



CITY COUNCIL

**Wednesday, July 14, 2021
1:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Agenda
City Council
Wednesday, July 14, 2021**

Confirmation of Agenda

Adoption of Minutes

Minutes from the meeting held on June 23, 2021

PUBLIC NOTICE BYLAWS, PUBLIC HEARING BYLAWS, RELATED REPORTS AND DELEGATIONS

DE21-191 Cathy Lawrence, Terra Developments and the Towns Development:
Concept Plan Amendment - PL202000238

CR21-104 Concept Plan Amendment - The Towns - PL202000238

Recommendation

That City Council:

Approve the application to amend the Towns Concept Plan by redesignating the land uses within the area identified as the subject property and adopt, by resolution, the amended plan as set out in Appendix A-3 and Appendix A-4.

DE21-192 Cathy Lawrence, Terra Developments and the Towns Development:
Zoning Bylaw Amendment - PL202000256

CR21-105 Zoning Bylaw Amendment - The Towns, Phase 2 Stage 1 (PL202000256)

Recommendation

That City Council:

1. Approve the application to rezone portions of land located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 1, as shown in Appendix A-1, from UH – Urban Holding Zone to RL - Residential Low-Rise Zone, subject to approval of the the Towns Concept Plan Amendment (PL202000238).



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2. Approve the application to apply the LA - Lane Access Overlay Zone to a portion of proposed RL - Residential Low-Rise Zone, within the proposed Block 32 and Block 33, subject to approval of the Towns Concept Plan Amendment (Project No. PL202000238).
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following the required public notice.

DE21-193 Cathy Lawrence, Terra Developments and the Towns Development:
Zoning Bylaw Amendment - PL202100004

CR21-107 Zoning Bylaw Amendment - The Towns, Phase 2 Stage 2 (PL202100004)

Recommendation

That City Council:

1. Approve the application to rezone portions of lands located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 2 as shown in Appendix A-1 as follows:
 - a. Part of Block 33, 36 and 37 from UH – Urban Holding Zone to RU - Residential Urban Zone.
 - b. Parcel J2 from R1 - Residential Detached Zone to RH - Residential High-Rise Zone.
 - c. Parts of Block 34 from UH – Urban Holding Zone to RL - Residential Low-Rise Zone.

All subject to approval of the Towns Concept Plan amendment (Project No. PL202000238)

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following the required public notice.

CR21-106 Buffalo Pound Plant Renewal Financing

Recommendation

That City Council:

1. Authorize the Executive Director, Financial Strategy & Sustainability to negotiate, approve, and enter into all necessary agreements with Buffalo Pound Water Treatment Corporation (Buffalo Pound), the Toronto Dominion Bank (TD) and the City of Moose Jaw on behalf of the City of



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Regina and to undertake all actions and execute all documents, certificates and other agreements required of the City of Regina in order to facilitate Buffalo Pound's borrowing of the principal sum of \$60 million from TD, including the City of Regina providing a guarantee of the principal sum of \$44.4 million plus any related interest or other costs of the debt resulting from this borrowing.

2. Instruct the City Solicitor to prepare a borrowing/guarantee bylaw based on the terms and conditions negotiated by the Executive Director, Financial Strategy & Sustainability as outlined in this report.
3. Authorize the Executive Director, Financial Strategy & Sustainability, as the City of Regina's proxy, to exercise the City's voting rights in Buffalo Pound to:
 - a. approve any organizational resolutions or documents that may be required of Buffalo Pound in relation to the proposed borrowing of the principal sum of \$60 million plus any interest or other costs of such borrowing from TD;
 - b. approve the passage of the organizational resolutions and bylaw appended as Appendix A to this report; and

DE21-194 LeeAnn Croft and Julie Pedneault: Discretionary Use - 1730 Cowan Crescent - PL202100040

CR21-108 Discretionary Use - 1730 Cowan Crescent - PL202100040

Recommendation

That City Council:

1. Approve the discretionary use application for the proposed development of "Institution, Day Care" located at 1730 Cowan Crescent, being Lot 40, Block 33, Plan GE191 in the Hillsdale Neighbourhood, subject to compliance with the following development standards and conditions:
 - a. The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.



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CR21-109 Discretionary Use - 1205 15th Avenue - PL202100056

Recommendation

That City Council:

1. Approve the discretionary use application for the proposed development of "Food and Beverage, Restaurant" located at 1205 15th Avenue, being Lot 19, Block 469, Plan OLD33, Ext 124 in the Heritage Neighbourhood, subject to compliance with the following development standards and conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 and A-3.2, prepared by Eggtopia;
 - b. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.

DE21-224 Jess Richter, Art Gallery of Regina: Art Gallery of Regina Lease - 2402 Elphinstone Street

CR21-110 Art Gallery of Regina Lease - 2402 Elphinstone Street

Recommendation

That City Council:

1. Approve the City of Regina entering into an agreement for the lease of a portion of the City-owned property located at 2402 Elphinstone Street as outlined on the attached Appendix A to The Art Gallery of Regina, consistent with the terms and conditions stated in this report.
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or his or her designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreement.



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3. Authorize the City Clerk to execute the Agreement upon review and approval by the City Solicitor.

2021-47	The Public Notice Policy Amendment Bylaw, 2021
2021-48	The Regina Zoning Amendment Bylaw, 2021 (No. 14)
2021-49	The Regina Zoning Amendment Bylaw, 2021 (No. 15)
DE21-195	Kent Peterson: 2021-51 The Prohibited Businesses Bylaw 2021
DE21-196	Dr. Oren Amitay: 2021-51 The Prohibited Businesses Bylaw 2021
DE21-197	Terry Tuharsky: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-198	Charles Cavanaugh: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-199	Nerissa Young: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-200	Kevin Philip: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-201	Kate Fisher: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-202	Marcia Friday: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-203	Benjamin Ferland, Christian Legal Fellowship: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-204	Lin Huggett: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-205	Angèle Poirier: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-206	Val Wright: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-207	Jose Ruba: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-208	Tria Donaldson: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-209	Susan Cameron: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-210	Eric Bell: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021



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DE21-212	Nicholas Schiavo, No Conversion Canada: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-213	Amanda Flahr, Brad Olson and Tammy Wagne: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-214	Allen Fedorak: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-215	Robert Dole: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-216	Joe Lomas: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-217	Apen Huggins, UR Pride Centre: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-218	Russell Mitchell-Walker, Eastside United Church: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-219	Carla Taylor-Brown: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-220	Cam Fraser, Knox-Metropolitan United Church: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-221	Gisela Stuhm: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-222	Wes Ranson: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
DE21-223	Marty Moore, Justice Centre for Constitutional Freedoms: Bylaw No. 2021-51 The Prohibited Businesses Bylaw, 2021
2021-51	The Prohibited Businesses Bylaw, 2021
2021-52	The Buffalo Pound Water Treatment Corporation Plant Renewal Project Borrowing and Guarantee Bylaw, 2021

DELEGATIONS AND RELATED REPORTS

DE21-211	Judith Veresuk, Regina Downtown Business Improvement District: Regina Downtown Annual Report
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CM21-12 Regina Downtown Annual Report

Recommendation

That City Council receive and file this report.

DE21-225 Leasa Gibbons, Regina Warehouse Business Improvement District: Regina Warehouse Annual Report

CM21-11 Regina Warehouse Annual Report

Recommendation

That City Council receive and file this report.

CITY MANAGER'S REPORT

CM21-13 2020 Annual Debt Report

Recommendation

That City Council receive and file this report.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR21-111 Dewdney Avenue Corridor Rehabilitation Project Consulting Services over \$750,000

Recommendation

The Executive Committee recommends that City Council:

1. Delegate authority to the Executive Director, Financial Strategy and Sustainability or his designate, to negotiate and approve an agreement between the City of Regina (City) and the highest ranked proponent through a request for proposal public procurement process to engage consulting and professional services over \$750,000 in order to support the preliminary design, detailed design and construction services related to the Dewdney Avenue Corridor Rehabilitation (DACR) Project, any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreement.
2. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.



OFFICE OF THE CITY CLERK

CR21-112 Multi-Year Budgeting**Recommendation**

That City Council:

1. Endorse a two-year multi-year budget process with the following features:
 - a. The period of the multi-year budget be set at a static two-year budget with the first budget period being 2023-2024.
 - b. In the first year, City Council approves:
 - i. the first year of the two-year budget along with the mill rate and utility rate for the first year; and
 - ii. in principle, the second year of the budget along with the in-principle mill rate and utility rate for the second year.
 - iii. The first year of the capital budget and the second year of the capital budget in principle within a five-year capital plan.
 - c. In the second year:
 - i. an annual approval process will allow for limited adjustments to the second year of the budget and approval of the mill rate and utility rate for the second year;
 - ii. budget adjustments will be limited to annual adjustments of a more significant nature due to certain circumstances, such as: significant changes to Council's strategic priorities and/or unanticipated external economic, environmental, and political factors.
 - d. A budget book will be prepared for the initial release of the two-year budget. In the second year, a supplemental document would be prepared summarizing any changes approved by Council for the second year of the two-year budget.
2. Direct Administration to consult with the City's service partners whose budget requests are included in the City's budget over the next year to determine their scope of inclusion in the multi-year budget.
3. Direct Administration to report back to City Council in 2024, prior to the development of the next two-year budget (2025-26), with a summary of the benefits, implications from the implementation of the first multi-year budget process, and potential improvements on the process.



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INFORMATIONAL REPORTS

IR21-3 Buffalo Pound Water Treatment Plant Corporation - 2020 Annual Report

Recommendation

That City Council receive and file this report.

NOTICE OF MOTIONS

MN21-6 Councillors Landon Mohl, Cheryl Stadnichuk, Andrew Stevens, John Findura and Shannon Zachidniak: Local Procurement and Economic Recovery

MN21-7 Councillors Bob Hawkins, Cheryl Stadnichuk, Andrew Stevens, Lori Bresciani, John Findura, Dan LeBlanc, Terina Shaw, Shanon Zachidniak, Jason Mancinelli and Mayor Sandra Masters: Community Water Fluoridation – City of Regina

MN21-8 Councillors Lori Bresciani, Bob Hawkins and Landon Mohl: Density Target for Market Choice of Housing

BYLAW

2021-50 The Regina Airport Authority Inc. Tax Exemption Bylaw, 2021

Adjournment

AT REGINA, SASKATCHEWAN, WEDNESDAY, JUNE 23, 2021

AT A MEETING OF CITY COUNCIL

AT 1:00 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: Mayor Sandra Masters, in the Chair
Councillor Lori Bresciani (Videoconference)
Councillor John Findura (Videoconference)
Councillor Bob Hawkins (Videoconference)
Councillor Dan LeBlanc (Videoconference)
Councillor Jason Mancinelli (Videoconference)
Councillor Landon Mohl (Videoconference)
Councillor Terina Shaw (Videoconference)
Councillor Cheryl Stadnichuk (Videoconference)
Councillor Andrew Stevens (Videoconference)
Councillor Shanon Zachidniak (Videoconference)

Also in Attendance: City Clerk, Jim Nicol
Deputy City Clerk, Amber Ackerman
City Manager, Chris Holden
City Solicitor, Byron Werry
Executive Director, Citizen Services, Kim Onrait
Executive Director, City Planning & Community Dev., Diana Hawryluk
Exec. Director, Financial Strategy & Sustainability, Barry Lacey
Executive Director, People & Transformation, Louise Folk
Director, Water, Waste & Environment, Kurtis Doney
Manager, Planning & Partnerships, Janine Daradich

(The meeting commenced in the absence of Councillor LeBlanc.)

CONFIRMATION OF AGENDA

Councillor Shanon Zachidniak moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Councillor John Findura moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the minutes for the meeting held on June 9, 2021 be adopted, as circulated.

PUBLIC HEARING AND PUBLIC NOTICE BYLAWS

2021-43 The Regina Zoning Amendment Bylaw, 2021 (No. 12)

2021-44 The Regina Zoning Amendment Bylaw, 2021 (No. 13)

Councillor Andrew Stevens moved, seconded by Councillor Lori Bresciani, that Bylaw Nos. 2021-43 and 2021-44 be introduced and read a first time.

Bylaws were read a first time.

The motion was put and declared CARRIED.

The Clerk indicated that in light of meeting restrictions, interested parties were notified of the bylaw amendments. No one expressed a desire to address City Council.

Councillor Andrew Stevens moved, seconded by Councillor Shanon Zachidniak, that Bylaw Nos. 2021-43 and 2021-44 be introduced and read a second time.

Bylaws were read a second time.

The motion was put and declared CARRIED.

Councillor Andrew Stevens moved, seconded by Councillor Terina Shaw, that City Council hereby consent to Bylaw Nos. 2021-43 and 2021-44 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Andrew Stevens moved, seconded by Councillor Jason Mancinelli, that Bylaw Nos. 2021-43 and 2021-44 be read a third time.

