragon.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-13 Treleaven

Captain Gregory Treleaven was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

CNC14-04 Trout

A number of kinds of freshwater **trout** call Saskatchewan home, including brown trout and rainbow trout.

CNC14-06 Verbena

The sand **verbena** is an annual plant found in southeastern Alberta and southwestern Saskatchewan. It inhabits dry areas with unstable sand dunes. This plant is very rare, listed as an S1 by the Saskatchewan Conservation Data Centre.

CNC14-13 Wagner

Fire Fighter Glen Wagner was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

CNC14-06 Walleye

The **walleye**, or pickerel, traditionally prefer deeper waters, but are widely distributed throughout Saskatchewan in all but the shallowest lakes.

CNC14-06 Walnut

The **Walnut** is a massive and dominating shade tree, which attract squirrels due to their edible nuts. Desirable for their wood, walnuts are also messy because of their nuts and large fernlike leaves.

2014 Names Approved and Placed on Street/Subdivision and Park Name Master Lists

CNC14-04 Wapiti

Wapiti is the traditional First Nations name for elk, one of the largest deer and one of North America's largest land animals. Elk are hunted and farmed, both for sport and meat, and their antlers are used medicinally by the Chinese.

CNC14-04 Weasel

The **weasel** is the common name for members of the genus *Mustela*, comprised of small long-bodied predators known for their cunning.

CNC14-05 Westview

West is one of the four ordinal directions. The name "Westview" reflects the traditional name of the original road (West Boundary Road) but is more accurate given that the City of Regina now extends further west than the road.

APPENDIX D

2014 Names Added to The Street Where You Live List Only

CNC14-13 Andrews, Michael

Senior Captain Michael Andrews was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

CNC14-15 Baker, Darrell

Darrell Baker (1952-) has been involved with Saskatchewan sports for nearly 40 years. Darrell went to the University of Alberta and the University of Saskatchewan, returning to the city of his birth, Regina, after graduating in 1975. An athlete in his youth, Baker moved into coaching with the Regina Maroons junior baseball team (where he had been bat boy as a child). When his own son started Little League, Darrell moved to coaching his son's team, following the same boys as coach as they aged until they became the Regina Maroons at age 18. Darrell's team participated in a number of national and international tournaments, taking 10 provincial championships over the years. Ultimately, Darrell's coaching achievements led him to be named Saskatchewan Baseball Coach of the Year in 1998. Darrell Baker also participated in team and league building through his work as Chair of the Coaches Association of the Saskatchewan Baseball Association, Board of Directors (including a stint as President) for SaskSport, board member for the 2005 Canada Summer Games, and a member of the Team Saskatchewan Mission for the 2009 and 2013 Canada Summer Games. Recently he was President of the Saskatchewan Games Council, which oversaw the 2014 Saskatchewan Winter Games in Prince Albert and the planning stages of the 2016 Summer Games in Estevan.

CNC14-13 Davidson, Dwaine

Captain Dwaine Davidson was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

CNC14-13 Mackay, Kevin

Lieutenant Kevin Mackay was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection

CNC14-13 Nicurity, Grant

Assistant Chief (retired) Grant Nicurity was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

CNC14-13 Sinclair, Kevin

Fire Fighter Kevin Sinclair was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

CNC14-13 Thomas, Dean

Fire Fighter Dean Thomas was awarded the Fire Services Exemplary Services Medal 2014. The Fire Services Exemplary Services Medal is a medal given out by the Governor General of Canada, honouring members of a recognized Canadian fire service who have completed 20 years of service, 10 of which have been served in the performance of duties involving potential risks. Applications are reviewed locally then sent forward to the federal level for selection.

APPENDIX E

2014 Names Reviewed for Health and Safety Purposes Only

Global Transportation Hub Naming – Axle

An axle is a supporting shaft or member on or with which a wheel or a set of wheels revolves.

November 10, 2015

To: Members,
Regina Planning Commission

Re: Supplemental Report: Condominium Policy Bylaw 2012-14 Review and Policy Update

**RECOMMENDATION OF THE MAYOR'S HOUSING COMMISSION
- NOVEMBER 5, 2015**

That this report be forwarded to the November 23, 2015 meeting of City Council for approval.

MAYOR'S HOUSING COMMISSION – NOVEMBER 5, 2015

The Commission adopted a resolution that this report be forwarded to the Regina Planning Commission for consideration at its meeting on November 10, 2015 and subsequent approval by City Council.

Malcolm Neill, in the Chair, Councillors: Bryon Burnett, Bob Hawkins and Barbara Young; and Robert Byers and Blair Forster were present during consideration of this report by the Mayor's Housing Commission.

The Mayor's Housing Commission, at its meeting held on November 5, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That this report be provided to the Mayor's Housing Commission for informational purposes.
2. That this report be forwarded to the Regina Planning Commission for consideration at its meeting on November 10, 2015 and subsequent approval by City Council.

CONCLUSION

Members of the Mayor's Housing Commission considered report MHC15-7 on October 1, 2015. A motion was made at this meeting to refer the report back to Administration for additional consideration regarding the Tenant Guarantee. Recommendation 1(e) of report MHC15-7 included additional wording to be added to the definition of the Tenant Guarantee in *The Condominium Policy Bylaw* in order to strengthen the guarantee, at the Tenant's choice, to be provided with tenancy of 24 months following the approval of a condominium conversion.

Administration has considered several options for the wording of the Tenant Guarantee and is recommending Option #3 in this report, the recommendation proposed in MHC15-7. A summary of the rationale for this decision is provided below and summarized in Appendix A of this report.

As governed by *The Planning and Development Act, 2007* a review of *The Condominium Policy Bylaw* by Regina Planning Commission is required. Amendments as outlined in this report require City Council approval.

BACKGROUND

The Condominium Policy Bylaw was established in 2012 following the repeal of the 1994 *Condominium Conversion Policy* in January 2012. The Bylaw's intent is to allow for the orderly conversion of rental properties to condominium ownership while ensuring that condominium conversions do not significantly reduce the supply of rental accommodations in the city. The 2012 Bylaw was created following a commissioned report by the University of Regina Business Centre for Management Development in 2011 during which time a moratorium on condominium conversions was in place.

When *The Condominium Policy Bylaw, 2012* was created, the requirement for measuring tenant hardship by means of a survey was removed due to the challenges of assessing tenant hardship using a tenant survey as had been done with the 1994 *Condominium Conversion Policy*. Instead, quantifiable measures were added to the Bylaw including a vacancy rate threshold, a 24-month guarantee of tenancy and a first right of refusal to purchase a condominium unit. These recommendations were based on consultation with former tenants of converted properties as well as property owners. Changes proposed to the Tenant Guarantee in report MHC15-7 were meant to clarify that the 24-month period should be honoured notwithstanding current lease conditions. The proposed amendment does not add any additional length of time to the guarantee that has existed since the 2012 Bylaw came into effect.

DISCUSSION

On October 1, 2015 the Mayor's Housing Commission reviewed report MHC15-7, *Condominium Policy Bylaw 2012-14 Review and Policy Update*. As this meeting, the following motion was proposed and carried:

“that the report be referred back to the Administration to pursue alternatives for recommendation #1(e) with respect to the Tenant Guarantee.”

Recommendation 1(e) from report MHC15-7 is as follows:

That *The City of Regina Condominium Policy Bylaw, 2012* (Bylaw No. 2012-14) be amended to:

- e. “Strengthen the requirements of the Tenant Guarantee to provide guarantee of 24-month tenancy for tenants of a building approved for condominium conversion.”

The proposed amendments to the Tenant Guarantee are intended to clarify that the 24-month period should be honoured at the tenant's option, notwithstanding current lease conditions. This proposed change does not add a Tenant Guarantee to the Bylaw where one did not exist, nor does it add additional time to the guarantee in the current Bylaw.

Based on the motion at Mayor's Housing Commission and additional analysis and background research, Administration has considered alternatives for the Tenant Guarantee. Administration is recommending Option #3, the amendment proposed in recommendation 1(e) of report MHC15-7.

Provincial Requirements

In 2014, amendments were made to the provincial regulations governing condominium conversion including *The Condominium Property Act, 1993* (the Act) and *Condominium Property Regulations, 2001* (the Regulations). As a part of these amendments, additional language was added to the regulations to address the issue of tenant hardship. More specifically, the language in Clause 10(5)(e)(ii) of *The Act* and Form B [Section 7.1] of *The Regulations* require that:

“the conversion will not create significant hardship for any or all of the tenants [emphasis added] of the existing premises, taking into consideration any mitigation plan proposed by the developer.”

The provincial documents do not provide a definition of tenant hardship. Therefore, for the purpose of assessing tenant hardship and for this discussion, the definition of tenant hardship is derived from The 1994 *Condominium Conversion Policy*, which is consistent with other policy and bylaw definitions. Hardship is defined as “difficulty caused by condominium conversion that relates to:

- i) affordability;
- ii) ability to acquire other accommodation;
- iii) access to services (e.g., neighbourhood shopping, medical, social, and recreational); and/or
- iv) neighbourhood displacement.”

The *Condominium Policy Bylaw* focuses on the availability of rental units using a vacancy threshold to measure whether a conversion can be approved or not. However, tenant hardship is meant to consider more than just whether or not there are other units available. Tenant hardship also takes into consideration affordability, adequacy of units, and the ability for a household to remain in their neighbourhood or to have access to services that are available in their present location. Therefore, the Tenant Guarantee in the Bylaw is meant to allow ample time for a household to locate a new home taking all of these factors into consideration.

Next, the relationship between landlord and tenant is governed by the provincial *Residential Tenancies Act (The Tenancies Act)*, which places restrictions on the eviction of tenants. These requirements also govern units undergoing conversion. Therefore, while a conversion is underway and for units that remain rental after a conversion has taken place, any action on the part of the property owner would be subject to provincial regulations. The wording of the Tenant Guarantee notes that the requirements are “subject to any provincial legislation pertaining to rental properties”.

The requirements of *The Tenancies Act* prevent a landlord from evicting a tenant from a unit for the sole purpose of a condominium conversion, to sell a converted unit, or to rent to another household without other justification for eviction. As per *The Tenancies Act* there are a limited number of circumstances under which a tenant can be evicted; these include rental agreement violations, damage to the property, and non-payment of rent. Besides these situations, the only other time a landlord could evict a tenant without cause is if the landlord or a close family member intended to occupy the unit, or if a major renovation requires vacating the building. Similarly, any lease agreement between a tenant and a former owner of a rental unit must be honoured by a purchaser, should the unit be sold. Therefore, subject to provincial regulations, a condominium conversion cannot be used to evict a tenant unless a formal lease agreement

between the landlord and tenant does not exist, there is a violation of a lease agreement, the owner or a close family member intend to live in the unit, or a major renovation. These provincial requirements impact the City's ability to impose regulations in *The Condominium Policy Bylaw* that would diminish the rights of a tenant. The impact of these requirements on the options considered for a Tenant Guarantee are included in the summary of options outlined below.

Tenant Guarantees in Other Municipalities

Administration has undertaken additional background research on best practices and has reviewed the recommendations of the report commissioned in 2011 that offered the recommendations used for the 2012 Bylaw. Although municipalities in several other provinces simply defer to provincial regulations, such as *The Tenancies Act*, in Saskatchewan *The Condominium Property Act* requires that municipalities provide evidence that tenant hardship has been addressed. Through a scan of the condominium policies, other cities have addressed tenant hardship through specific guarantees in their condominium conversion policies similar to Regina. The tools used to mitigate hardship for renters in Regina's Bylaw including a vacancy rate threshold, a guaranteed period of tenancy, and first right of refusal on the option to purchase the unit, are consistent with other municipalities both within and outside of Saskatchewan. As it relates to the Tenant Guarantee, Regina's provisions are also aligned with other municipalities. Saskatoon requires a tenant guarantee of two years with a requirement that the rent charged for a converted unit not exceed the average rent for comparable units in the area, thereby imposing rental rate requirements in addition to a length of guaranteed tenure. Prince Albert includes a one-year tenant guarantee but restricts the conversion of vacant buildings to those that are vacant by order of Fire, Health or Bylaw, thereby increasing the restrictions on the conversion of vacant building when compared to Regina's Bylaw. Winnipeg provides a guarantee for two years or the length of time that the tenant has already occupied the unit, whichever is longer. In Edmonton and Calgary, condominium conversions are governed only by provincial regulations.

Tenant Guarantee Options

Administration has considered four options, which are summarized below. A summary table of the options and the pros and cons is also included in Appendix A.

Option 1: That the Tenant Guarantee be waived when the neighbourhood vacancy rate is above a certain percentage.

This approach addresses the discussion and motion of the Mayor's Housing Commission at the October 1, 2015 meeting. While this approach allows more flexibility on the part of the property owner, there are several challenges with waiving the Tenant Guarantee based on a vacancy rate threshold.

First, while the vacancy rate in a neighbourhood provides evidence of rental availability, a measure of vacancy rate can mean a vastly different number of units due to the difference in the inventory of rental units in each neighbourhood. For example, a six per cent vacancy in Whitmore Park represents 19 units, while a six per cent vacancy in the neighbourhood known as Northwest equals 61 units. This could result in more rental units being converted and residents displaced than there vacant units available after the conversion. For this reason, Administration also considered a requirement that an absolute number of units be available, for example, that a Tenant Guarantee could be waived only in the instance that the vacancy rate is equivalent to or greater than the units approved for conversion.

Similarly, vacancy rate levels may not address housing diversity and affordability that may contribute to tenant hardship. With many newcomers making up the majority of our population growth, a larger proportion of families are seeking rental accommodations, and larger units with three or more bedrooms are in demand. While some neighbourhoods have a higher proportion of larger units, data shows that the majority of new units being added to the rental market are one and two bedrooms. For example, between April 2014 and April 2015 only 2.4 per cent of new rental units built were three or more bedrooms. This means that even in areas with high vacancies certain types of units may be difficult to find.

In addition, for the conversions that took place between 2007 and 2011, all buildings were those constructed between 1962 and 1977. As reported by Canada Mortgage and Housing Corporation (CMHC), buildings of this time period typically have average rental rates that are significantly lower than newer construction. For example, buildings constructed between 1960 and 1974 have average rents that are 34 per cent less than units built after 2005. Thus, while high vacancy rates may suggest that other units are available in a neighbourhood where a conversion is underway, these units may not address affordability requirements of existing tenants. Considering tenant hardship simply from the perspective of the availability of rental units based on vacancy rate may not address the complexity of the issue when a household must find a new home due to a conversion.

Next, the relationship between landlord and tenant is governed by *The Residential Tenancies Act* (*The Tenancies Act*), which places restrictions on the eviction of tenants including requirements for renovations, sale of the unit, and eviction for the purpose of renting the units to another tenant. Therefore, in the case of a conversion, a vacancy rate threshold established by the City could not be used to substantiate eviction of an existing tenant.

Finally, an approach to the Tenant Guarantee that would waive the requirement based on vacancy rate criteria will likely create a climate of uncertainty and fear among tenants who may not understand or know how to access vacancy rate data and may be unclear as to when and how the vacancy rate threshold may be applied. Based on the provincial requirement that “the conversion will not create significant hardship for any or all of the tenants of the existing premises”, waiving any tenant guarantee under certain conditions may not provide an equitable treatment for all tenants impacted by a condominium conversion.

Option 2: That the Tenant Guarantee be waived when the neighbourhood vacancy rate is above a certain percentage with the exception of designated heritage buildings undergoing conversion.

Administration has also given consideration to an Option 2 with a restriction on waiving the Tenant Guarantee if the building undergoing conversion is a designated heritage building. While the vacancy rate threshold protects the availability of rental units by limiting conversions when vacancies are below three per cent, this restriction is waived for designated heritage buildings where the vacancy rate is measured at the citywide level using the vacancy threshold of 2.5 per cent required by provincial regulations.

Administration accepts that the conversion of a designated heritage building may be a means of building conservation, yet this approach means that tenants of a heritage building are more vulnerable than residents of other conversions because of the more lenient vacancy requirements. Since these buildings are typically older and statistically have lower rental rates, affordability is likely a significant issue for these households. Saskatoon addresses this by establishing that the tenant guarantee also requires that rental rates not exceed the rent charged for comparable

residential premises in the area. With no such requirement in Regina, by lessening the requirements around the Tenant Guarantee, the City may risk displacing tenants for whom affordability may be more of an issue than availability of rental units. For these reasons, the Tenant Guarantee is meant to offer time to locate another unit that is adequate for a household and to address multiple aspects of tenant hardship by providing a guarantee of tenancy that would allow a household ample time to find a new home.

Similar to Option 1, the concern for this approach is potential conflicts with *The Tenancies Act* and that this approach may create a climate of uncertainty and fear amount tenants who may not understand or know how to access vacancy rate data and may be unclear as to when and how the vacancy rate threshold may be applied.

Option 3: Retain the current recommended amendment 1(e) of report MHC15-7

A two-year Tenant Guarantee was the recommendation of the 2011 University of Regina Business Centre for Management Development (RBCMD) report, which formed the basis for the 2012 Bylaw. This report deemed a two-year period as a ‘moderate’ intervention that balanced renters’ needs with property owners’ interests. The Tenant Guarantee was also based on mitigation techniques that had been applied during conversions starting in 2007 to offer some security to tenants during the conversion process. The Tenant Guarantee does not preclude the property owner from proposing other mitigation strategies to help with a Tenant’s relocation in lieu of an extended tenancy. The tenant is also not mandated to accept a Tenant Guarantee and may choose to leave the unit to avoid the uncertainty of a conversion.

Within the context of provincial tenancy regulations, the Tenant Guarantee formalizes some of the requirements of provincial regulations, such that a property owner may not evict a tenant for the purpose of a condominium conversion, and attaches a period of time for any lease agreements to provide some assurance to current tenants. Given that tenants may be at different stages of a lease agreement or under different types of tenancy, for example a fixed tenancy (long-term lease) versus a periodic tenancy (a month-to-month arrangement), the Tenant Guarantee is meant to provide a uniform period of tenancy to be equitable to all existing tenants. The RBCMD report also notes that in periods of high vacancy, when conversions would be allowed, existing tenants could be an asset to a property owner while the conversion is underway. Since many units converted between 2007 and 2011 were sold as investment properties, the report also notes that having a stable tenant made the units more marketable to investors helping with the long-term stability of the building. It is also noted in the report that a high percentage of rented units in buildings immediately following the conversions at this time was likely due to a saturation of condominium units on the market, a trend that exists in today’s market. This information is also substantiated by comments received by Administration for the current review of the policy.

While the Tenant Guarantee is intended to provide some assurance for the tenant, it is also subject to provincial regulations under *The Tenancies Act* that may limit an extended tenancy in certain situations. Should the purchaser of a newly-converted unit wish to live in the unit or offer the unit to a close family member, he or she could give due notice to the tenant to move. This would be the only situation in which an existing lease agreement transferred from property owner to purchaser could warrant eviction. Further, if the building is to undergo a major renovation, *The Tenancies Act* establishes parameters to regulate when an eviction of tenants is allowed and would be considered in the case of a condominium conversion.

Since completion of a conversion takes time, the Tenant Guarantee may also offer an opportunity for a tenant to remain in their unit while they save to purchase the unit as they are allowed a first right of refusal when the unit is available for purchase. As per the City's Bylaw, a two-year timeframe from the approval date for a conversion, to the completion of a condominium plan and titles for the conversion, is allowed. This timeline aligns with the period of the Tenant Guarantee. Thus an established period of tenancy for current tenants combined with a first right of refusal could help alleviate tenant hardship and displacement by helping tenants achieve homeownership and remain in their home.

Finally, the recommended Tenant Guarantee is the most straightforward to communicate to tenants and property owners and is easiest for the Administration to enforce. Other proposed options will likely create some confusion among tenants and property owners requiring resources to address issues arising from the concerns of tenants as was prevalent during the period of conversions starting in 2007. Similarly, Administration did not hear any concerns from stakeholders contacted during the Bylaw review process in August-September 2015, which included building owners involved in previous conversions.

Option 4: Retain the current Tenant Guarantee

The third Option considered by Administration is to remove Recommendation 1(e) from report MHC15-7 to keep the Tenant Guarantee in the existing Bylaw stated as such:

“Tenant Guarantee means the legal obligation the owner of the Property shall provide to the Tenant which guarantees the Tenant the right to live in the Apartment in which the Tenant is residing as of the Application Date, and which becomes a Unit upon the Condominium Conversion of the Property, for two years from the Approval Date, subject to any existing lease conditions and any provincial legislation pertaining to rental properties.”