Bylaws were read a third and final time.

The motion was put and declared CARRIED.

DELEGATIONS AND RELATED REPORTS

CR21-102 Varsity Park Recreation Upgrades Donation

Recommendation

That City Council:

1. Approve acceptance of the donation of \$140,000 for the construction of a basketball court, winter water service, trees and site furnishings in Varsity Park.
2. Delegate authority to the Executive Director, City Planning & Community Development, or designate, to negotiate and approve a Donation Agreement(s) between the City of Regina and the Arcola East Community Association regarding the donation as further

described in this report, any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreement.

DE21-190 Elizabeth Lockert, Regina, SK addressed and answered questions of City Council on item CR21-102.

Councillor Bob Hawkins moved, seconded by Councillor Lori Bresciani that the recommendations of the Operations and Community Services Committee contained in the report be concurred in.

The Clerk called the vote on Councillors Hawkins and Bresciani's motion.

	In Favour	Against
Councillor Bob Hawkins	✓	
Councillor Lori Bresciani	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Andrew Stevens	✓	
Councillor John Findura	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor Jason Mancinelli	✓	
Councillor Landon Mohl	✓	
Mayor Sandra Masters	✓	
	10	0

The motion was put and declared CARRIED.

CITY MANAGER'S REPORT

CM21-10 Requesting Designation Under the Provincial Disaster Assistance Program

Recommendation

That City Council:

1. Apply to the Ministry of Corrections, Policing and Public Safety to be designated an eligible assistance area under the Provincial Disaster Assistance Program as a result of a heavy rainfall event which occurred on June 11, 2021 and resulted in damaged properties across the city.
2. That the City Clerk be authorized to sign the Provincial Disaster Assistance Program Request for Designation on behalf of the City of Regina.

Councillor Cheryl Stadnichuk moved, seconded by Councillor Terina Shaw that the recommendations contained in the report be concurred in.

(Councillor LeBlanc joined the meeting.)

The Clerk called the vote on Councillors Stadnichuk and Shaw's motion.

	In Favour	Against
Councillor Cheryl Stadnichuk	✓	
Councillor Bob Hawkins	✓	
Councillor Andrew Stevens	✓	
Councillor Lori Bresciani	✓	
Councillor John Findura	✓	
Councillor Dan LeBlanc	✓	
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor Jason Mancinelli	✓	
Councillor Landon Mohl	✓	
Mayor Sandra Masters	✓	
	11	0

The motion was put and declared **CARRIED**.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR21-99 Request to Amend Exemption Conditions - Regina Airport Authority

Recommendation

That City Council:

1. Amend the conditions of the five-year property tax exemption agreement for the Regina Airport Authority Inc. for the airport terminal located at 5201 Regina Avenue, tax account number 10065031, as described on the assessment roll as Plan: 67R33490 Block: B/ Plan: 68R15859 Block: A to the following:
 - (a) the Regina Airport Authority obtain an airline to commit to daily year-round US hub service by the end December 31, 2022;
 - (b) the airline in (a) commences service by December 31, 2023.
2. Authorize the Executive Director, Financial Strategy & Sustainability or his delegate to apply to the Government of Saskatchewan on behalf of property owners for any exemption of the education portion of the taxes payable to the Government of Saskatchewan that is \$25,000 or greater.
3. Instruct the City Solicitor to amend the necessary tax exemption agreement as outlined in this Report and bring forward the necessary authorizing bylaw for approval by Council.

Councillor Andrew Steven moved, seconded by Councillor Lori Bresciani that the recommendations of the Executive Committee contained in the report be concurred in.

The Clerk called the vote on Councillors Stevens and Bresciani's motion.

	In Favour	Against
Councillor Andrew Stevens	✓	
Councillor Lori Bresciani	✓	
Councillor John Findura	✓	
Councillor Dan LeBlanc		✓
Councillor Terina Shaw	✓	
Councillor Shanon Zachidniak	✓	
Councillor Jason Mancinelli	✓	
Councillor Landon Mohl	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Bob Hawkins	✓	
Mayor Sandra Masters	✓	
	10	1

The motion was put and declared CARRIED.

CR21-100 Canada Centre Recreation Hub

Recommendation

That City Council:

- 1) Approve up to a \$2,000,000 capital contribution from the Recreation & Culture Capital Plan for Regina Exhibition Association Limited to develop the Canada Centre Building as outlined in this report.
- 2) Authorize the Regina Exhibition Association Limited to pursue a Material Alteration to the Canada Centre Building on the REAL Campus site for development of a multi-use recreation and sport-court facility; and delegate authority to the City Manager to sign any required planning permits on behalf of the City of Regina, as the land owner, to initiate any required planning applications related to the proposed development.
- 3) Delegate authority to the Executive Director, City Planning & Community Development, or designate, to negotiate and approve an Agreement(s) between the City of Regina and Regina Exhibition Association Limited. regarding the contribution of capital funds as outlined in this report. Including authority to make amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreement.

Councillor Andrew Stevens moved, seconded by Councillor Cheryl Stadnichuk that the recommendations of the Executive Committee contained in the report be concurred in.

The Clerk called the vote on Councillors Stevens and Stadnichuk's motion.

	In Favour	Against
Councillor Andrew Stevens	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Bob Hawkins	✓	
Councillor Landon Mohl	✓	
Councillor Jason Mancinelli	✓	
Councillor Shanon Zachidniak	✓	
Councillor Terina Shaw	✓	
Councillor Dan LeBlanc	✓	
Councillor John Findura	✓	
Councillor Lori Bresciani	✓	
Mayor Sandra Masters	✓	
	11	0

The motion was put and declared CARRIED.

CR21-101 Appointment to Board of Police Commissioners

Recommendation

That City Council:

Approve the following appointment to the Board of Police Commissioners for a term of office indicated below, and that they continue to hold office for the term indicated or until their successor is appointed:

Board of Police Commissioners

Patricia Thompson

July 1, 2021 to December 31, 2021

Councillor Andrew Stevens moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that City Council:

Approve the following appointment to the Board of Police Commissioners for a term of office indicated below, and that they continue to hold office for the term indicated or until their successor is appointed:

Board of Police Commissioners

Patricia Thomson

July 1, 2021 to December 31, 2021

OPERATIONS AND COMMUNITY SERVICES COMMITTEE

CR21-103 Downtown Accessible Washroom Update

Recommendation

That City Council:

1. Direct Administration to include the capital funding for the planning and design of a permanent, stand-alone, accessible washroom in the downtown as part of the proposed 2022 capital budget.
2. Direct Administration to include the capital and operating funding for the construction of a downtown washroom facility as part of the proposed 2023 capital budget.

Councillor Bob Hawkins moved, seconded by Councillor Shanon Zachidniak that the recommendations of the Operations and Community Services Committee contained in the report be concurred in.

The Clerk called the vote on Councillors Hawkins and Zachidniak's motion.

	In Favour	Against
Councillor Bob Hawkins	✓	
Councillor Shanon Zachidniak	✓	
Councillor Terina Shaw	✓	
Councillor Dan LeBlanc	✓	
Councillor John Findura	✓	
Councillor Lori Bresciani	✓	
Councillor Andrew Stevens	✓	
Councillor Cheryl Stadnichuk	✓	
Councillor Landon Mohl	✓	
Councillor Jason Mancinelli	✓	
Mayor Sandra Masters	✓	
	11	0

The main motion was put and declared CARRIED.

NOTICE OF ENQUIRY

EN21-1 Councillors Andrew Stevens, Shanon Zachidniak and Cheryl Stadnichuk:
Asbestos Cement Pipes

Councillors Andrew Stevens, Cheryl Stadnichuk and Shanon Zachidniak, pursuant to Section 31 of *The Procedure Bylaw, Bylaw No. 9004*, lodged the following enquiries respecting the above-noted subject:

1. How many kilometers of asbestos cement (AC) water and sewer pipes is known to exist in Regina?
2. What is the state of our AC water and sewer pipes in terms of lifespan and quality?
3. Is the City of Regina (City) undertaking to replace or reline AC water and sewer pipes? If so, how many kilometers per year?
4. Does the City notify residents about the AC pipe replacement and relining?
5. What does the established public health and scientific evidence (i.e., cancer) say about the health implications of AC pipes from a water consumption and workplace occupational health and safety standpoint? What sources of information does the City rely upon when considering the public health implications?
6. What do test results reveal about asbestos fibers in Regina's water supply?
7. What other types of water distribution materials exist in the City's inventory? How much of each?
8. Will the City share this information on the Open Data site?

This enquiry is hereby lodged.

ADJOURNMENT

Councillor Lori Bresciani moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 2:11 p.m.

Chairperson

Secretary



14-3710 Eastgate Drive
Regina SK
S4Z 1A5
306-924-445

City of Regina
2476 Victoria Ave
Regina, SK
S4P 3C8

RE: The Towns Concept Plan Amendment: Phase 2

Dear Mayor Masters and City of Regina Council

Thank you for the opportunity to be here today. My name is Cathy Lawrence, I am with Terra Developments Inc. and I am here representing The Towns Development.

The first application before you today regarding The Towns is for a Concept Plan Amendment for Phase Two (2). As noted in the Decision History piece of the administrative report the original concept plan was approved in 2016. You will also note that there have been a few other concept plan changes within Phase One (1) of the Towns over the course of the last few years. Change is very much a constant in development, and, as we continue to strive for better efficiencies and alignment with market needs the plan will always require regular

tweaks and changes. Therefore, it is very important to understand the 'WHY' in any concept plan amendment. I hope to be able to help you understand the 'WHY' for this plan change.

The biggest change you will note is the deferral of the park space. Please understand that this is a deferral and not a deletion of the park. The reason for the why to defer the park space is as follows:

1. The SENP supports this through policy. 5.3 section d indicates that The City of Regina may defer MR requirements from other lands within the plan area at the time of subdivision in order to support land acquisition requirements for the Zone Park. There is a large zone level park that is currently planned for The Towns North, which is part of the approved SENP.
2. All of the recreational amenities for the area are being satisfied in MR4 (currently under construction). This also supports the idea of combining more green space into one area which helps the City manage operations/maintenance on larger parks.
3. The reduction in park space in this phase will allow for an increase in housing and density, while still fulfilling the City's base level standard of acceptable spacing people's homes and a green space.
4. This allows for better planning efficiencies when it comes time to plan for the zone level park in the North lands. (reduction of redundant amenities)
5. This area is still going to have lots of natural elements and trees. The Towns has a tree planting program in which it provides and plants a (somewhat substantial) tree to each home owner. The idea is that this program will create tree canopied streetscapes and provide positive impacts back into the environment. As well,

there are plans being developed to incorporate art and culture pieces to further enhance the space and create neighbourhood identity.

The next change you may note in the plan amendment is in the road design. The reason for 'WHY' to change the road network is as follows:

1. Roads are not cheap to build, or maintain. Therefore, we looked at the road network internal to the neighbourhood. The proposed road design was able to reduce the amount of roads by .9 ha, while increasing the width for all internal roads to be 18 metres wide.
2. The primary internal road network remains untouched with Arenas Rd and Green Stone remaining as per the original plan. These road widths will remain at 22 metres wide.
3. The increase in internal roadway widths increases space amongst the neighbourhood, while still maintaining the density requirements.

In summary, and as outlined in the administrative report this proposed plan change is compliant with policies in the South East Neighbourhood Plan as well as the City of Regina Official Community Plan. This proposed plan achieves

- Connectivity internally to The Towns as well as to the surrounding neighbourhoods.
- Efficiencies and highest and best use of the infrastructure
- Efficiencies to City operations and maintenance
- Alignment with market needs

In closing I would like to offer this perspective. The ripple effect of continuing development in this area is very impactful to many local businesses. With approval of this Concept Plan Amendment and following zoning and subdivision applications this will engage the business of **more** than 100 local businesses. As well, activity will be generated in up to eight (8) departments within the City and four (4) of the Crown Corporations. This equates to positive impacts on a few hundred people's jobs and incomes, and, it also increases City taxation revenue of upwards of \$600,000 annually in taxes related to the development of Stage 1 and 2.

Lastly, I would like to thank the Planning Department for their help and teamwork approach to executing these applications.

Thank you for your time, and I would be happy to answer any questions you may have.

Sincerely,

TERRA DEVELOPMENTS INC.

Cathy Lawrence



Concept Plan Amendment - The Towns - PL202000238

Date	July 14, 2021
To	Mayor Masters and City Councillors
From	Regina Planning Commission
Service Area	City Planning & Community Development
Item #	CR21-104

RECOMMENDATION

That City Council:

Approve the application to amend the Towns Concept Plan by redesignating the land uses within the area identified as the subject property and adopt, by resolution, the amended plan as set out in Appendix A-3 and Appendix A-4.