The current Tenant Guarantee creates several challenges, namely that it does not address the provincial requirement that municipalities are required to mitigate hardship for any and all tenants as month-to-month tenants or those nearing the end of their lease agreement would have no guarantee or recourse to stay in their units once a condominium conversion is approved. Similarly, the Guarantee is worded in such a way to suggest that current lease agreements may supersede the Tenant Guarantee making the Guarantee unenforceable. Further, as stated in the Tenant Guarantee, any municipal requirements are subject to “any provincial legislation pertaining to rental properties.” As provincial requirements determine, the end of a lease agreement is not reason alone for the termination of tenancy. Given the issues with the wording of this Tenant Guarantee, this approach would likely create confusion among tenants and property owners, as well as fear and uncertainty for tenants who are unclear how and when their tenancy will be impacted.

Conclusion

As noted in this report, City Administration recommends that recommendation 1(e) of report MHC15-7 be maintained as part of the Condominium Policy Bylaw Review and Update in order to address provincial requirements to mitigate hardship for any and all tenants of a building undergoing conversion. As noted in the summary of options, the Tenant Guarantee of 24 months was established in the 2012 Bylaw through extensive consultation with tenants and property owners. It is also in alignment with other municipalities and the period of time allowed for a conversion to be finalized.

With the on-going implementation of the *Comprehensive Housing Strategy*, Administration will continue to monitor the housing market to assess vacancies and housing demand. As has been observed in the past, although Regina's vacancy rate is currently above the target of three per cent, and is expected to increase, vacancy rates can change in a matter of years as manifest between 2012 and 2015, when vacancy rates rose from 0.6 per cent to 4.8 per cent. With a slowing in housing construction in 2015, the absorption of just over 200 units could drop the city back to a vacancy of three per cent. As economic growth is expected to improve in 2016 and several large infrastructure projects are on the horizon, Regina's vacancy rate could be subject to further fluctuation. For this reason, Administration recommends proceeding with caution when it comes to leniency regarding mitigation for tenant hardship.

Updates on housing statistics and trends will be brought to the Mayor's Housing Commission when the fall Rental Market Report is released at the end of this year, and for an annual update on Housing Strategy implementation in Q2 of 2016. Any significant changes to housing data will also be brought forward as required, including issues related to condominium conversions.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

By focusing on retaining rental housing within existing areas of the city and limiting condominium conversions in areas with a vacancy rate below the threshold of three per cent, *The Condominium Policy Bylaw* supports diverse housing options in all areas of the city. Housing diversity allows households who rent to choose a neighbourhood that meets their daily needs including access to services, amenities and employment, which in some cases may reduce costs such as car ownership.

Policy and/or Strategic Implications

Revisions to *The Condominium Policy Bylaw* are aligned with the policy direction of both the *Comprehensive Housing Strategy* (CHS) and *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) to achieve housing diversity, to protect and increase the supply of rental housing, and to retain and regenerate the existing housing stock.

Amendments to *The Condominium Policy Bylaw* are intended to stabilize rental supply while housing needs and supply are monitored through the CHS. Information collected through monitoring will allow Administration to continue to evaluate current housing needs and to appropriately adjust housing policies in subsequent years.

Other Implications

None with respect to this report.

Accessibility Implications

Multi-unit rental buildings are required to provide five per cent accessible units as per the requirements of *The Uniform Building and Accessibility Standards Regulations*. There are no requirements for accessible units in purpose-built condominium ownership units.

COMMUNICATIONS

Recommended changes to *The Condominium Policy Bylaw, 2012* (Bylaw No. 2012-14) were published on the City's website on August 25, 2015, and an email sent to approximately 200 housing stakeholders to encourage feedback on proposed amendments. Two comments were received and included in report MHC15-7. No comments related to the proposed amendments to the Tenant Guarantee were received. A second email to explain that the reports will appear before committees and Council in November was sent on October 23.

Although there is no statutory or legal requirement to provide formal public notice of these amendments, notice of the proposed changes will be advertised in the Saturday, November 7 and Saturday, November 14 editions of the *Leader-Post*.

DELEGATED AUTHORITY

The Condominium Policy Bylaw, 2012 requires City Council approval and will be considered by City Council upon recommendation by the Regina Planning Commission.

Respectfully submitted,

MAYOR'S HOUSING COMMISSION



Erna Hall, Secretary

APPENDIX A - CONDOMINIUM POLICY BYLAW SUPPLEMENTAL REPORT

Evaluation of options:

Option	Pros	Cons
Option 1: Waive requirement if neighbourhood vacancy rate above a certain threshold and that an equal number of units are available (vacant) as have been converted	<ul style="list-style-type: none"> - Attempts to address restrictions placed on owners who wish to rent to new tenants or sell the unit once the conversion has occurred by using vacancy rate as a measure of availability. 	<ul style="list-style-type: none"> - Percentage of units vacant can mean vastly different numbers of units depending on neighbourhood - Given dissimilar characteristics within a neighbourhood, vacancy rate does not account for other factors contributing to tenant hardship including affordability, adequacy of housing (size or type) and access to services, schools or transit that may reduce options for tenant needing a new home. - <i>The Residential Tenancies Act</i> places restriction on eviction for the purpose of conversion, re-renting a unit, and for certain types of renovation. Therefore, this approach would conflict with provincial regulations by suggesting that a vacancy rate threshold could allow eviction. - May be confusing for tenants who are not familiar with vacancy rate data creating a climate of fear and uncertainty. - May remove opportunity for current renter to purchase unit.
Option 2: Waive requirement if neighbourhood vacancy rate above a certain threshold <u>except</u> in the case of a designated heritage building	<ul style="list-style-type: none"> - Attempts to address restrictions placed on owners who wish to rent to new tenants or sell the unit once the conversion has occurred by using vacancy rate as a measure of 	<ul style="list-style-type: none"> - Challenges with Option 1 still exist, namely conflicts with <i>The Residential Tenancies Act</i>. - More challenging to

	<p>availability.</p> <ul style="list-style-type: none"> - Provides for a tenant guarantee in case of heritage buildings, which are not subject to the neighbourhood vacancy rate before a conversion is allowed. 	<p>understand for tenants and property owners than Options 1, 3 or 4.</p> <ul style="list-style-type: none"> - May be confusing for tenants who are not familiar with vacancy rate data creating a climate of fear and uncertainty.
<p>Option 3: Keep current amendment to strengthen 24-month tenant guarantee (Recommended option)</p>	<ul style="list-style-type: none"> - Addresses provincial requirements to alleviate hardship for <u>any and all</u> tenants - Current Bylaw includes a 24-month guarantee; amendment simply clarifies whether or not current lease agreements supersede the guarantee - Follows tenant guarantee of other jurisdictions. - Easy to understand for tenants and landlords because not subject to vacancy rates. - Considered a ‘moderate’ approach in 2011 policy evaluation; recommendation was based on mitigation strategies used by property owners to address tenant hardship during conversions. - No criticism of this change during the consultations in 2015. - May allow tenant time to save for down payment and purchase the unit. - Does not preclude property owner from providing alternative mitigation such as relocation assistance in lieu of extended tenancy. - If vacancies are high enough to allow for a conversion, a guarantee may be advantageous to landlord to have a stable tenant and a committed lease arrangement. - For purposes of a purchaser buying a unit to be owner-occupied, or a major renovation requiring vacating the building, the <i>Tenancies Act</i> would supersede the Tenant Guarantee allowing for flexibility for a building or unit owner. - Most straightforward to enforce by Administration. 	<ul style="list-style-type: none"> - May create limitations for property owners during the conversion of a condominium or once the conversion has been completed.

<p>Option 4: Return to former tenant guarantee whereby the 24-month guarantee is subject to existing lease agreements</p>	<p>- Exists in current bylaw and has been in Bylaw since 2012.</p>	<p>- Does not address provincial requirements to mitigate hardship for <u>any and all tenants</u> as month-to-month tenants or those with a short-term lease would have no guarantee or recourse to stay in their units once a condominium conversion is approved.</p> <p>- Limits guarantee for tenants because current lease agreements may supersede the guarantee making the guarantee unenforceable.</p> <p>- May create fear and uncertainty for tenants who are unclear how and when their tenancy will be impacted.</p>
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November 10, 2015

To: Members,
Regina Planning Commission

Re: Condominium Policy Bylaw 2012-14 Review and Policy Update

**RECOMMENDATION OF THE MAYOR'S HOUSING COMMISSION
- NOVEMBER 5, 2015**

1. That *The City of Regina Condominium Policy Bylaw, 2012* (Bylaw No. 2012-14) be amended to:
 - a. Be consistent with the *Provincial Condominium Property Act, 1993* and *The Condominium Property Regulations, 2001*, both amended in 2014, by adding a definition for “Rate of Availability” to mean the impact of a conversion of a rental Property to condominiums based on the rental vacancy rate reported by Canada Mortgage and Housing Corporation (CMHC);
 - b. Add a definition of “Neighbourhood Vacancy Rate” to mean the most recent rental vacancy rate reported by CMHC at the Neighbourhood level;
 - c. Add a condition to Section 19 and Section 22 of the Bylaw that the impact of a condominium conversion for buildings of five units or more must not reduce the Rate of Availability to less than three per cent based on the Neighbourhood Vacancy Rate;
 - d. Be consistent with the *Provincial Condominium Property Act, 1993* and the *Condominium Property Regulations, 2001*, add a condition to Section 7, Section 8 and Section 18 that the impact of a condominium conversion must not reduce the Rate of Availability to less than 2.5 per cent for three and four unit properties, Vacant and Designated Heritage Properties based on the Census Metropolitan Area (CMA) or Citywide Vacancy Rate;
 - e. Revise the requirements of the Tenant Guarantee to provide a guarantee of a 12-month tenancy for tenants of a building approved for condominium conversion; and
 - f. Clarify and refine language in the Bylaw as housekeeping amendments.
2. That the City Solicitor be directed to prepare the necessary Bylaw to authorize the amendments, as described above; and
3. That this report be forwarded to the November 23, 2015 City Council meeting in conjunction with recommendations from the Regina Planning Commission.

MAYOR'S HOUSING COMMISSION – NOVEMBER 5, 2015

The Commission adopted a resolution to concur in the recommendation contained in the report, after making the following amendments:

- That Recommendation 1e. be amended to read: Revise the requirements of the Tenant Guarantee to provide a guarantee of 12-month tenancy for tenants of a building approved for condominium conversion; and

- That Recommendation #2 be deleted.
- That Recommendation #4 be amended to read: That this report be forwarded to the November 23, 2015 City Council meeting in conjunction with recommendations from the Regina Planning Commission.

Malcolm Neill, in the Chair, Councillors: Bryon Burnett, Bob Hawkins and Barbara Young; and Robert Byers and Blair Forster were present during consideration of this report by the Mayor's Housing Commission.

The Mayor's Housing Commission, at its meeting held on November 5, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That *The City of Regina Condominium Policy Bylaw, 2012* (Bylaw No. 2012-14) be amended to:
 - a. Be consistent with the *Provincial Condominium Property Act, 1993* and *The Condominium Property Regulations, 2001*, both amended in 2014, by adding a definition for "Rate of Availability" to mean the impact of a conversion of a rental Property to condominiums based on the rental vacancy rate reported by Canada Mortgage and Housing Corporation (CMHC);
 - b. Add a definition of "Neighbourhood Vacancy Rate" to mean the most recent rental vacancy rate reported by CMHC at the Neighbourhood level;
 - c. Add a condition to Section 19 and Section 22 of the Bylaw that the impact of a condominium conversion for buildings of five units or more must not reduce the Rate of Availability to less than three per cent based on the Neighbourhood Vacancy Rate;
 - d. Be consistent with the *Provincial Condominium Property Act, 1993* and the *Condominium Property Regulations, 2001*, add a condition to Section 7, Section 8 and Section 18 that the impact of a condominium conversion must not reduce the Rate of Availability to less than 2.5 per cent for three and four unit properties, Vacant and Designated Heritage Properties based on the Census Metropolitan Area (CMA) or Citywide Vacancy Rate;
 - e. Strengthen the requirements of the Tenant Guarantee to provide guarantee of 24-month tenancy for tenants of a building approved for condominium conversion; and
 - f. Clarify and refine language in the Bylaw as housekeeping amendments.
2. That the Mayor's Housing Commission provide input on the proposed Bylaw amendments to the Regina Planning Commission for consideration at its meeting on October 7, 2015;
3. That the City Solicitor be directed to prepare the necessary Bylaw to authorize the amendments, as described above; and
4. That this report be forwarded to the October 26, 2015 City Council meeting in conjunction with recommendations from the Regina Planning Commission.

CONCLUSION

Amendments to the *Condominium Policy Bylaw 2012-14* (Bylaw) were last made and approved on February 24, 2014. With the approval of the *Comprehensive Housing Strategy* (CHS) and implementation plan, Administration committed to a review of the Bylaw in 2015. Since the last policy review, there have been significant changes to the housing market with an increase in the number of ownership units on the market and an increase of the rental vacancy rate to 4.8 per cent as of April 2015, well above the target vacancy of three per cent established with the CHS. In addition to changes in the housing market since the Bylaw was last reviewed, provincial regulations governing condominium conversions have also been updated. Both *The Condominium Property Act, 1993* and *The Condominium Property Regulations, 2001* were amended in 2014.

Based on the current housing market and new provincial requirements, proposed changes to the Bylaw would support a stable rental market by adding a condition to the Bylaw that the impact of a condominium conversion would not drop the vacancy rate below the targeted three per cent at the neighbourhood level for buildings of five units or more. For three- and four-unit buildings, designated heritage and vacant properties, which are currently exempt from the vacancy rate threshold, a conversion would not be allowed if it would lower the vacancy rate below 2.5 per cent at the CMA (Citywide) level. Stronger wording for the Tenant Guarantee is also suggested to create more assurance for existing tenants of a building approved for condominium conversion. Other housekeeping amendments are proposed to clarify language and definitions in the Bylaw.

As governed by *The Planning and Development Act, 2007* a review of *The Condominium Policy Bylaw* by Regina Planning Commission is required. Amendments as outlined in this report require Council approval.

BACKGROUND

The Condominium Policy Bylaw was established in 2012 following the repeal of the 1994 *Condominium Conversion Policy* in January 2012. The Bylaw's intent is to allow for the orderly conversion of rental properties to condominium ownership while ensuring that condominium conversions do not significantly reduce the supply of rental accommodations in the city. On July 29, 2013, Council considered a report (CR13-110) in which the Administration indicated it would begin a review of *The Condominium Policy Bylaw* as part of the implementation of the CHS. Amendments were brought forward and approved by Council on November 25, 2013. Amendments to the Bylaw increased the vacancy rate at which conversions of properties containing five or more rental units could occur to three percent for both CMA citywide and Zone vacancy rates. Amendments were also made to correct typographical errors in the Bylaw.

In February 2014, given some concern over the potential for the conversion of a partially vacant property, additional restrictions were imposed for the conversion of vacant properties, and to clarify that eviction may not be used to vacate a building for the purpose of conversion. Second, the Bylaw was amended so that properties containing less than three units cannot be converted to condominiums.

Since approval of amendments to *The Condominium Policy Bylaw*, Administration has closely monitored the housing situation and the rental market to identify any challenges to improving rental supply. CMHC reported a city-wide rental vacancy rate of three per cent for the fall of 2014 and 4.8 percent for April 2015. The fall vacancy rate for 2015 should be released in December 2015. The expectation is that the fall vacancy rate will still be well above three per cent, the threshold at which condominium conversion applications can be considered and approved.

DISCUSSION

As a matter of review and updating, Administration has identified definitions and sections of the *Condominium Policy Bylaw* needing amendments as well as housekeeping amendments to ensure the intention of the *Condominium Policy Bylaw* is upheld and to be consistent with the changes to provincial regulations governing condominium conversions.

Mitigating the Impact of Condominium Conversions

Under *The City of Regina Condominium Policy Bylaw, 2012*, the City has the authority to consider applications for any property that contains five or more units when the average of the two most recently published spring or two most recently published fall CMA Vacancy Rates (whichever is closer to the application date) is three percent or higher and the most recently published Zone Vacancy rate is three percent or more based on the published data from CMHC's rental market survey. Buildings of three or four units, vacant buildings and designated heritage properties are currently exempt from vacancy rate thresholds.

In 2014 the Province amended *The Condominium Property Act, 1993* (the Act) and *Condominium Property Regulations, 2001* (the Regulations). Section 8.1 of the Regulations and Clause 10(5)(e) of the Act now state that:

“the conversion must not reduce the rate of the availability of rental accommodation in the area to 2.5% or lower” wherein the rate of availability is defined by the most recent rental apartment vacancy rate as reported by CMHC.

With this amendment to the provincial legislation the City will need to consider the impacts of a conversion and the effect it will have on the vacancy rate if a conversion was to proceed. Therefore, while the three per cent vacancy over two annual reporting periods is the trigger for Administration to consider applications, this new provincial requirement necessitates that Administration also evaluate the impact of a conversion on the rental supply. Administration recommends that a rate of availability (or impact of the conversion) of three per cent vacancy rate be added as a condition of approval for condominium conversions. This would ensure that a conversion will not lead to the vacancy rate falling below the healthy vacancy rate of three per cent.

Second, because the province does not define the “area” to be considered when evaluating the rate of availability, the City is able to decide the scale at which it will consider the impact of a conversion. Historically, CMHC has only reported vacancy rates at a Citywide and Zone level. As of the fall 2014 rental market survey, CMHC has added higher resolution vacancy rate data at the Neighbourhood level, which is accessible through its online Housing Information Portal. This is valuable, as some of the Zones contain several neighbourhoods with dissimilar characteristics and considerable variation in vacancy rates. For example, while the Central Zone has a vacancy

rate of 3.2 per cent, vacancies by Neighbourhood range from 1.5 per cent to over seven per cent. Given these disparities, Administration recommends that the impact of a conversion be considered at the Neighbourhood level. To illustrate the impact of this consideration, maps of the CMHC defined Zones (Appendix A) and Neighbourhoods (Appendix B) are in the Appendices. The Neighbourhood Vacancy Rate tables are included in Appendix C.

Applying the new requirements of the provincial Regulations and Act, Administration recommends amending *The Condominium Policy Bylaw* to include a definition of “Neighbourhood Vacancy” and “Rate of Availability” such that:

“Rate of Availability” – means the impact of the conversion of a rental property to condominiums based on the rental vacancy rate reported in the Canada Mortgage and Housing Corporation’s (CMHC) rental market survey.

“Neighbourhood Vacancy Rate” – means the most recent rental vacancy rate reported by Canada Mortgage and Housing Corporation’s (CMHC) rental market survey at the Neighbourhood level.

Administration recommends that a Rate of Availability of three per cent at the Neighbourhood level be added to Sections 19 and 22 of *The Condominium Policy Bylaw* as a requirement of approval for a condominium conversion for buildings of five rental units or more. This recommended change is in keeping with the target of three per cent rental vacancy established in the CHS and would help to ensure a stable rental market stock and housing diversity at the neighbourhood level.

Finally, changes to the provincial regulations will have an impact on the treatment of three- and four-unit buildings, designated heritage and vacant properties, which are currently exempt from the vacancy rate threshold in *The Condominium Policy Bylaw*. Under provincial regulations, these applications would be considered based on the minimum provincial requirement that the conversion would not lower the vacancy rate, or Rate of Availability, below 2.5 per cent. To provide some additional leniency for these units, the Rate of Availability would be considered at the CMA (Citywide) level. This change would be added to Sections 7, 8 and 18 of the Bylaw.

Administration recommends keeping the Rate of Availability for these units at 2.5 per cent rather than at the three per cent threshold used for all other properties based on the understanding that the conversion of small properties is not likely to have a significant impact on overall rental supply. Similarly, vacant and designated heritage buildings have received more leniency under the Bylaw in order to encourage renovation over demolition.

Amendments to the Tenants Guarantee

In addition to the changes to provincial regulations noted above, Clause 10(5)(e)(ii) of *The Condominium Property Act, 1993* and Form B [Section 7.1] of *The Condominium Property Regulations, 2001* require that:

“the conversion will not create significant hardship for any or all of the tenants of the existing premises, taking into consideration any mitigation plan proposed by the developer;”

Prior to the current Bylaw and the moratorium on condominium conversions, which took effect in 2008, a condominium conversion could not be approved if the vacancy was less than three per cent unless 75 per cent of tenants responding to a survey deemed that the conversion would not create “tenant hardship”. This approach created several challenges, namely the subjective nature of defining and measuring tenant hardship, access to and completion of the survey by a majority of the tenants, and the fact that Administration, who was responsible for administering the survey, was put in the position of having to evaluate conflicting information provided by tenants and property owners. As a result, the 2012 Bylaw removed the tenant survey in lieu of quantifiable measures including a required vacancy rate threshold for the consideration of condominium conversion applications. The vacancy rate requirement and additional hardship mitigation measures, such as the tenant’s right to remain in their apartment for 24 months from the approval, were a response to the large number of condominium conversions that were approved starting in 2007, and to impose minimum requirements of the property owner with respect to current tenants.