HISTORY

At the July 7, 2021 meeting of Regina Planning Commission, the Commission considered the attached report RPC21-44 from the City Planning & Development Division.

Cathy Lawrence, representing Terra Developments Inc., addressed the Commission.

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

Recommendation #2 in the attached report does not need City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION


Elaine Gohlke, Secretary 7/9/2021

ATTACHMENTS

RPC21-44 Concept Plan Amendment - The Towns - PL202000238

Appendix A-1 (Aerial Map)

Appendix A-2 (Existing Concept Plan)

Appendix A-3 (Proposed Concept Plan)

Appendix A-4 (Proposed Circulation Plan)

Appendix B (Public Comments Summary)



Concept Plan Amendment - The Towns - PL202000238

Date	July 7, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-44

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the application to amend the Towns Concept Plan by redesignating the land uses within the area identified as the subject property and adopt, by resolution, the amended plan as set out in Appendix A-3 and Appendix A-4.
2. Approve these recommendations at its meeting on July 14, 2021, after the required public notice.

ISSUE

The applicant, Terra Developments Inc., acting on behalf of the current owner, the City of Regina, proposes to amend the Towns Concept Plan by reconfiguring the land uses within an area of approximately 25 hectares as shown in Appendix A-1.

The proposed changes as shown on the attached Appendix A-2 and A-3 include removal of some of the rear lanes to accommodate more front yard access attached homes accompanied by realignment of the local road network for better efficiency. Furthermore, it proposes the removal of 1.5 hectares of open space from the plan area to be deferred to the future phase to the north of the plan area.

A property owner/developer can submit applications to amend the concept plan. This requires adoption of the amended concept plan by resolution of City Council. The process requires review by the Regina Planning Commission (RPC) and approval of the amendment by City Council. These applications include a public and technical review process in advance of consideration by RPC and Council.

These applications are being considered pursuant to *The Planning and Development Act, 2007* (Act); *Design Regina: The Official Community Plan Bylaw 2013-48* (OCP). The proposal has been assessed and is deemed to comply with the Act, and OCP

IMPACTS

Financial Impact

The applicant will be responsible for the cost of any additions 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 Impact

City Council set a community goal for the City of Regina of achieving net zero emissions and sourcing of net zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that Council can evaluate the climate impacts of its decisions. The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas emissions. The overall density of the Towns neighborhood complies with the OCP, the overall intent of which accounts for environmentally sustainable urban growth.

Policy / Strategic Impacts

The proposed development supports the following goals, policies and objectives of Part A of the OCP:

- Section C: Goal 4 – New Neighbourhoods and Employment Areas
 - 2.11.2 Achieve a minimum gross population density of 50 persons per hectare (pph).
- Section D5: Goal 1: Open Space and Recreation Principles; Maintain, enhance and extend an interconnected and accessible open space system.
 - Policy 9.3: Co-locate or cluster parks and open space, where possible, with ACTIVITY CENTRES or other community resources.
- Section D5: Goal 2: Access to Recreation Programs and Services; Ensure access to a variety of recreation programs and services in all neighbourhoods.
 - Policy 9.6.1: Multifunctional parks and open space will be strategically located to provide convenient access and designed to accommodate diverse and changing needs and interests.
- Appendix A: Guidelines for Complete Neighbourhoods.
 - Policy 7.1.8: A distinctive character, identity and sense of place.
 - Avoid walls that segregate and visually block neighbourhoods from adjacent streets and neighbourhoods.
 - Policy 7.1.9: Buildings which are designed and located to enhance the public realm, and which contribute to a better neighbourhood experience.
 - Avoid direct frontage onto arterial streets, except where they function as well-designed, landscaped, multi-modal streets.
 - Policy 7.1.10: Convenient access to areas of employment.
 - Ensure that street and block patterns allow for a changing and adaptable urban

environment.

The proposal also supports the following policies of OCP Part B. 16 - Southeast Regina Neighbourhood Plan (SENP):

- 4.2(b) Neighbourhood Areas shall consist of predominantly residential uses with limited and compatible non-residential uses.
- 5.3(d) The City of Regina may defer Municipal Reserve requirements from other lands within the plan area at the time of subdivision in order to support land acquisition requirements necessary for the Zone Park.
- 5.3(e) Municipal reserve dedication requirements, deferral and/or land acquisition necessary to support the land assembly for the Zone Park shall be in accordance with the Planning & Development Act, 2007.

The proposal also conforms to the City's *Recreation Master Plan*, with regard to supporting the Base Level of Service Statement, that "*Every resident will have reasonable access to publicly supported recreation opportunities.*".

The proposed concept plan amendment will see an approximately 3.04 per cent increase in density, from 52.38 to 55.43 within the Towns Concept Plan area which complies with the OCP policy. The Towns neighbourhood will continue to provide a diverse range of amenities and housing types for current and future residents. Furthermore, the subject area is served by a park with multiple amenities and is within 800 meters or 10-minute walking distance from any proposed residential area as required by the City's *Recreation Master Plan*.

OTHER OPTIONS

Alternative options would be:

1. Approve the application with specific amendments to the plan.
2. Refer the application back to Administration. If City Council has specific concerns with the proposal, it may refer the application back to Administration to address or make additional recommendations and direct that the report be reconsidered by Regina Planning Commission or brought directly back to Council following such further review. Referral of the report back to Administration will delay approval of the development until the requested information has been gathered or changes to the proposal have been made.
3. Deny the application. This application to amend the concept plan along with two separate rezoning applications of the subject land under review within this council agenda will not proceed on the subject property if City Council rejects the application.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to

appear as a delegation at the Council meeting when the application will be considered. Public notice of Council's intention to consider the passing of a resolution to amend the subject concept plan will be given in accordance with *The Public Notice Policy Bylaw, 2020*. The applicant will receive written notification of the City Council's decision.

DISCUSSION

The applicant, Terra Development Inc, on behalf of City of Regina, proposes to amend the Towns Concept Plan, which would reconfigure land uses within a 25 hectare area to low, medium and high density residential. The proposed changes are shown on Appendix A-2 and A-3.

Consideration

The following changes are proposed to the Towns Concept Plan:

1. Removal of some of the rear lanes to accommodate front yard access residential development.
2. Deferral of 1.5 hectares of Municipal Reserve (Park) to the future phase to the north.
3. Realignment of the road network for overall efficiency.
4. An overall projected increase in the population of 400 from the previously approved plan.

Most of the plan area is zoned UH - Urban Holding Zone with one parcel zoned as R1 - Residential Detached Zone. Subsequent rezoning and subdivision applications have been submitted, which will be reviewed separately and subject to approval of this concept plan amendment.

The surrounding uses are residential development to the south and east, Woodland Grove Drive to the west and Keller Ave & undeveloped land to the north.

Change in land use designation

The Applicant is proposing changes to the land use within the Towns Concept Plan by reconfiguring the low, medium and high-density residential land uses. Most of the proposed changes occur within the area where the park is being removed from the plan. There are no significant changes to the land use along the section of the plan backing on Woodland Grove Drive as it would remain as low density, high density residential and commercial land use.

Additionally, the applicant is proposing to redesignate a low-density residential area to high density residential area located on Buckingham Drive, which is a collector road and is adjacent to a neighbourhood commercial area. This is supported by general land use planning practice to locate higher density residential areas close to major roads, commercial development or within a walking distance to a transit stop.

Municipal Reserve (Park)

The applicant is proposing the removal of 1.5 hectares of park from the plan area, as shown in the Appendix A-3. The required park space will be reallocated to a zone level park in the future development phase immediately north. The zone level park is supported by the SENP which identifies the location of the zone level park approximately 500 meters north of Arens Road. This exact location of the zone level park would be confirmed through a concept plan approval of the future neighbourhood, which is identified as a longer-term growth area as phase 3.

The City's open space requirements are still being met even with the proposed changes. The area will be served by parks immediately to the south and east of the proposed amendment area. The City's *Recreation Master Plan* requires that a base level of 85 per cent of residents have access within 800 metres of a recreation amenity. The furthest point of the plan area is approximately 575 metres distance from the nearest recreation amenity, which is within the City's base level standard. The surrounding amenities consist of athletic fields, playgrounds with accessible elements, passive park space, a picnic area, an outdoor skating area and pathways.

From a planning and operational perspective, the reallocation of the park space to the future phase and clustering the dedications as a larger zone level park to the north will allow for a more efficient open space plan. The operational cost of maintaining a larger park may be reduced as compared to the maintaining dispersed parks. The community's need for open space and recreational amenities are met as outlined in the Recreation Master Plan.

Section 186 of the Act requires that ten per cent of the residential subdivision area be dedicated as Municipal Reserve or an equivalent of money in lieu of municipal reserve or a combination of both. Although the proposed open space will be reduced, it will be added and deferred to a later phase of open space.

Traffic Impact

As a result of adding more residential land uses with front vehicle access, lanes have been removed, and the street network has been realigned for better efficiency. A Traffic Impact Assessment was reviewed by Administration and no adverse impact is anticipated with the proposed changes.

Community Engagement

Neighbouring property owners within 75 metres of the proposed development received written notice of the application, and a sign was posted on the subject site. A summary of public comments is outlined in Appendix B of this report. Arcola East Community Association (AECA) was included in the circulation of the application. Following circulation, Administration attempted follow-up contact with the AECA; however, we did not receive a response prior to the deadline for submission of this report.

DECISION HISTORY

1. On April 25, 2016, City Council approved The Towns Concept Plan (CR16-36).
2. On April 29, 2019, City Council approved an amendment to The Towns Concept Plan by changing part of the High-Density Residential area to Commercial and Low-Density Residential Area (CR19-33).
3. On March 10, 2021, City Council approved an amendment to The Towns Concept Plan by changing part of the Flex Use and High-Density Residential area to Low and Medium Density Residential Area (CR21-37).

4. On May 12, 2021, City Council approved an amendment to The Towns Concept Plan by changing the designation of a portion of the area south of the subject property from Medium Density Residential to Low-Density residential Area (CR21-85).

Respectfully Submitted,



Autumn Lawson, Director, Planning & Development Services

Respectfully Submitted,



6/24/2021

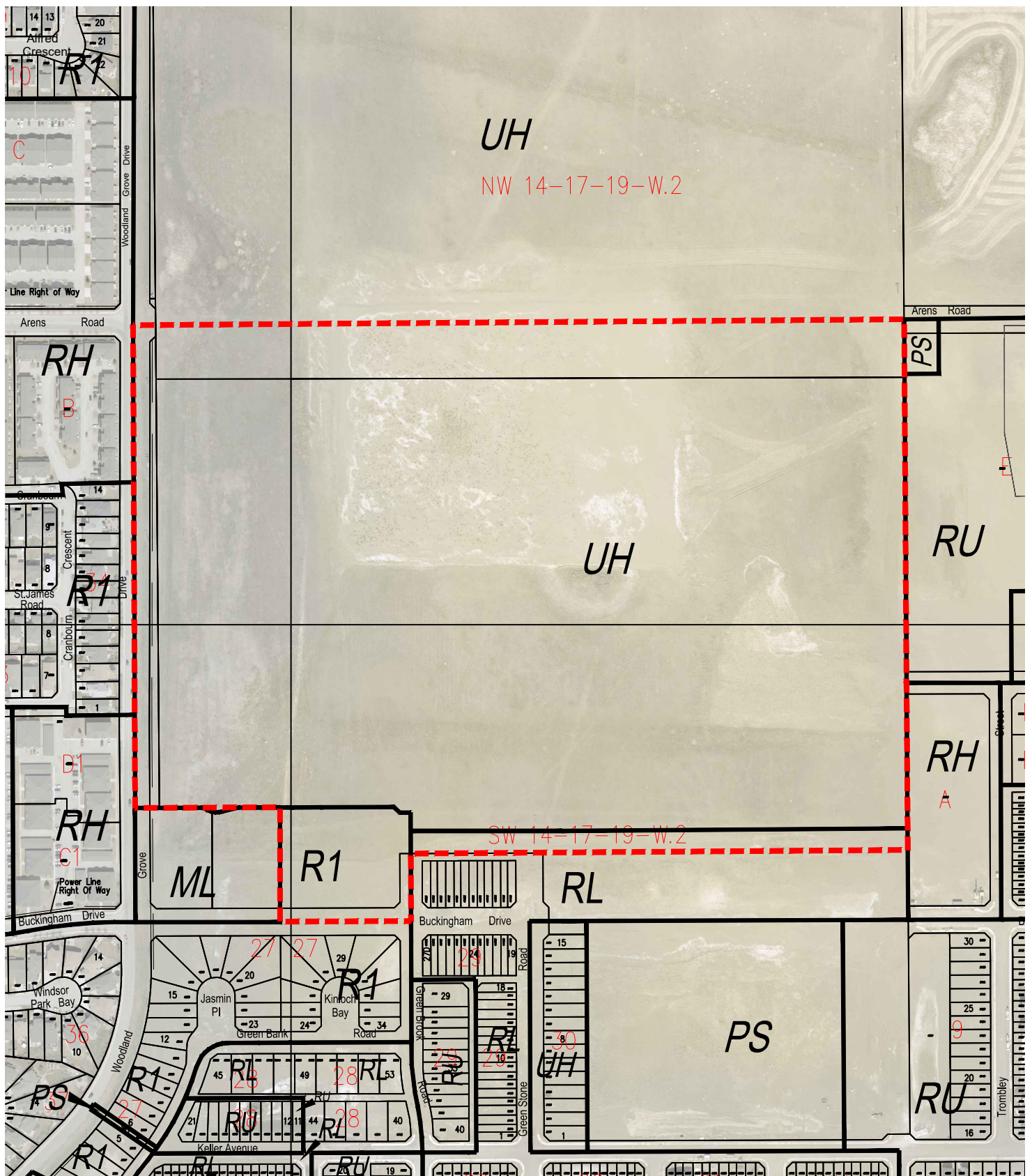
Diana Hawryluk, Executive Director, City Planning & Community Dev.