In a review of the current Bylaw and in light of the new wording in the provincial regulations, Administration has determined that the language describing the Tenant Guarantee is section 3 (w) of the Bylaw could be amended to create more assurance for the tenant. For this reason, Administration is recommending that the Tenant Guarantee be revised to the following:

“Tenant Guarantee” - means the legal obligation the owner of the Property shall provide to the Tenant which grants the Tenant (*at the Tenant’s option*) the right to live in the Apartment in which the Tenant is residing as of the Application Date, and which becomes a Unit upon the Condominium Conversion of the Property, for two years from the Approval Date, *notwithstanding the term of any existing lease or rental agreement between the Tenant and the owner of the Property* but subject to any provincial legislation pertaining to rental properties;”

The recommended revisions to the definition of the Tenant Guarantee are intended to strengthen the requirements of property owners to address potential hardship by ensuring a 24-month period of tenancy for current tenants in the event of a condominium conversion notwithstanding any previous lease agreements.

Housekeeping Amendments

The current definition of CMA vacancy rate required for the consideration of condominium conversion application is based on an average of the two most recently published spring vacancy rates or the two most recently published fall vacancy rates for the Regina CMA as reported by CMHC. Based on the current market, in which the completion of large rental projects can substantially impact the vacancy rate in a single reporting period, Administration recommends removing “the average of” from the definition. This would ensure that the vacancy rate is above three per cent for a 12-month period before an application would be considered and approved. The proposed definition would read as such:

“CMA Vacancy Rate” - means the two most recently published spring vacancy rates or the two most recently published fall vacancy rates for the Regina CMA, whichever is closer to the Application Date, based on the published Canada Mortgage and Housing Corporation’s rental market survey.

The Zone Vacancy Rate definition would remain the same as the current Bylaw and the conditions for approval as per Sections 19 and 22 of the Bylaw would still include the requirement that both the CMA Vacancy Rate and Zone Vacancy Rate are at or above three per cent.

Second, the current Bylaw includes a definition of Laneway Dwelling Unit as having the same meaning as in *The Regina Zoning Bylaw No. 9250*. However, the definition of Laneway Dwelling Unit is only defined under Direct Control District 14 (DCD-14), which is restricted to two areas of the city. Since Administration is currently working on a Laneway Housing Guidelines and Pilot Project, it is recommended that the definition of a Laneway Dwelling Unit be revised as “a subordinate, self-contained dwelling unit, located above a detached garage with direct access from a rear lane *or an alternative secondary accessory dwelling unit as approved by Council.*” This definition would account for any additional forms of laneway housing such as an at-grade suite (Garden Suites) that may be considered with the upcoming pilot project. It is also consistent with the definition used in the *Housing Incentives Policy*.

Condominium Conversions and the Current Housing Context

Administration does not anticipate a flood of applications following the release of the fall Rental Market Report in December 2015 due to market conditions and existing housing policy requirements:

- A 2011 report prepared for the City by the University of Regina’s Business Centre for Management Development (BCMD) links the flood of condominium conversion applications between late-2007 and late-2008 to the concept of *arbitrage*. Arbitrageurs are investors who identify and take advantage of a price difference between two markets. In this case, the two markets were the rental property market and the residential housing market. In 2007, there was a significant increase in residential house prices, including condominiums, thus making condominiums more attractive to investors. At the same time, rents in Regina were relatively low. When compared to the rest of the country, rents in Regina ranked near the bottom. Because the sale price of an apartment building is directly proportional to its rent, this also meant low selling prices for apartment buildings. This gap between apartment rental income and sale prices of condominium units meant investors saw an opportunity to convert rentals into ownership units. Since then, rents within the city have risen significantly (increasing by 70 per cent since 2008), reducing the gap between the two markets, and thus making condominium conversions less attractive.
- Similarly, there have been a large number of purpose-built condominium units brought to the market in recent years, thus reducing a pent-up demand for affordable, entry-level ownership housing. For example, in the 2006 Census only 12 per cent of all ownership units were not single-family detached homes.¹ With the addition of many multi-unit ownership units on the market (1,489 multi-unit ownership starts since 2013, or 24 per cent of all housing starts), there are currently many more purpose-built, multi-unit condominium units on the market. This is in contrast to 2008-2011 when condominium starts only made up 12.8 per cent of all housing starts. Given the inventory of new condominium units on the market, it is unlikely that there is demand for additional condominium units.

¹ Source: University of Regina Business Centre for Management Development. *City of Regina: Condominium Conversion Policy Report*, May 31, 2011.

- Finally, new rental units that received tax exemption under the *Housing Incentives Policy* (HIP) are restricted from condominium conversion for a period of ten years. The majority of new rental units added to the supply of rental housing since 2008 were built in 2011 – 2015 (totalling 2,248 new rental starts out of 2,510 total rental units since 2008). Since these units have received a tax exemption through the HIP program, new units entering the market since 2011 could not be considered for conversion until 2020 or later and would be subject to the requirements of *The Condominium Policy Bylaw* at that time.²

With equilibrium returning to the market, there should be less demand to convert existing rental apartments. With a significant increase in rents, rental developments have become more financially viable thus lessening the financial interest in conversions that must compete with new condominiums entering the market. This trend has been confirmed by the City of Saskatoon. Saskatoon allows conversions at 1.5 per cent vacancy, yet with a vacancy rate above this threshold since 2008 the City has received approximately six applications (less than 100 units) for conversion since 2009. City officials state that this is because the condominium market has been flooded by new developments and rising rental incomes mean that many landlords are no longer converting and selling their units.

Potential Implications of Bylaw Changes

As per CMHC and Administration's housing projections, the vacancy rate is expected to remain elevated in 2015 and 2016 barring any dramatic changes to the economy and the impacts of several workforce projects in and around Regina. The recommended amendments to *The Condominium Policy Bylaw* will help to ensure that there is not a significant loss of rental apartments to bring the rental vacancy rate below three per cent.

However, it is expected that some rental units will come off the market as the number of available rental units increases; the CHS noted that at least 10 per cent of all rental units are in need of major repair. Those units that are no longer occupied are expected to be the units in most dire need of renovation. In all likelihood, rental buildings requiring renovation will remain rental in the current market rather than undergo the process of conversion only to compete with existing new condominiums on the market. As other cities have observed, with an increase in multi-unit condominium construction in 2013-2015, investment in rental development has increased. Despite these market trends, situations may still exist whereby the conversion of a vacant or heritage building is the only financial alternative for conservation of the building.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

By focusing on retaining rental housing within existing areas of the city and limiting condominium conversions in areas with a vacancy rate below the threshold of three per cent, *The*

² The exception of this requirement is for units approved for exemption starting in 2014, which were held to a five-year requirement before a conversion would be considered. There are 454 units that fall under this agreement. These requirements also hold true for non-residential buildings converted to residential use for new rental units, including designated heritage buildings.

Condominium Policy Bylaw supports diverse housing options in all areas of the city. Housing diversity allows households who rent to choose an inner city area, which reduces costs such as car ownership especially for low-income households, supports active forms of transportation, and enables a smaller environmental footprint for residents.

Policy and/or Strategic Implications

Revisions to *The Condominium Policy Bylaw* are aligned with the policy direction of both the *Comprehensive Housing Strategy* (CHS) and *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) to achieve housing diversity, to protect and increase the supply of rental housing, and to retain and regenerate the existing housing stock.

Goals of the OCP include:

- Support attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing (Goal 1, 8.1).

Goals of the CHS include:

- Increase the supply of rental and affordable housing (Goal 1);
- Increase the diversity of housing options (Goal 3); and
- Retain and regenerate the existing housing stock (Goal 2).

Amendments to *The Condominium Policy Bylaw* are intended to stabilize rental supply while housing needs and supply are monitored through the CHS. Information collected through monitoring will allow Administration to continue to evaluate current housing needs and to appropriately adjust housing policies in subsequent years.

Other Implications

None with respect to this report.

Accessibility Implications

Multi-unit rental buildings are required to provide five per cent accessible units as per the requirements of *The Uniform Building and Accessibility Standards Regulations*. There are no requirements for accessible units in purpose-built condominium ownership units.

COMMUNICATIONS

Recommended changes to *The City of Regina Condominium Policy Bylaw, 2012* (Bylaw No. 2012-14) were published on the City's website on August 25, 2015, and an email sent to approximately 200 housing stakeholders to encourage feedback on proposed amendments. As of September 1, 2015, two comments were received and are included in Appendix D.

Although there is no statutory or legal requirement to provide formal public notice of these amendments, notice of the proposed changes will be advertised in the Saturday, October 10 and Saturday, October 17 editions of the *Leader-Post*.

If approved, Administration will develop a Communications Strategy to ensure that the changes to the Bylaw are communicated to the public and interested parties.

DELEGATED AUTHORITY

This report requires approval by City Council.

Respectfully submitted,

MAYOR'S HOUSING COMMISSION

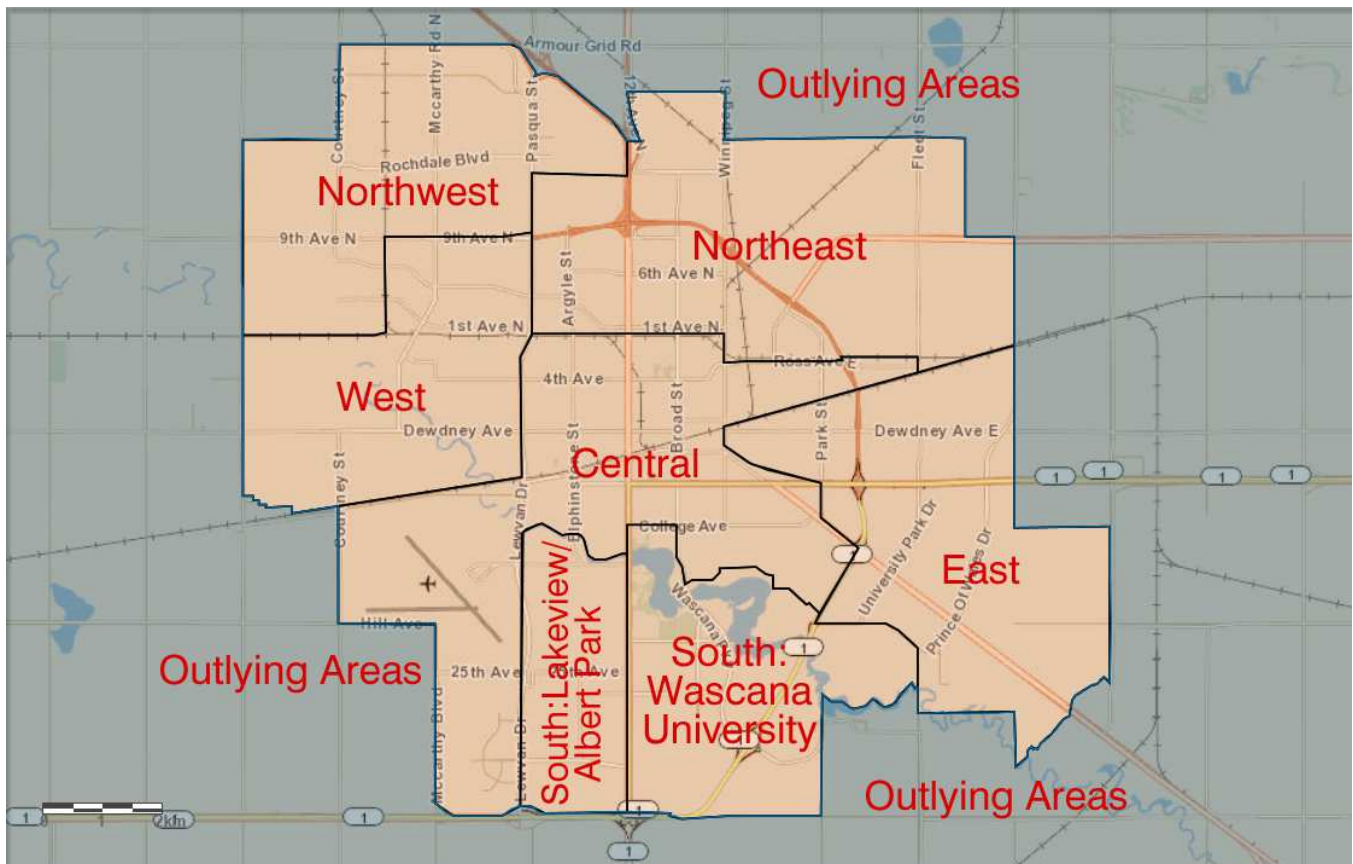
A handwritten signature in cursive script, appearing to read 'E. Hall', written in black ink.

Erna Hall, Secretary

APPENDIX A

Canada Mortgage and Housing Corporation (CMHC) conducts a Rental Market Survey every year in April and again in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 or more and involves a survey of market-initiated rental apartments (publicly-owned apartments such as social housing units are excluded). The April Rental Market Survey is limited to data at the level of the Census Metropolitan Area (CMA). The October Rental Market Survey includes data at the Zone level as illustrated below. As of fall 2014, CMHC has added higher resolution vacancy rate data at the Neighbourhood level, which is accessible through its online Housing Information Portal. Neighbourhood boundaries are illustrated in Appendix B.