6/30/2021

Prepared by: Binod Poudyal, City Planner II

ATTACHMENTS

- Appendix A-1 (Aerial Map)
- Appendix A-2 (Existing Concept Plan)
- Appendix A-3 (Proposed Concept Plan)
- Appendix A-4 (Proposed Circulation Plan)
- Appendix B (Public Comments Summary)



Date of Photography : 2018



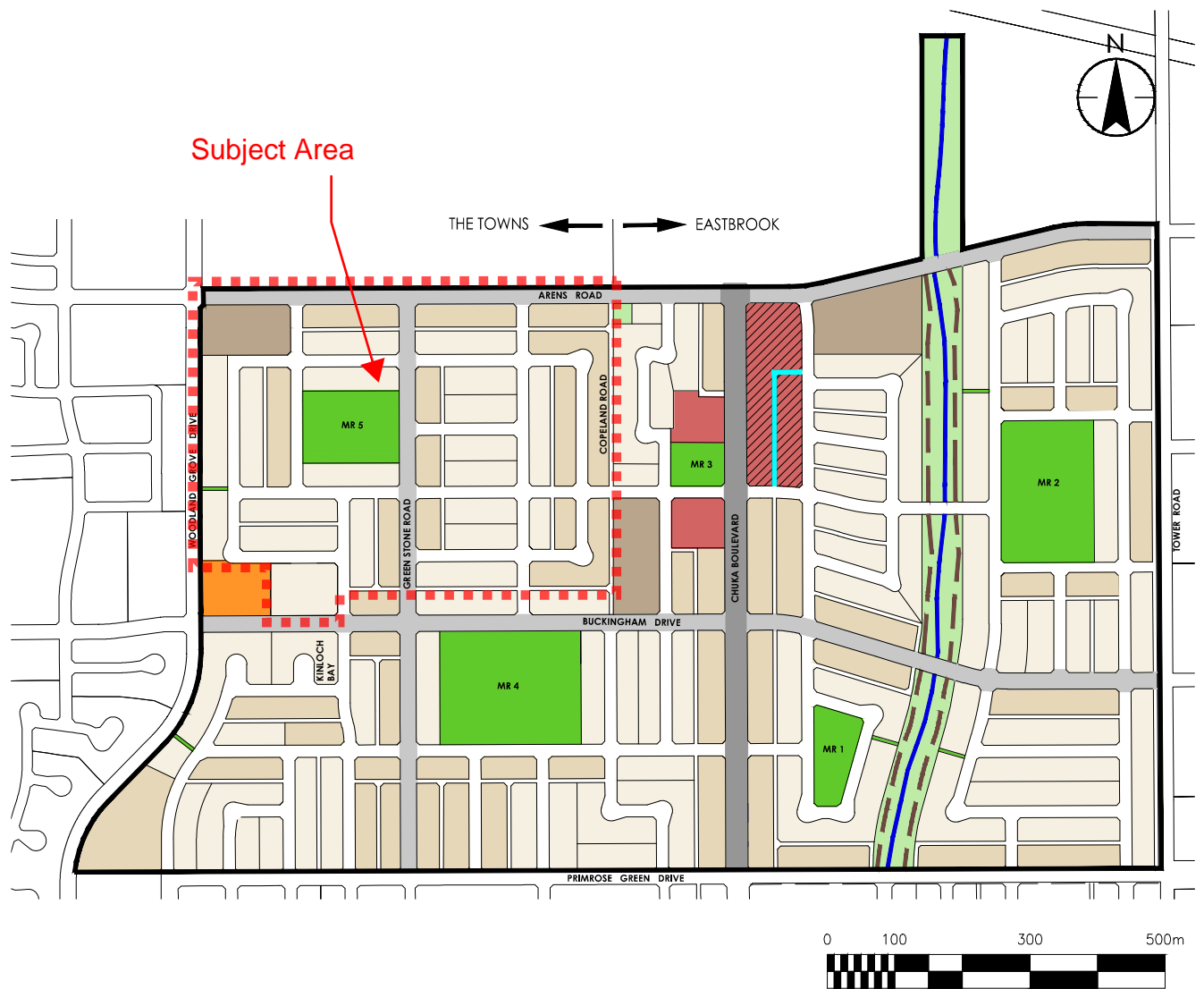
Subject Property



Project PL202000238

Civic Address/Subdivision

Towns Concept Plan Area
SW 14-17-19-2 Ext 12



LEGEND

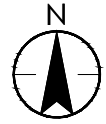
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	LOW DENSITY RESIDENTIAL		INSTITUTIONAL		LINEAR DETENTION (MUNICIPAL UTILITY - MU)
	MEDIUM DENSITY RESIDENTIAL		COMMERCIAL		WALKWAY (MUNICIPAL WALKWAY - MW)
	HIGH DENSITY RESIDENTIAL		PARK/GREENSPACE		PATHWAY
	FLEX USE		MUNICIPAL RESERVE		
			ARTERIAL		

The Towns Concept Plan (Proposed)

Appendix A-3

LEGEND

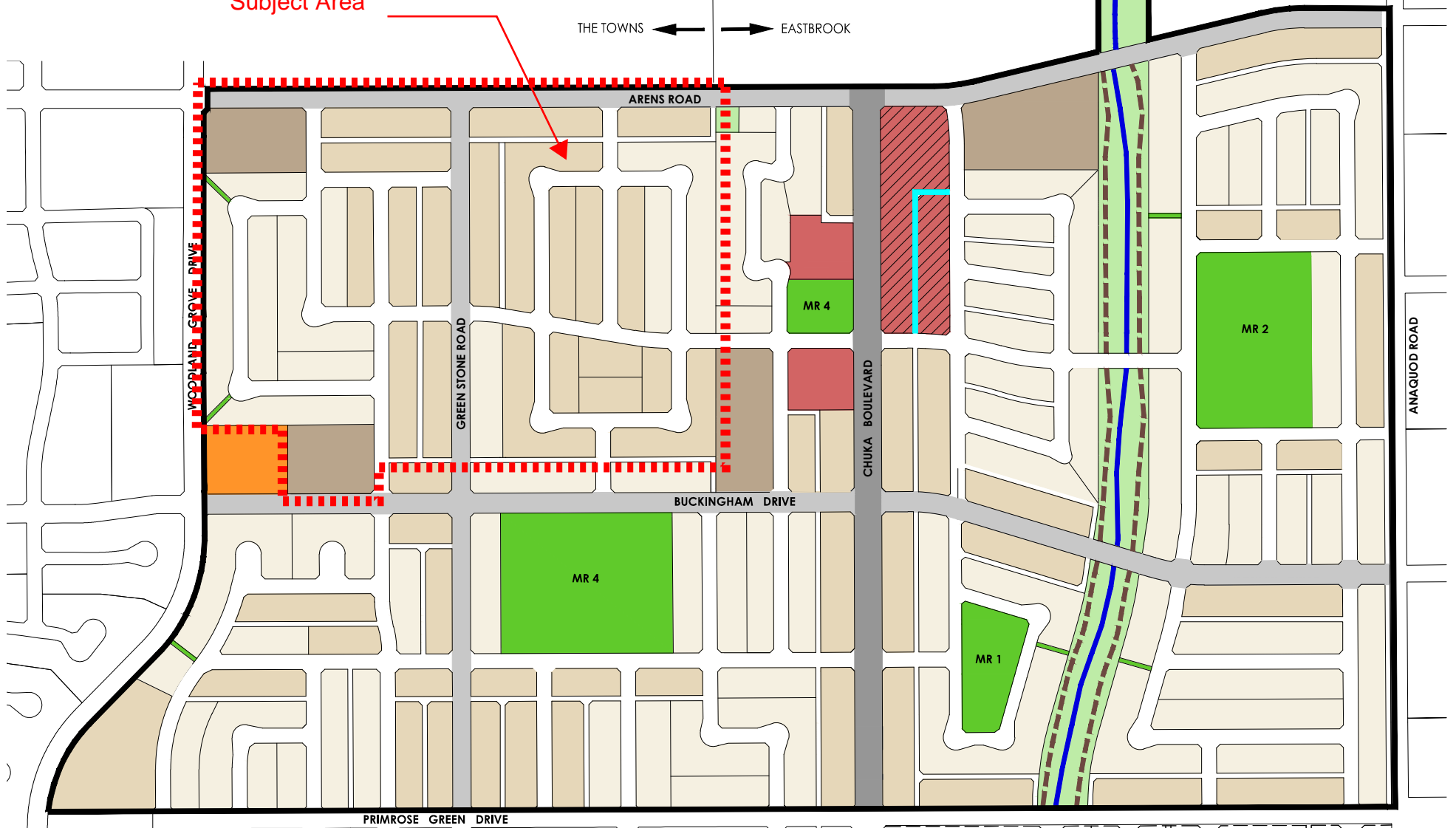
	CONCEPT PLAN BOUNDARY		MIXED USE OR HIGH DENSITY RESIDENTIAL		COLLECTOR
	LOW DENSITY RESIDENTIAL		INSTITUTIONAL		LINEAR DETENTION (MUNICIPAL UTILITY - MU)
	MEDIUM DENSITY RESIDENTIAL		COMMERCIAL		WALKWAY (MUNICIPAL WALKWAY - MW)
	HIGH DENSITY RESIDENTIAL		PARK/GREENSPACE MUNICIPAL RESERVE		PATHWAY
	FLEX USE		ARTERIAL		