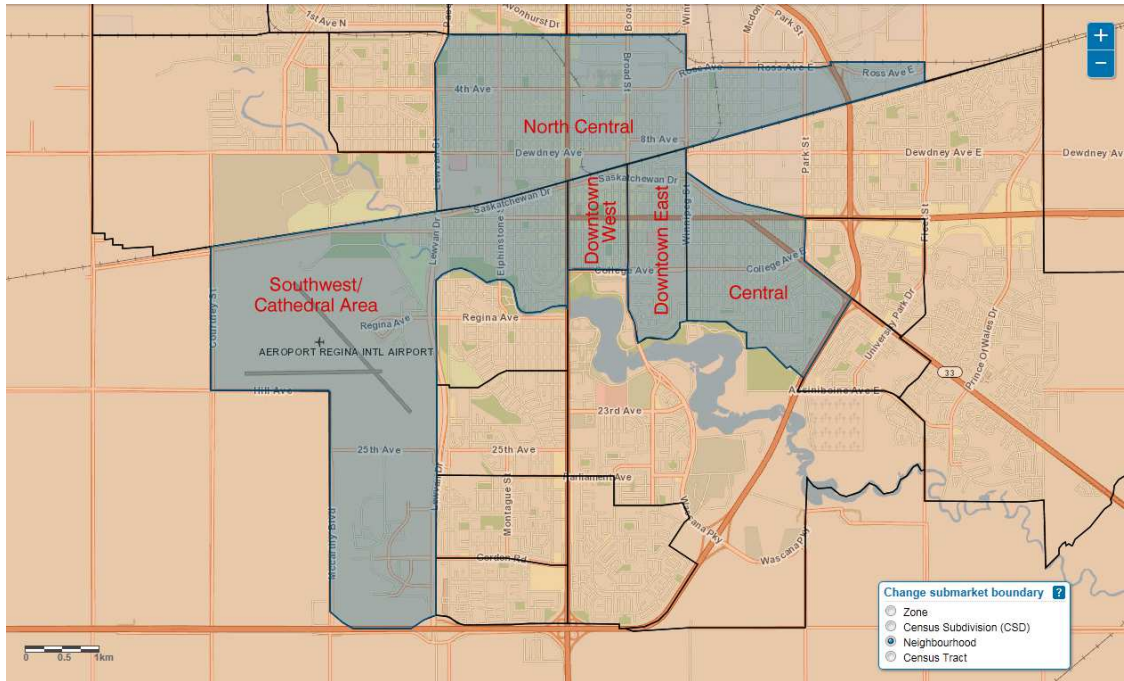
CMHC ZONE BOUNDARIES



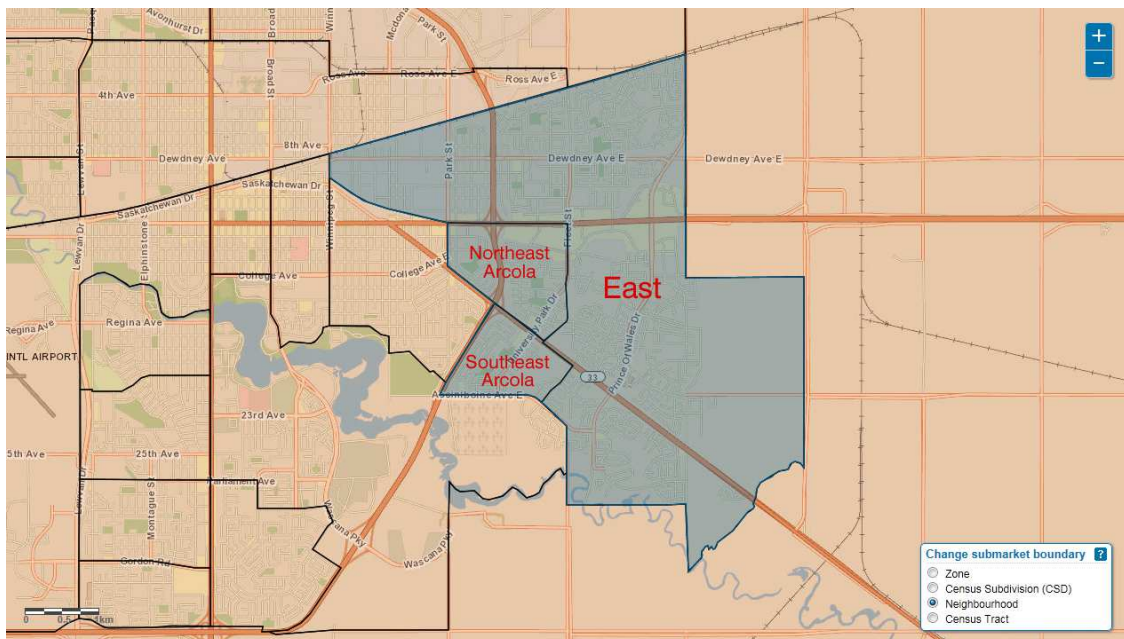
APPENDIX B

CMHC NEIGHBOURHOOD BOUNDARIES BY ZONE

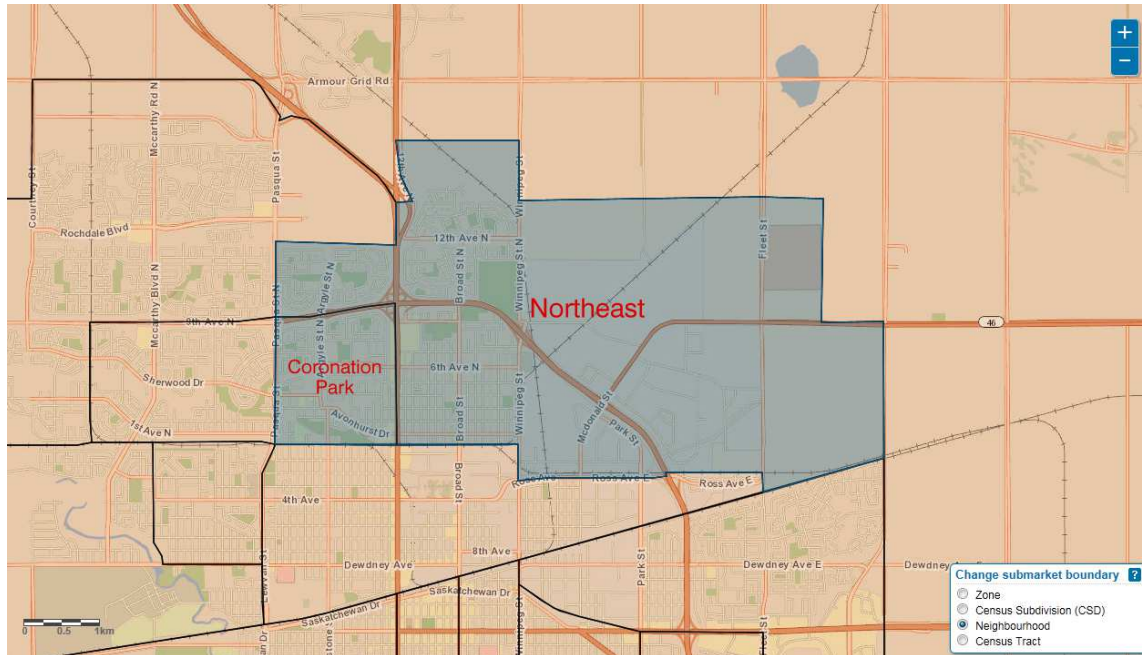
Neighbourhoods in the Central Zone



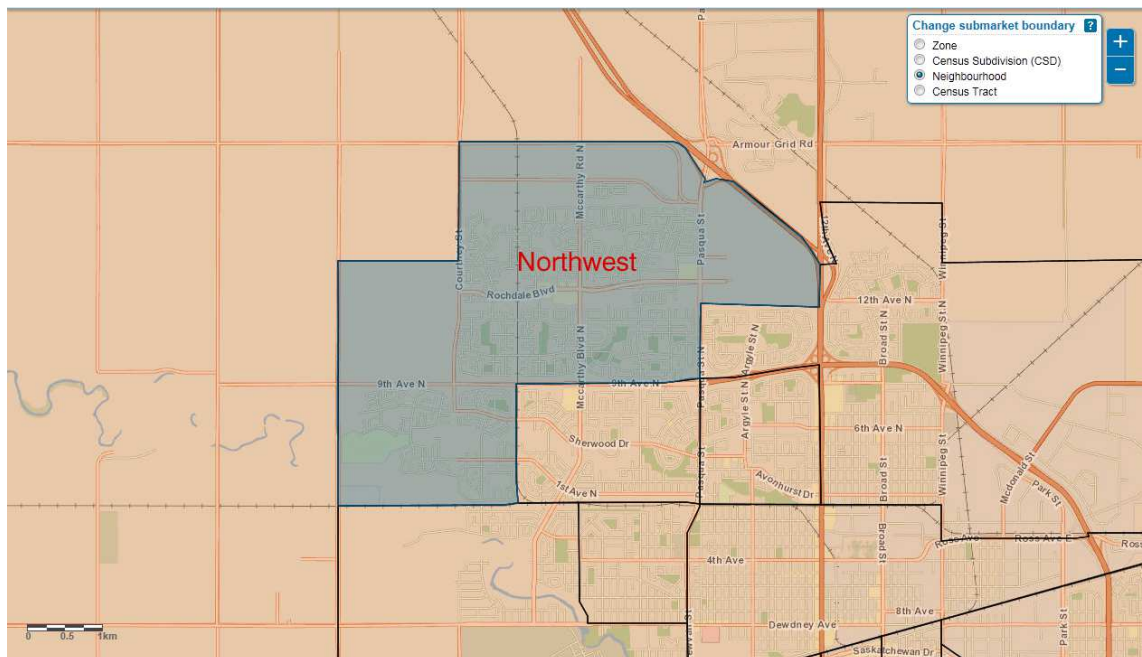
Neighbourhoods in the East Zone



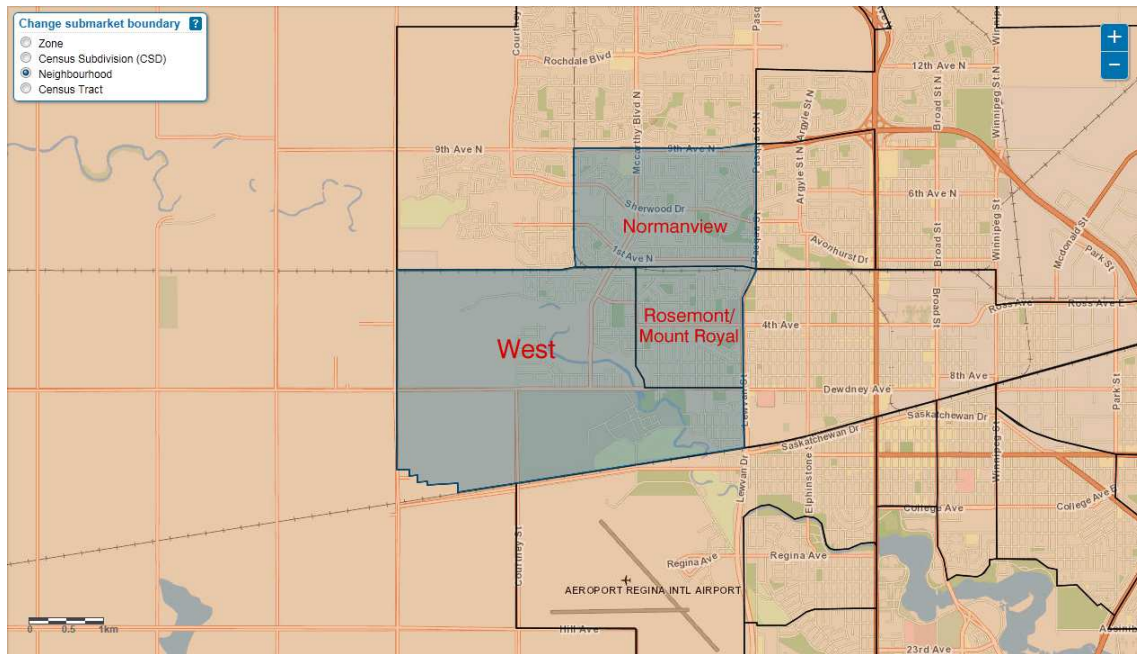
Neighbourhoods in the Northeast Zone



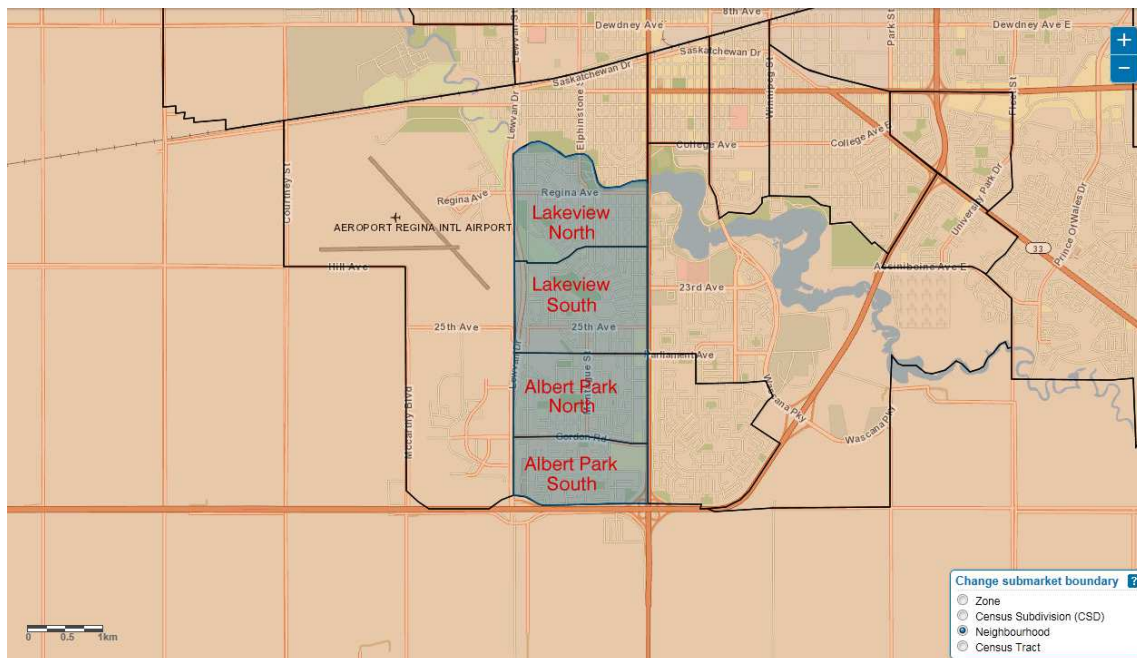
Neighbourhoods in the Northwest Zone



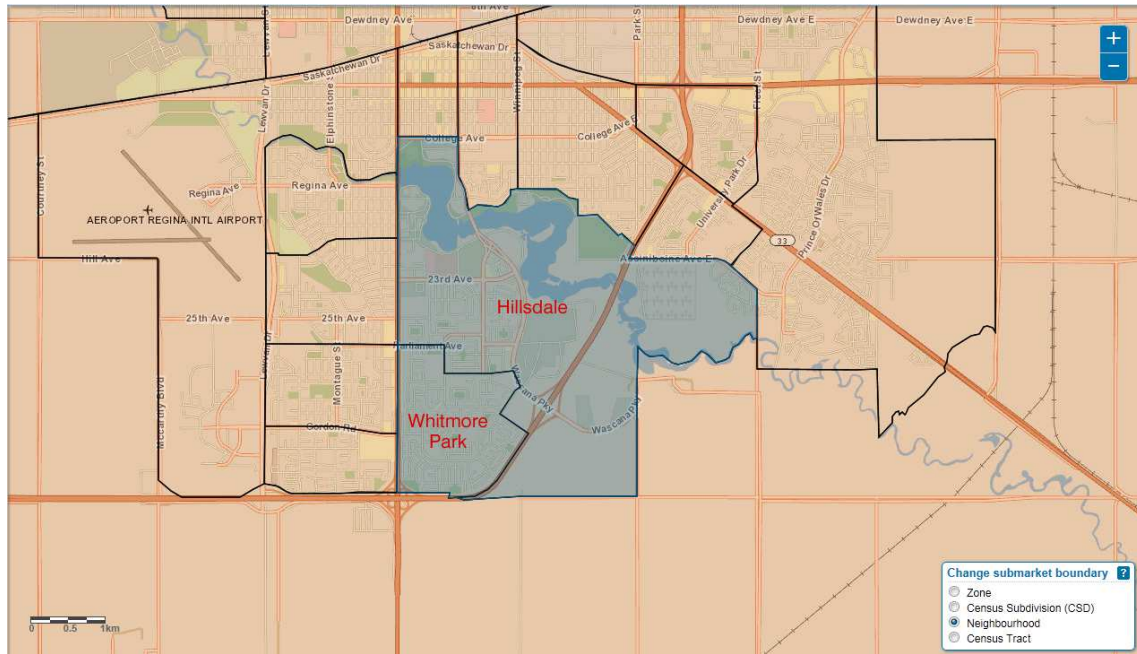
Neighbourhoods in the West Zone



Neighbourhoods in the South: Lakeview/Albert Park Zone



Neighbourhoods in the South: Wascana University Zone



Appendix C

CMHC Neighbourhood Vacancy Rates

The following tables and graph illustrate the Vacancy Rate and number of units for Neighbourhoods by Zone. This information shows the significant variation in vacancy rates and rental unit inventory at the neighbourhood level. Neighbourhood Vacancy Rates would be used to evaluate the Rate of Availability or impact of condominium conversions to ensure that a conversion of a building with five units or more would not lower the vacancy in a neighbourhood below the target of three per cent.

Central – Rental Market Statistics by Neighbourhood

	<i>Vacancy Rate</i>	<i>Number of Rental Units</i>
Central	7.9	198
Downtown East	3.6	701
Downtown West	3.2	1,511
North Central	6.0	235
South West/Cathedral Area	1.5	1,077
Central Zone	3.2	3,722

Source: CMHC Rental Market Survey, October 2014

East – Rental Market Statistics by Neighbourhood

	<i>Vacancy Rate</i>	<i>Number of Rental Units</i>
East	2.2	456
Northeast Arcola	2.3	264
Southeast Arcola	1.7	235
East Zone	2.1	955

Source: CMHC Rental Market Survey, October 2014

Northeast – Rental Market Statistics by Neighbourhood

	<i>Vacancy Rate</i>	<i>Number of Rental Units</i>
Coronation Park	3.7	759
Northeast	5.6	780
Northeast Zone	4.7	1,539

Source: CMHC Rental Market Survey, October 2014

Northwest – Rental Market Statistics by Neighbourhood

	<i>Vacancy Rate</i>	<i>Number of Rental Units</i>
Northwest	4.2	1,019
Northwest Zone	4.2	1,019

Source: CMHC Rental Market Survey, October 2014

West – Rental Market Statistics by Neighbourhood

	<i>Vacancy Rate</i>	<i>Number of Rental Units</i>
Normanview	1.1	565
Rosemont/Mount Royal	5.2	324
West	6.3	207
West Zone	3.2	1,096

Source: CMHC Rental Market Survey, October 2014

South: Lakeview/Albert Park – Rental Market Statistics by Neighbourhood

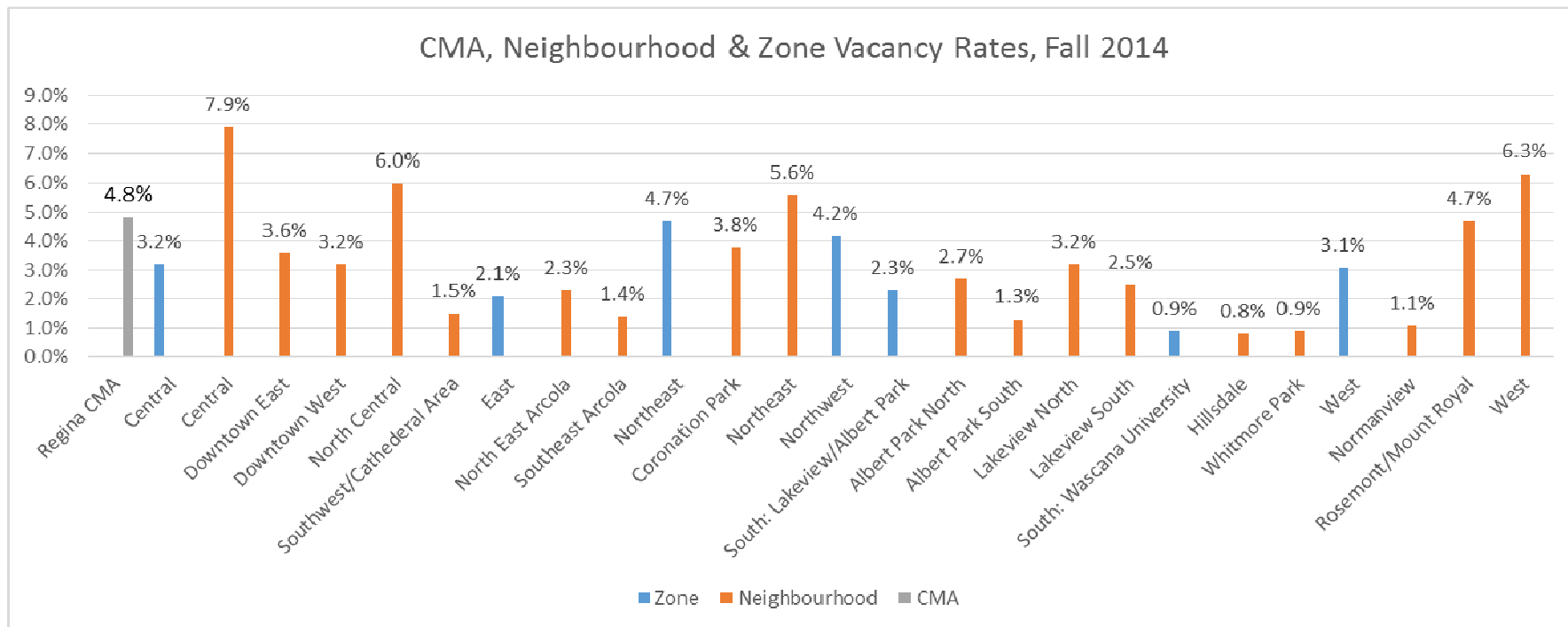
	<i>Vacancy Rate</i>	<i>Number of Rental Units</i>
Albert Park North	2.7	957
Albert Park South	1.3	601
Lakeview North	3.2	93
Lakeview South	2.5	713
South: Lakeview/Albert Park Zone	2.3	2,364

Source: CMHC Rental Market Survey, October 2014

South: Wascana University – Rental Market Statistics by Neighbourhood

	<i>Vacancy Rate</i>	<i>Number of Rental Units</i>
Hillsdale	0.9	611
Whitmore Park	0.9	317
South: Wascana University Zone	0.9	928

Source: CMHC Rental Market Survey, October 2014



(Source: CMHC Housing Information Portal, 2015. CMA Vacancy Rate is the most recently reported spring 2015 rate. The Neighbourhood and Zone Vacancy Rates are the most recently available rates from fall 2014. Neighbourhood and Zone level vacancy rates are reported only once a year, in the fall *Rental Market Survey* which is typically released in December of each year. The CMA vacancy rate is published twice a year, once in the spring and again in the fall

Appendix D

COMMENTS RECEIVED – CONDOMINIUM CONVERSION BYLAW REVIEW August – September 2015

1.	<p>Dear Administration – City of Regina,</p> <p>My name is John Williams and we have been active developers in your community for the past 15 years. Our company name is North Prairie Developments. Our head office is Saskatoon and we did witness the last wave of condo conversions during the 2007 period. Here are my few comments from that period of time and watching the overall process.</p> <ol style="list-style-type: none">1. That period of time and change in the province in my mind was an anomaly and likely won't likely occur again for many years to come.2. In Saskatoon many converted units were brought up to a much higher standard and were reconditioned to be very presentable. A lot of these units were simply rented to existing renters or new renters after the conversion by investors.3. Many new condo developments have a higher level of rentals in them than what previously has happened in the market. Our economy is maturing to a larger investor group into these type of projects for long term income producing property and can be done on a very large scale and on a much smaller individual investor scale thus creating additional rentals in the market place.4. By absorption of existing rentals with conversion of these older rental properties, a market is created for newer rental product to be introduced into the existing market place either by way of new condo projects or new market rental projects. Without demand and a reasonable rate of return, these projects will not be created. This was seen with a number of new projects that Broad Street built in Saskatoon. <p>In my estimation the problem is actually a good problem to have. The result is revitalized product and new for market rental product. There are a couple of things that could be done and maybe are already being considered in the Regina marketplace if the goal is to create new rental product.</p> <ol style="list-style-type: none">1. The cost for property taxes for condo subdivision are approx. 2.5 times the cost of one titled property. This provides a disadvantage to create condo projects that may have significant rental in the project.2. The margins are slim on rental property returns. My no's show 4.5% ROI. Tax free periods certainly can enhance the rent up and stabilization periods and provide an incentive for initial investment.3. If the goal is subsidized rent vs market rent then unless the govt is prepared to enter into that arrangement, I believe it will only stagnate the market for new product. <p>NPD does own approx. 20 acres in Regina which we have looked at rental and condo arrangements moving forward. We believe there may be some mixture of product that might be a win/win for everyone. This is my short perspective and we thank you for the opportunity to provide some developer insight.</p> <p>Best Regards,</p> <p>John Williams President North Prairie Developments</p>
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2.	<p>Dear City of Regina,</p> <p>We appreciate the opportunity for the RRHBA to provide a comments on <i>the review and update of The City of Regina Condominium Policy Bylaw, 2012</i>.</p> <p>We only have a few general comments that we hope will be beneficial as you move forward with the Bylaw update.</p> <p><i>Rising vacancy rate and improve quality of rental housing</i></p> <ul style="list-style-type: none">• The City of Regina Comprehensive Housing Strategy set a target of achieving a 3.0% vacancy rate by 2017. Since then, the vacancy rate has significantly exceeded the target rate in approximately half the time. A market solution occurred when the residential construction industry literally built Regina out of the vacancy crises. This outcome occurred when a few innovative builders, especially one specific building firm, focused on for-purpose rental opportunities. In addition, numerous builders focusing on several condominium projects of which many of those condominium projects ultimately created a growing number of rental space. Combined they had a significant impact of the City of Regina vacancy rate hitting 4.8%.• Through this growth in new condominium construction we have seen many individuals invest in new and existing housing units, with no intent to occupy. Rather they have invested for the purpose of renting these units as an investment property.• We have also experienced higher quality rental housing units when many existing units were renovated after been purchased by investors. <p><i>Moratorium was necessary until housing demand softened</i></p> <ul style="list-style-type: none">• If was in all likelihood, necessary during this period of very low vacancy rates to have a moratorium in place.• At the same time, the moratorium did create a significant road block for individual investors to convert existing units into higher quality units and re-rent them out after conversion to a condominium ownership structure. <p><i>Roadblocks to for-purpose rental</i></p> <ul style="list-style-type: none">• Taxation and policy at all levels of government are not favorable for the development of for-purpose rental units.• The absorption rate and demand for Regina rental housing units has certainly softened.• Return on investment for investors in for-purpose rental is risky with relatively low yields. The sale of the property or individual units are often when the return on investment is realized. <p><i>Recommendation</i></p> <ul style="list-style-type: none">• Ensure your Condominium Conversion Policy allows existing rentals with conversion opportunities to be realized at times when vacancy rates are high. This helps create a market for newer for-purpose rental to be introduced.• Pursue strategies that will provide incentives for initial investment into for-purpose rentals, appose to creating an environment that cools investors interest in for-purpose rental, because you have significantly limited an exit strategy they may have from their initial investment. <p>Thanks,</p> <p>Stu Niebergall MBA <i>President & CEO</i> <i>Regina & Region Home Builders' Association</i> <i>3100-1801 MacKay St</i> <i>Regina, SK S4N 6E7</i> <i>306-546-5221</i></p>
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