Subject Area

THE TOWNS

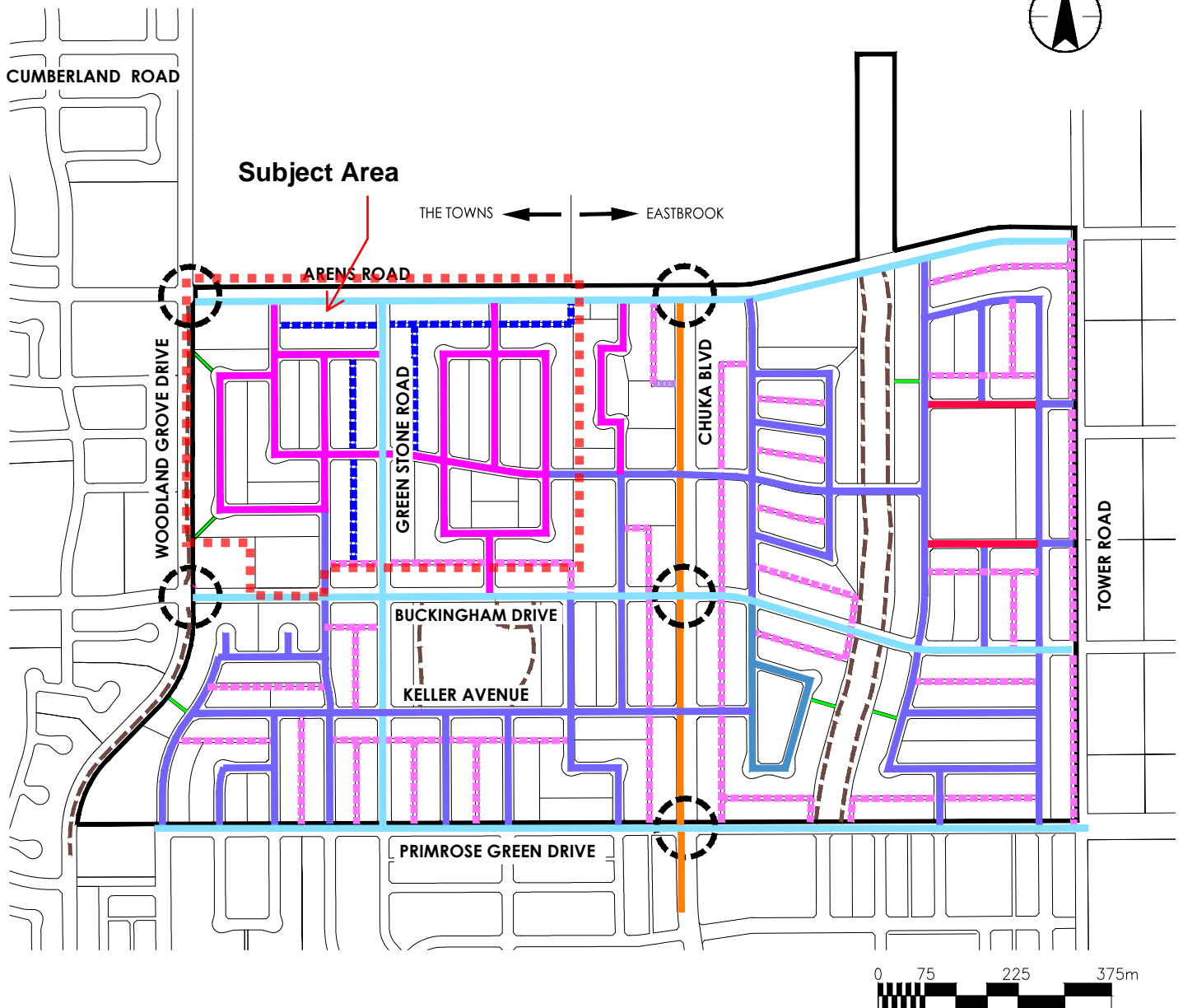
EASTBROOK



0 100 300 500m



Appendix A-4



LEGEND

- CONCEPT PLAN BOUNDARY
- 33.0m ARTERIAL (FUTURE TRANSIT ROUTE)
- 24.0m ARTERIAL
- 22.0m COLLECTOR (POTENTIAL TRANSIT ROUTE)
- 18.0m LOCAL RESIDENTIAL
- 18.0m LOCAL WITH ATTACHED WALK - ONE SIDE ONLY

- 15.0m LOCAL WITH ATTACHED WALK
- 15.0m LOCAL WITH SEPARATE WALK
- 6.0m LANE
- 6.6m LANE
- MULTI-USE PATHWAY
- WALKWAY
- POTENTIAL SIGNALIZED INTERSECTION

NOTE:
ALL ROADWAYS HAVE WALK ON BOTH
SIDES UNLESS OTHERWISE NOTED.

THE TOWNS AND EASTBROOK
PROPOSED CIRCULATION PLAN
FIGURE 4.0

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	4	<ul style="list-style-type: none"> - More green space and walking paths is much better than a ton of townhouses. Proposed changes are not great for the surrounding existing areas - This proposal will increase traffic and congestion in the city. - fail to see how this proposal corresponds to the city's "sustainability" goals. - I supported the original proposal because it included some park area and seemed to allow for "some" spacing between housing complexes. The proposed plan seems to increase the number of single dwelling housing and more roads. - I feel that more low-density housing will attract more families to the neighborhood. - suggest that this area not be used for anything high density or commercial. This is already a very busy area bordering on unsafe for pedestrians and motor vehicles. This area does not need more traffic. - Adding the amount of traffic in this area is not a safe decision.
<i>Accept if many features were different</i>	3	<ul style="list-style-type: none"> - Plan for more green spaces. - Our house backs on to Windsor park road, and I am concerned with the road becoming a high traffic road. - Keep the original proposed open space - Do not like more medium and High density residential as proposed. - Regina has sufficient medium and high-density development in the east end. More medium and high-density development could lower the assessed value of the properties. - I like to see a sport facility in the east end - I support the fact that the land is being developed as a residential area - I think it is a mistake to have Arens road and Buckingham drive as arterial and collector routes. Routing traffic through Windsor Park is not fair to the residents of that neighbourhood. I suggest changing the plan so that there is ample access in and out of the Towns from Victoria and Arcola Avenues.
<i>Accept if one or more features were different</i>	2	<ul style="list-style-type: none"> - The development, as proposed, should not proceed without the twinning of Woodland Grove Drive, increased distance/barriers between existing/future homes and the roadway to better

		<p>support current and future vehicle traffic increase levels.</p> <ul style="list-style-type: none"> - There are definite public safety, well-being and traffic density concerns, present and future, which need to be assessed and addressed before further expansion. - The addition of more high-density condos / row housing along Woodland Grove Drive, so close to all of the high-density properties immediately across on the other side of Woodland Grove Drive, is less than favorable to the area from an aesthetically appealing / property value standpoint. - Remove the proposed midblock pedestrian connection at woodland groove drive, it should be close to controlled intersections.
<i>I support this proposal</i>	2	<ul style="list-style-type: none"> - Would be really nice if we could keep at least this little bit of nature in the city. - Support the plan for having fewer commercial properties - Considering the population in the east, we should add more infrastructure instead of houses.
<i>Other</i>		-

1. Issue: Potential traffic issue and twining of Woodland Grove Drive.

Administration's Response:

- Associated Traffic impact assessment was reviewed, and no concern were identified.
- Woodland Grove Dr. is designed as collector to handle the traffic flows generated by the adjoining the neighbourhoods.

2. Issue: Removal of the previously proposed park from the plan area.

Administration's Response:

- The existing park spaces built within the Towns Concept plan area meets the recreation need of the Towns Concept Plan Area.
- This area of the park will be deferred to a zone level park, planned for the next phase of the development, North of Arens Road.

3. Issue: Mix of low, medium and high-density residential development.

Administration's Response:

- The proposed Towns concept plan has a uniform mix of Low, Medium and High Density residential as outlined in the *Design Regina: Official Community Plan* (OCP)

4. Loss of natural space east of Woodland Grove Drive.

Administration's Response:

- The area east of Woodland Grove Drive is slated for development as a part of Southeast Area Neighbourhood Plan (SENP) as approved in 2016.
- This area is identified as Phase 3 development land under *the Design Regina- Official Community Plan*, Map 1b – Phasing of New Neighbourhoods

5. Loss of property values due to medium and high density residential.

Administration's Response:

- Administration acknowledges that residents have these concerns but is not aware of any evidence that such development will necessarily have a negative impact on surrounding property values. The potential impact in this regard cannot be determined conclusively in advance, but will be affected by the perceptions, experiences and resultant actions of individual households, over time.

6. The proposed amendment has more Medium and High-Density Residential development.

Administration's Response:

- The OCP requires all neighbourhood to have a mix of low, medium, and high Density. The proposed changes to the Concept plan still fulfill this requirement.
- In doing so, the proposed amendment maintains the density above 50 people per hectare as outlined in the OCP and will increase the overall density by approximately 3.04%.

7. The Addition of more high density residential along the Woodland Grove Drive

Administration's Response:

- The proposed land uses backing on to Woodland Grove Drive remains unchanged as high density residential, low density residential and commercial between Arens Road and Buckingham Drive.
- Majority of the change in land use is mainly within the area where the park is being removed.



14-3710 Eastgate Drive
Regina SK
S4Z 1A5
306-924-445

City of Regina
2476 Victoria Ave
Regina, SK
S4P 3C8

RE: The Towns: Phase 2 Stage 1 Zoning and Subdivision

Dear Mayor Masters and City of Regina Council,

My name is Cathy Lawrence, I am with Terra Developments Inc. and I am here representing The Towns Development.

This application before you is for ninety (90) lots to be zoned RL with twenty-two (22) of the lots located on Block 33 and 32 to have an Overlay Access. As indicated in the administrative report, this stage of development continues to comply with the goals and policies set out in the City of Regina's Official Community Plan as well as the South East Neighbourhood Plan.

The housing type proposed for this stage is very much consistent with what has already been built in Phase 1 of The Towns. These homes will be fee simple, and continue to supply the market for their wants. The lot size range of this area is between twenty (20) and twenty-eight (28)

feet wide. This style of lot will continue to accommodate a housing product that is medium density in form. All of these lots in this stage have been committed to by a builder, which continues to provide momentum to full-build out this neighbourhood, as well, provide the land owner with certainty on their investment.

Thank you for your time, I am happy to answer any questions you may have.

Sincerely,

TERRA DEVELOPMENTS INC

Cathy Lawrence



Zoning Bylaw Amendment - The Towns, Phase 2 Stage 1 (PL202000256)

Date	July 14, 2021
To	Mayor Masters and City Councillors
From	Regina Planning Commission
Service Area	City Planning & Community Development
Item #	CR21-105

RECOMMENDATION

That City Council:

1. Approve the application to rezone portions of land located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 1, as shown in Appendix A-1, from UH – Urban Holding Zone to RL - Residential Low-Rise Zone, subject to approval of the the Towns Concept Plan Amendment (PL202000238).
2. Approve the application to apply the LA - Lane Access Overlay Zone to a portion of proposed RL - Residential Low-Rise Zone, within the proposed Block 32 and Block 33, subject to approval of the Towns Concept Plan Amendment (Project No. PL202000238).
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following the required public notice.

HISTORY

At the July 7, 2021 meeting of Regina Planning Commission, the Commission considered the attached report RPC21-46 from the City Planning & Development Division.

Cathy Lawrence, representing Terra Developments Inc., addressed the Commission.

The Commission adopted a resolution to concur in the recommendation contained in the report after amending Recommendation #2 to read:

2. Approve the application to apply the LA - Lane Access Overlay Zone to a portion of proposed RL - Residential Low-Rise Zone, within the proposed Block 32 and Block 33, subject to approval of the Towns Concept Plan Amendment (Project No. PL202000238).

Recommendation #4 in the attached report does not need City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION


Elaine Gohlke, Secretary 7/9/2021

ATTACHMENTS

RPC21-46 Zoning Bylaw Amendment - The Towns, Phase 2 Stage 1 (PL202000256)
Appendix A-1 (Subject Property Map)
Appendix A-2 (Aerial Map)
Appendix A-3 (Proposed Concept Plan)



Zoning Bylaw Amendment - The Towns, Phase 2 Stage 1 (PL202000256)

Date	July 7, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-46

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone portions of land located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 1, as shown in Appendix A-1, from UH – Urban Holding Zone to RL - Residential Low-Rise Zone, subject to approval of the the Towns Concept Plan Amendment (PL202000238).
2. Approve the application to apply the LA - Lane Access Overlay Zone to a portion of proposed RU – Residential Urban Zone, within the Block 2 and Block 6, subject to approval of the the Towns Concept Plan Amendment (Project No. PL202000238).
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following the required public notice.
4. Approve these recommendations at its meeting on July 14, 2021.

ISSUE

The applicant, Terra Developments Inc., acting on behalf of the current owners, City of Regina, proposes to rezone parts of SW 14-17-19-2 Ext 12 (The Towns Phase 2, Stage 1) from UH – Urban Holding Zone to RL – Residential Low-Rise Zone as shown in Appendix A-1. Rezoning to a suitable

zone is necessary for planned development to proceed.

A property owner/developer can submit applications to amend the zoning designation of their property. The process requires review by the Regina Planning Commission (RPC) and approval of the amendment by City Council. These applications include a public and technical review process in advance of consideration by RPC and Council.

These applications are being considered pursuant to the *Planning and Development Act, 2007* (Act); *Design Regina: The Official Community Plan Bylaw 2013-48* (OCP) and the *Regina Zoning Bylaw, 2019-19* (Zoning Bylaw). The proposal has been assessed and is deemed to comply with the Act, OCP and the Zoning Bylaw.

IMPACTS

Financial Impacts

The applicant will be responsible for the cost of any new or changes to existing infrastructure that may be required to directly or indirectly support any proposed development that may follow, in accordance with City standards and applicable legal requirements.

Environmental Impact

City Council set a community goal for the City of Regina of achieving net-zero emissions and sourcing of net-zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that Council can evaluate the climate impacts of its decisions. The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas emissions.

Policy/Strategic Impact

The proposed development implements a phase of development of the (proposed amended) Towns Concept plan, which overall supports the following OCP goals/policies:

- Section D5, Goal 6 – Built Form and Urban Design: Build a beautiful Regina through quality design of its neighbourhoods, public spaces and buildings.
 - Policy 7.34: Support design excellence by ensuring that public and private spaces and buildings contribute to a sense of place and an enhanced public realm through high-quality design and strategic location.
 - Policy 7.36: Consider the inclusion of the following elements where a secondary plan or concept plan is required in support of a proposed development
 - Policy 7.36.2: Strategies for providing a high-quality built environment and public realm, including but not limited to consistent built-form edge, appropriate transitioning of density, and active street frontage

- Section D6 Housing, Goal 3 – Diversity of Housing Forms: Increase the diversity and innovation of housing forms and types to support the creation of complete neighbourhoods across Regina
- Section D11 Social Development, Goal 3 – Community Security: Ensure that Regina is a safe community where everyone feels secure in their homes and neighbourhoods
 - Policy 13.12: Promote health and safety by embracing the principles of Crime Prevention through Environmental Design (CPTED).
- Appendix A Guidelines for Complete Neighbourhoods:
 - Policy 7.1.8: A distinctive character, identity and sense of place
Guidelines:
 - Avoid walls that segregate and visually block neighbourhoods from adjacent streets and neighbourhoods.
 - Policy 7.1.9: Buildings which are designed and located to enhance the public realm, and which contribute to a better neighbourhood experience.
Guidelines:
 - Avoid direct frontage onto arterial streets, except where they function as well-designed, landscaped, multi-modal streets
 - Policy 7.1.10: Convenient access to areas of employment
 - Ensure that street and block patterns allow for a changing and adaptable urban environment.

The proposed rezoning is subject to approval of the amendment to the Towns Concept Plan and aligns with associated land uses in the proposed amendment to the Towns Concept Plan (Application PL202000238) under consideration at this Council.

OTHER OPTIONS

Alternative options would be:

1. Approve the application with specific amendments to the plan.
2. Refer the application back to Administration. If City Council has specific concerns with the proposal, it may refer the application back to Administration to address or make additional recommendations and direct that the report be reconsidered by Regina Planning Commission or brought directly back to Council following such further review. Referral of the report back to Administration will delay approval of the development until the requested information has been gathered or changes to the proposal have been made.

3. Deny the application. Rezoning of the subject land will not proceed on the subject property if City Council rejects the application.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. Public notice of the public hearing required when the proposed bylaw is considered will be given in accordance with *The Public Notice Policy Bylaw, 2020*. The Applicant will receive written notification of the City Council's decision

DISCUSSION

Proposal

The subject area is currently zoned as UH - Urban Holding Zone within the Zoning Bylaw and is within the Towns Concept Plan area. The applicant proposes to rezone the subject area from UH – Urban Holding Zone to RL - Residential Low-Rise Zone to accommodate duplex, semi-detached and townhouse type dwellings.

Consideration

The applicant proposes an amendment to the Zoning Bylaw to accommodate medium-density residential development, which includes lots intended for duplex, semi-detached and townhouse type residential. Further to this, the applicant proposes to apply the LA - Lane Access Overlay Zone to part of Block 32 and 33.

This area is currently vacant and zoned UH - Urban Holding Zone; rezoning is necessary to accommodate the development. The proposed rezoning is illustrated in Appendix A-1.

An associated subdivision application of the property to create 91 residential lots is under review by the Administration and is subject to approval of this application.

Approval of this application will also be subject to Council's favourable consideration of the related proposed amendment to The Towns Concept Plan (PL202000238), which is being considered as a separate application.

The surrounding uses are medium-density residential and Buckingham Drive to the south, proposed low and medium-density residential to the west, Kaufman Avenue to the north and high-density residential development to the east.

Lane Access Overlay Analysis

The LA - Lane Access Overlay Zone is intended to allow flexibility regarding front and lane access to residential lots on a block face. The applicant intends to develop this area for dwellings with front

attached garage. Without the implementation of the LA – Lane Access Overlay Zone, these lots would be required to have vehicle access via the rear lane only where dwellings with front attached garages would not be possible. The LA – Lane Access Overlay Zone, is proposed along portions of Mutrie Crescent where semi-detached and triplex building are planned. The approximate frontages range from 6.0 to 8.5 meters per lot. The new streets will be 11 meters wide, which is wide enough to accommodate two driving lanes and two parking lanes. The LA – Lane Access Zone would extend approximately 167 meters along the Mutrie Crescent.

As per the information provided by the applicant, a total of 22 lots will be affected by the LA – Lane Access Overlay Zone. With the implementation of the LA – Lane Access Overlay Zone at this location, approximately 25 on street parking spots will be removed (within the area highlighted on Figure 1). However, approximately 31 on street parking stalls would still be available within the vicinity of this development (Kaufman Avenue, Mutrie Gate and remaining of Mutrie Crescent).

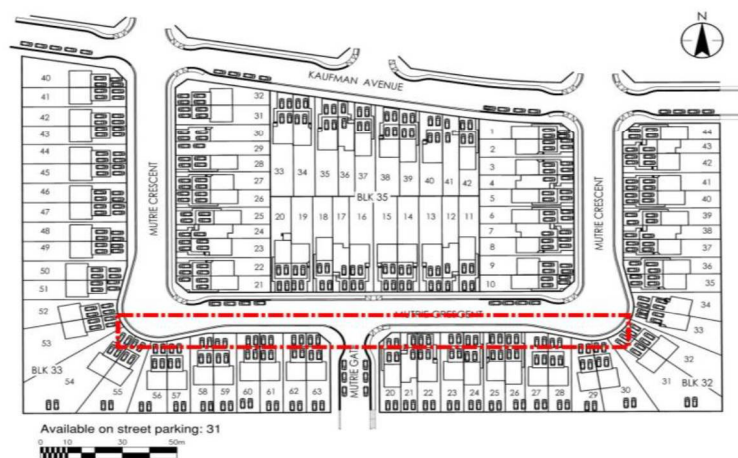


Figure 1

Community Engagement

In accordance with the public notice requirements of *The Public Notice Policy Bylaw, 2020*, neighbouring property owners within 75 metres of the proposed development received written notice of the application, and a sign was posted on the subject site. Arcola East Community Association (AECA) was included in the circulation of the application. Following circulation, Administration attempted follow-up contact with the AECA; however, we did not receive a response prior to the deadline for submission of this report.

DECISION HISTORY

1. On April 25, 2016, City Council approved The Towns Concept Plan (CR16-36).

2. On April 29, 2019, City Council approved an amendment to The Towns Concept Plan by changing part of the High-Density Residential area to Commercial and Low-Density Residential Area (CR19-33).
3. On March 10, 2021, City Council approved an amendment to The Towns Concept Plan by changing part of the Flex Use and High-Density Residential area to Low and Medium Density Residential Area (CR21-37).
4. On May 12, 2021, City Council approved an amendment to The Towns Concept Plan by changing the designation of a portion of the area south of the subject property from Medium Density (CR21-83)

Respectfully Submitted,



Autumn Lawson, Director, Planning & Development Services

Respectfully Submitted,



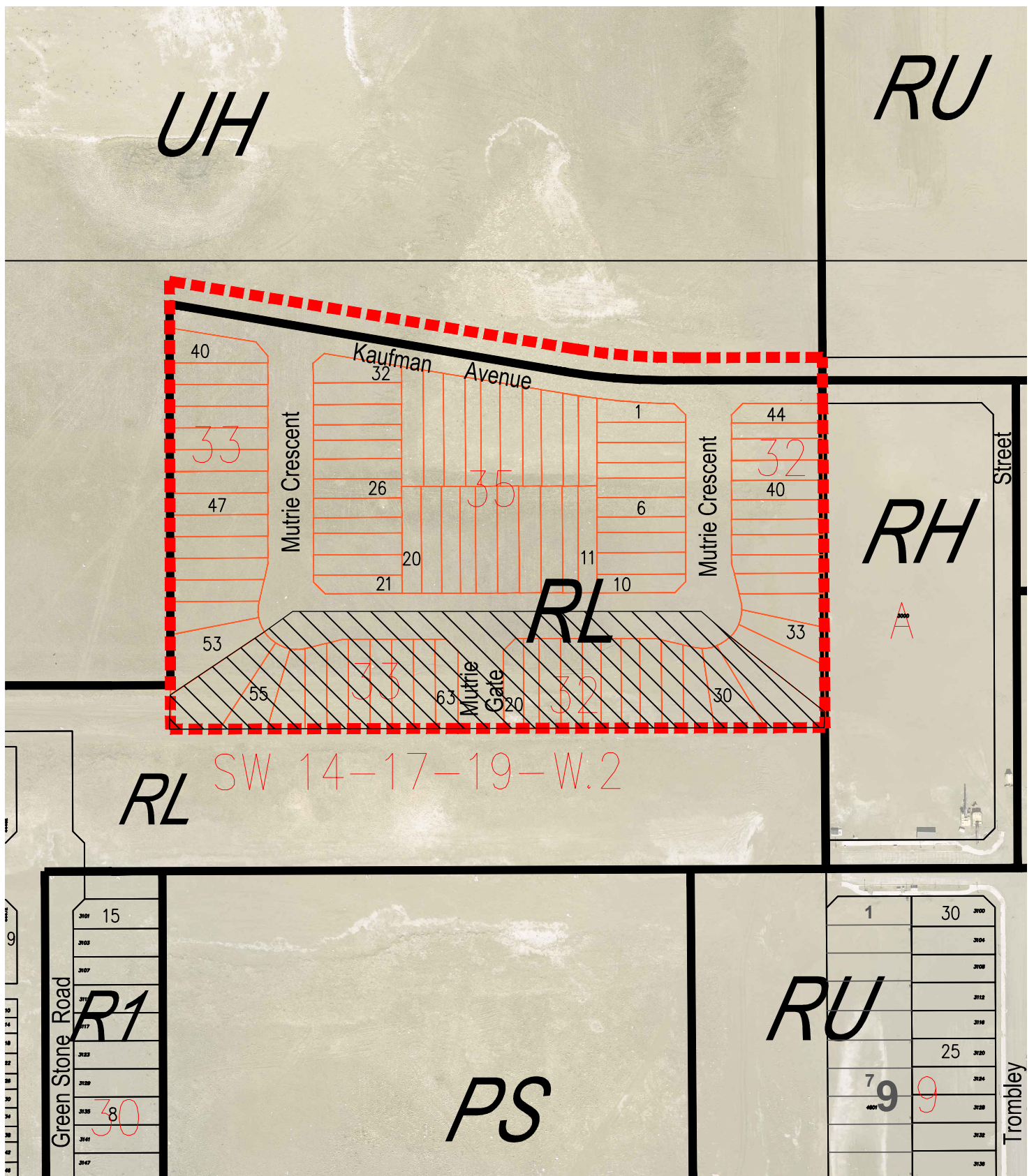
Diana Hawryluk, Executive Director, City Planning & Community Dev.

6/30/2021

Prepared by: Binod Poudyal, City Planner II

ATTACHMENTS

Appendix A-1 (Subject Property Map)
Appendix A-2 (Aerial Map)
Appendix A-3 (Proposed Concept Plan)

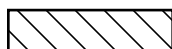


Date of Photography : 2018



— **1997** —

Subject Property



LA- Overlay

Project PL202000257

Civic Address/Subdivision

Portion of SW 14-17-19-2 Ext 12



Date of Photography: 2018



Subject Property



LA- Overlay

Project PL202000256
PL202000257

Civic Address/Subdivision

Portion of SW 14-17-19-2 Ext 12

The Towns Concept Plan (Proposed)

Appendix A-3

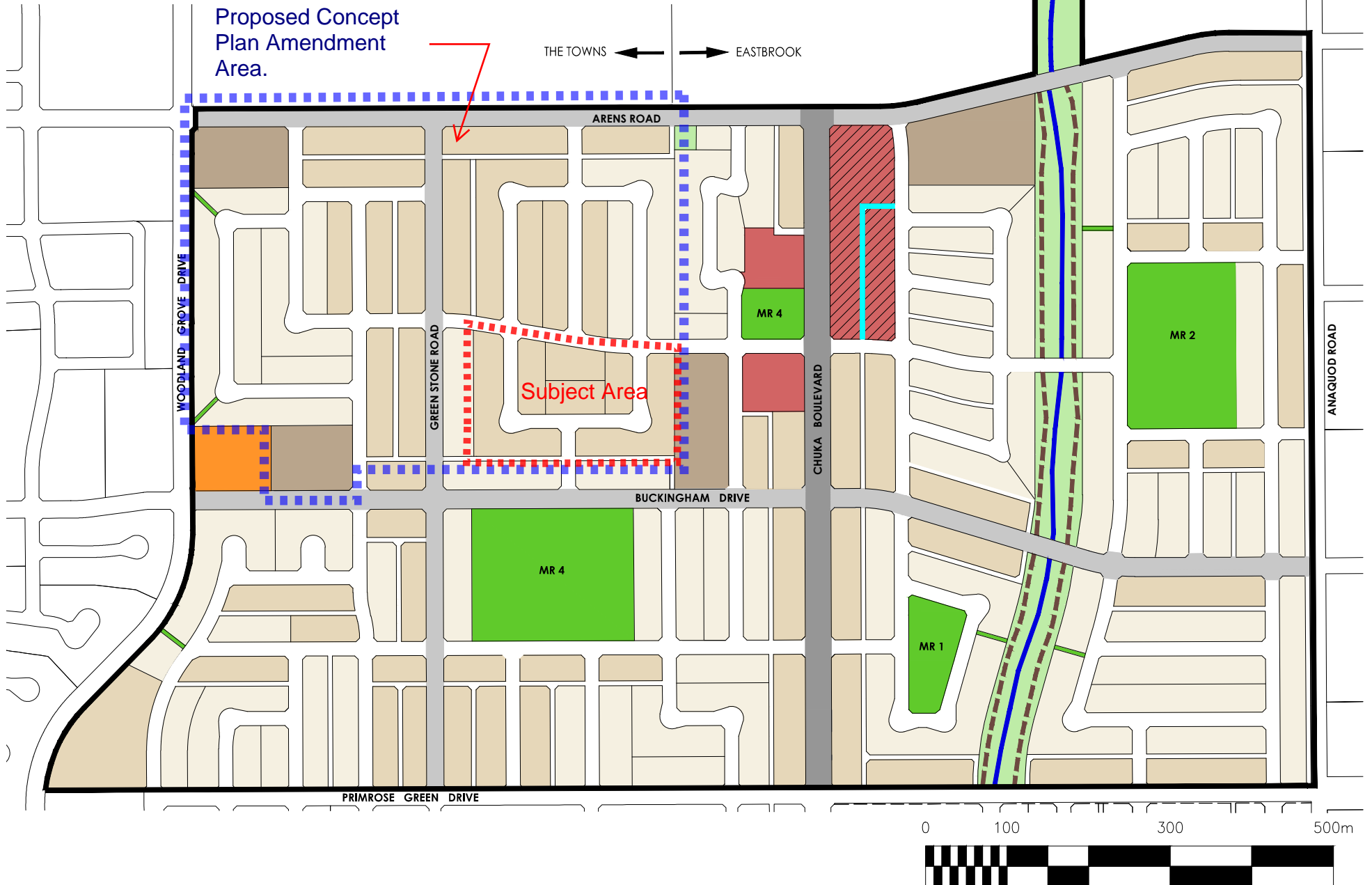
LEGEND

	CONCEPT PLAN BOUNDARY		MIXED USE OR HIGH DENSITY RESIDENTIAL		COLLECTOR
	LOW DENSITY RESIDENTIAL		INSTITUTIONAL		LINEAR DETENTION (MUNICIPAL UTILITY - MU)
	MEDIUM DENSITY RESIDENTIAL		COMMERCIAL		WALKWAY (MUNICIPAL WALKWAY - MW)
	HIGH DENSITY RESIDENTIAL		PARK/GREENSPACE MUNICIPAL RESERVE		PATHWAY
	FLEX USE		ARTERIAL		



Proposed Concept Plan Amendment Area.

THE TOWNS ← → EASTBROOK





14-3710 Eastgate Drive
Regina SK
S4Z 1A5
306-924-445

City of Regina
2476 Victoria Ave
Regina, SK
S4P 3C8

RE: The Towns: Phase 2 Stage 2 Zoning and Subdivision

Dear Mayor Masters and City of Regina Council,

My name is Cathy Lawrence, I am with Terra Developments Inc. and I am here representing The Towns Development.

This application before you is for thirty-eight (38) residential lots along with Parcel J2 that is 1.94 acres in size. Nineteen (19) of the lots are proposed as RU ranging in size from thirty (30) to thirty-four (34) feet wide, you may note that Lot 1 on Block 36 is extra wide, this is a customized lot for a proposed group home. The remainder of the RU lots are not yet spoken for and will be included in the overall inventory. The remainder of the lots are being zoned RL, and are approximately 53' wide. These lots are committed to by a local builder, and will each have one building with 4 units, they are consistent with product that is

already built in other areas of The Towns and neighbouring subdivisions. These units will be rentals, with all of them being offered at below market rent. This further strengthens the diversity of housing being offered in The Towns, and allows for people of all different income levels to call this area home. Parcel J2 follows the same scenario, offering townhomes that are affordable and also below market rent.

Thank you for time, I am happy to answer any questions you may have.

Sincerely,

TERRA DEVELOPMENTS INC

Cathy Lawrence



Zoning Bylaw Amendment - The Towns, Phase 2 Stage 2 (PL202100004)

Date	July 14, 2021
To	Mayor Masters and City Councillors
From	Regina Planning Commission
Service Area	City Planning & Community Development
Item #	CR21-107

RECOMMENDATION

That City Council:

1. Approve the application to rezone portions of lands located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 2 as shown in Appendix A-1 as follows:
 - a. Part of Block 33, 36 and 37 from UH – Urban Holding Zone to RU - Residential Urban Zone.
 - b. Parcel J2 from R1 - Residential Detached Zone to RH - Residential High-Rise Zone.
 - c. Parts of Block 34 from UH – Urban Holding Zone to RL - Residential Low-Rise Zone.

All subject to approval of the Towns Concept Plan amendment (Project No. PL202000238)

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following the required public notice.

HISTORY

At the July 7, 2021 meeting of Regina Planning Commission, the Commission considered the attached report RPC21-45 from the City Planning & Development Division.

Cathy Lawrence, representing Terra Developments Inc., addressed the Commission.

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

Recommendation #3 in the attached report does not need City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION


Elaine Gohike, Secretary 7/9/2021

ATTACHMENTS

RPC21-45 Zoning Bylaw Amendment - The Towns, Phase 2 Stage 2 (PL202100004)

Appendix A-1 (Subject Property map)

Appendix A-2 (Aerial Map)

Appendix A-3 (Proposed Concept Plan)



Zoning Bylaw Amendment - The Towns, Phase 2 Stage 2 (PL202100004)

Date	July 7, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-45

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the application to rezone portions of lands located at 3000 Woodland Grove Drive, SW 14-17-19-2 Ext 12, within the Towns Concept Plan Phase 2, Stage 2 as shown in Appendix A-1 as follows:
 - a. Part of Block 33, 36 and 37 from UH – Urban Holding Zone to RU - Residential Urban Zone.
 - b. Parcel J2 from R1 - Residential Detached Zone to RH - Residential High-Rise Zone.
 - c. Parts of Block 34 from UH – Urban Holding Zone to RL - Residential Low-Rise Zone.

All subject to approval of the Towns Concept Plan amendment (Project No. PL202000238)

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations, to be brought forward to the meeting of City Council following the required public notice.
3. Approve these recommendations at its meeting on July 14, 2021.

ISSUE

The applicant, Terra Developments Inc., acting on behalf of the current owners, City of Regina,

proposes to rezone parts of SW 14-17-19-2 Ext 12 (The Towns Phase 2, Stage 2) from UH – Urban Holding Zone to Residential Zones and including Parcel J2 from R1 -Residential Detached Zone to RH - Residential High Rise Zone as shown in Appendix A-1. Rezoning to a suitable zone is necessary for any development to proceed.

A property owner/developer can submit applications to amend the zoning designation of their property. The process requires review by Regina Planning Commission (RPC) and approval of the amendment by City Council. These applications include a public and technical review process in advance of consideration by RPC and Council.

These applications are being considered pursuant to the *Planning and Development Act, 2007* (Act); *Design Regina: The Official Community Plan Bylaw 2013-48* (OCP) and the *Regina Zoning Bylaw, 2019-19* (Zoning Bylaw). The proposal has been assessed and is deemed to comply with the Act, OCP and the Zoning Bylaw.

IMPACTS

Financial Impacts

The applicant will be responsible for the cost of any new or changes to existing infrastructure that may be required to directly or indirectly support any proposed development that may follow, in accordance with City standards and applicable legal requirements.

Environmental Impact

City Council set a community goal for the City of Regina of achieving net-zero emissions and sourcing of net-zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that Council can evaluate the climate impacts of its decisions. The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas emissions.

Policy/Strategic Impact

The proposed development implements a phase of development of the Towns Concept Plan (proposed amendment), which overall supports the following OCP goals/policies:

- Section D5, Goal 6 – Built Form and Urban Design: Build a beautiful Regina through quality design of its neighbourhoods, public spaces and buildings.
 - Policy 7.34: Support design excellence by ensuring that public and private spaces and buildings contribute to a sense of place and an enhanced public realm through high-quality design and strategic location.
 - Policy 7.36: Consider the inclusion of the following elements where a secondary plan or concept plan is required in support of a proposed development
 - Policy 7.36.2: Strategies for providing a high-quality built environment and public

realm, including but not limited to consistent built-form edge, appropriate transitioning of density, and active street frontage

- Section D6 Housing, Goal 3 – Diversity of Housing Forms: Increase the diversity and innovation of housing forms and types to support the creation of complete neighbourhoods across Regina
- Section D11 Social Development, Goal 3 – Community Security: Ensure that Regina is a safe community where everyone feels secure in their homes and neighbourhoods
 - Policy 13.12: Promote health and safety by embracing the principles of Crime Prevention through Environmental Design (CPTED).
- Appendix A Guidelines for Complete Neighbourhoods
 - Policy 7.1.8: A distinctive character, identity and sense of place
 - Guidelines:
 - Avoid walls that segregate and visually block neighbourhoods from adjacent streets and neighbourhoods.
 - Policy 7.1.9: Buildings which are designed and located to enhance the public realm, and which contribute to a better neighbourhood experience.
 - Guidelines:
 - Avoid direct frontage onto arterial streets, except where they function as well-designed, landscaped, multi-modal streets
 - Policy 7.1.10: Convenient access to areas of employment
 - Ensure that street and block patterns allow for a changing and adaptable urban environment.

The proposed rezoning is subject to approval of the amendment to the Towns Concept Plan and aligns with associated land uses in the proposed amendment to the Towns Concept Plan (Project No. PL202000238), under consideration at this Council.

OTHER OPTIONS

Alternative options would be:

1. Approve the application with specific amendments to the plan.
2. Refer the application back to Administration. If City Council has specific concerns with the proposal, it may refer the application back to Administration to address or make additional recommendations and direct that the report be reconsidered by Regina Planning Commission or brought directly back to Council following such further review. Referral of the report back to Administration will delay approval of the development until the requested information has been gathered or changes to the proposal have been made.

3. Deny the application. Amendment to the zoning bylaw or the rezoning of the subject land will not proceed, if City Council rejects the application.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Council meeting when the application will be considered. Public notice of the public hearing required when the proposed bylaw is considered, will be given in accordance with *The Public Notice Policy Bylaw, 2020*. The applicant will receive written notification of the City Council's decision

DISCUSSION

Proposal

Most land within this phase is currently zoned as UH - Urban Holding Zone, within the Zoning Bylaw and is within the Towns Concept Plan. The applicant proposes to rezone the subject area to accommodate low, medium, and high-density residential development. Specifically, the applicant proposes to rezone the area as follows and as shown in Appendix A-1:

- Part of Block 33, 36 and 37, from UH - Urban Holding Zone to RU- Residential Urban Zone.
- Part Block 34, from UH - Urban Holding Zone to RL - Residential Low-Rise Zone; and
- Parcel J2, from R1- Residential Detached Zone to RH-Residential High-Rise Zone.

Consideration

The applicant proposes an amendment to the Zoning Bylaw to accommodate low, medium, and high-density residential development, which includes lots intended for duplex, semi-detached, townhouse and building stacked (apartment) type residential.

An associated subdivision application of the property to create 40 residential lots is under review by the Administration and is subject to approval of this application.

Approval of this application will also be subject to Council's favourable consideration of the related proposed amendment to the Towns Concept Plan (PL202000238), which is being considered as a separate application.

The surrounding uses are medium-density residential and Buckingham Drive to the south, proposed low and undeveloped land and commercial development to the west, Kaufman Avenue to the north and medium density residential to the east.

Community Engagement

In accordance with the public notice requirements of *The Public Notice Policy Bylaw, 2020*, neighbouring property owners within 75 metres of the proposed development received written notice

of the application, and a sign was posted on the subject site. Arcola East Community Association (AECA) was included in the circulation of the application. Following circulation, Administration attempted follow-up contact with the AECA; however, Administration did not receive a response prior to the deadline for submission of this report.

DECISION HISTORY

1. On April 25, 2016, City Council approved the Towns Concept Plan (CR16-36).
2. On April 29, 2019, City Council approved an amendment to the Towns Concept Plan by changing part of the High-Density Residential area to Commercial and Low-Density Residential Area (CR19-33).
3. On March 10, 2021, City Council approved an amendment to the Towns Concept Plan by changing part of the Flex Use and High-Density Residential area to Low and Medium Density Residential Area (CR21-37).
4. On May 12, 2021, City Council approved an amendment to the Towns Concept Plan by changing the designation of a portion of the area south of the subject property from Medium Density.

Respectfully Submitted,



Autumn Lawson, Director, Planning & Development Services

Respectfully Submitted,



6/24/2021

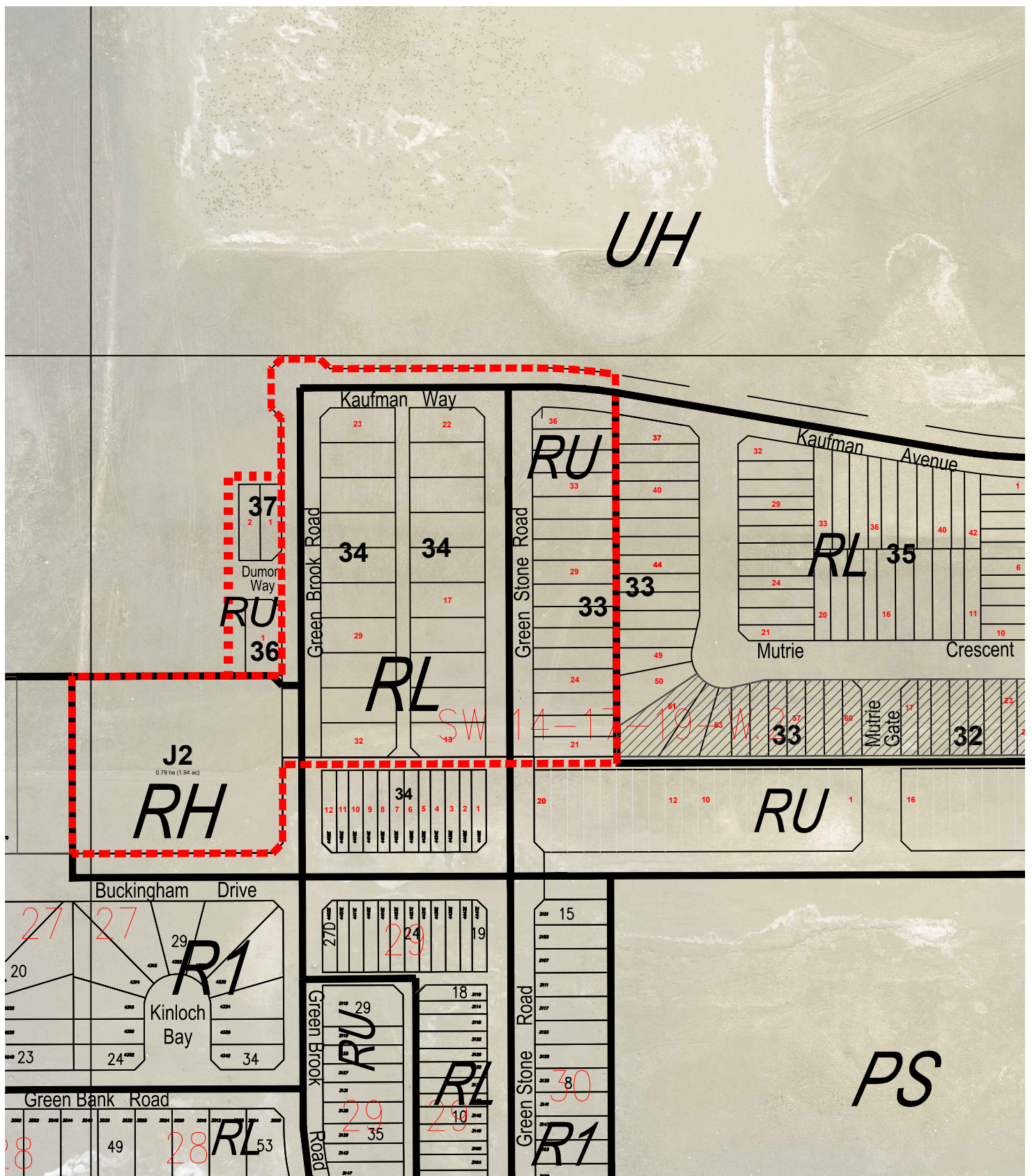
Diana Hawryluk, Executive Director, City Planning & Community Dev.

6/30/2021

Prepared by: Binod Poudyal, City Planner II

ATTACHMENTS

Appendix A-1 (Subject Property map)
Appendix A-2 (Aerial Map)
Appendix A-3 (Proposed Concept Plan)



Date of Photography : 2018



Subject Property

Project PL202100003
PL202100004

Civic Address/Subdivision

Towns - Phase 2: Stage 2
SW 14-17-19-2 Ext 12



Date of Photography: 2018



Subject Property

Project PL202100003
PL202100004

Civic Address/Subdivision

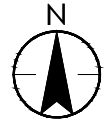
Towns - Phase 2: Stage 2
SW 14-17-19-2 Ext 12

The Towns Concept Plan (Proposed)

Appendix A-3

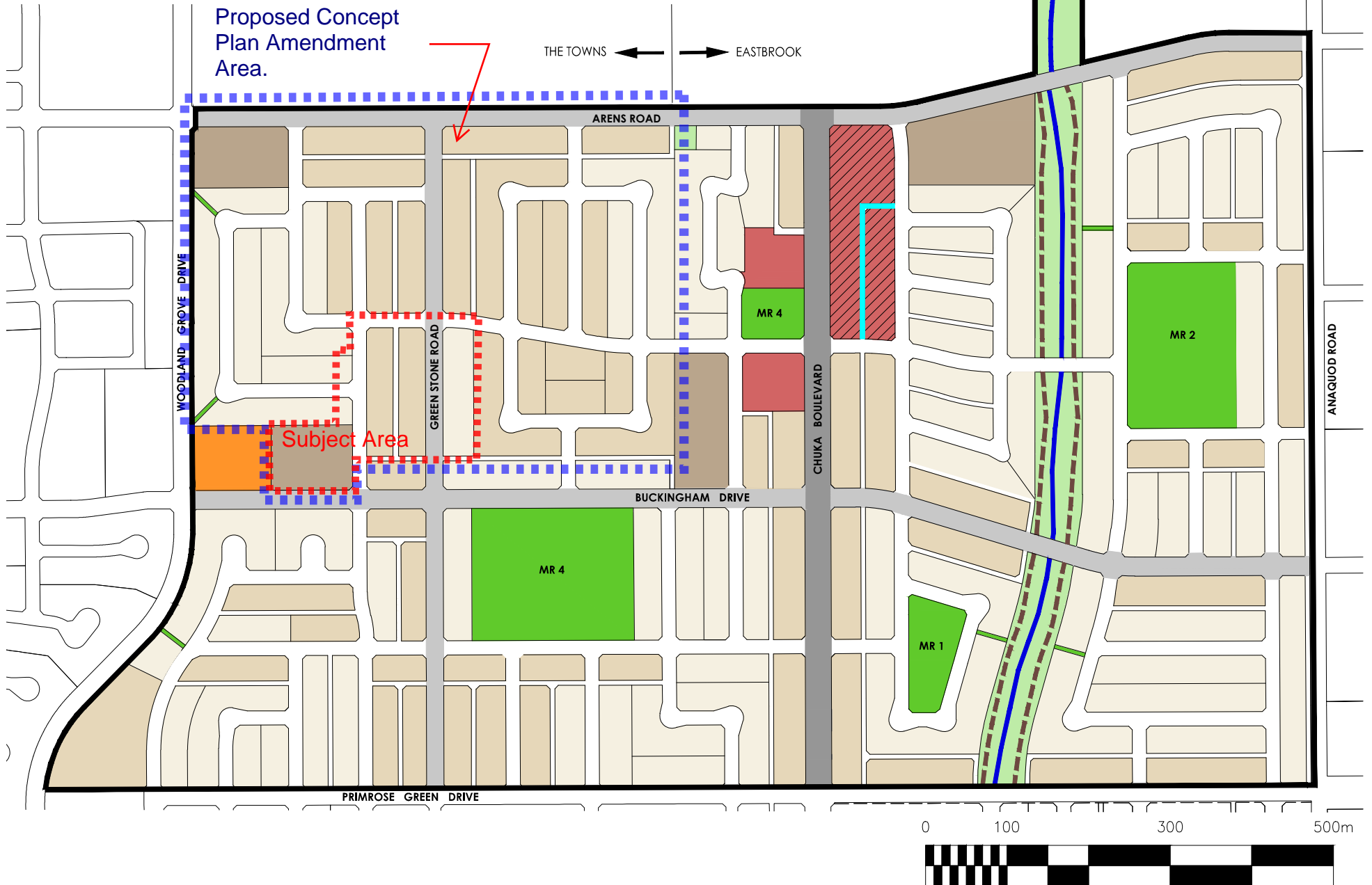
LEGEND

	CONCEPT PLAN BOUNDARY		MIXED USE OR HIGH DENSITY RESIDENTIAL		COLLECTOR
	LOW DENSITY RESIDENTIAL		INSTITUTIONAL		LINEAR DETENTION (MUNICIPAL UTILITY - MU)
	MEDIUM DENSITY RESIDENTIAL		COMMERCIAL		WALKWAY (MUNICIPAL WALKWAY - MW)
	HIGH DENSITY RESIDENTIAL		PARK/GREENSPACE MUNICIPAL RESERVE		PATHWAY
	FLEX USE		ARTERIAL		



Proposed Concept Plan Amendment Area.

THE TOWNS ← → EASTBROOK





Buffalo Pound Plant Renewal Financing

Date	July 14, 2021
To	Mayor Masters and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR21-106

RECOMMENDATION

That City Council:

1. Authorize the Executive Director, Financial Strategy & Sustainability to negotiate, approve, and enter into all necessary agreements with Buffalo Pound Water Treatment Corporation (Buffalo Pound), the Toronto Dominion Bank (TD) and the City of Moose Jaw on behalf of the City of Regina and to undertake all actions and execute all documents, certificates and other agreements required of the City of Regina in order to facilitate Buffalo Pound's borrowing of the principal sum of \$60 million from TD, including the City of Regina providing a guarantee of the principal sum of \$44.4 million plus any related interest or other costs of the debt resulting from this borrowing.
2. Instruct the City Solicitor to prepare a borrowing/guarantee bylaw based on the terms and conditions negotiated by the Executive Director, Financial Strategy & Sustainability as outlined in this report.
3. Authorize the Executive Director, Financial Strategy & Sustainability, as the City of Regina's proxy, to exercise the City's voting rights in Buffalo Pound to:
 - a. approve any organizational resolutions or documents that may be required of Buffalo Pound in relation to the proposed borrowing of the principal sum of \$60 million plus any interest or other costs of such borrowing from TD;
 - b. approve the passage of the organizational resolutions and bylaw appended as Appendix A to this report; and

HISTORY

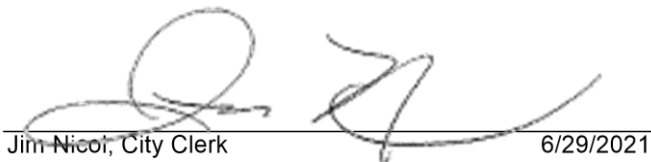
At the June 16, 2021 meeting of Executive Committee, the Committee considered the attached EX21-46 report from the Financial Strategy & Sustainability Division.

Ryan Johnson, representing Buffalo Pound Water Treatment Plant addressed the Committee.

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

Respectfully submitted,

EXECUTIVE COMMITTEE



Jim Nicol, City Clerk 6/29/2021

ATTACHMENTS

EX21-46 - Buffalo Pound Water Treatment Corporation (BPWTC) – Authority to Secure External Financing
Appendix A - BPWTC Plant Renewal Financing Board Resolution



Buffalo Pound Plant Renewal Financing

Date	June 16, 2021
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Services
Item No.	EX21-46

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Authorize the Executive Director, Financial Strategy & Sustainability to negotiate, approve, and enter into all necessary agreements with Buffalo Pound Water Treatment Corporation (Buffalo Pound), the Toronto Dominion Bank (TD) and the City of Moose Jaw on behalf of the City of Regina and to undertake all actions and execute all documents, certificates and other agreements required of the City of Regina in order to facilitate Buffalo Pound's borrowing of the principal sum of \$60 million from TD, including the City of Regina providing a guarantee of the principal sum of \$44.4 million plus any related interest or other costs of the debt resulting from this borrowing.
2. Instruct the City Solicitor to prepare a borrowing/guarantee bylaw based on the terms and conditions negotiated by the Executive Director, Financial Strategy & Sustainability as outlined in this report.
3. Authorize the Executive Director, Financial Strategy & Sustainability, as the City of Regina's proxy, to exercise the City's voting rights in Buffalo Pound to:
 - a. approve any organizational resolutions or documents that may be required of Buffalo Pound in relation to the proposed borrowing of the principal sum of \$60 million plus any interest or other costs of such borrowing from TD;
 - b. approve the passage of the organizational resolutions and bylaw appended as Appendix A to this report; and

4. Approve these recommendations at its meeting on July 14, 2021.

ISSUE

On February 24, 2021 (CR21-21), Council authorized Buffalo Pound Water Treatment Corporation (Buffalo Pound) to initiate a process to negotiate financing to address the financing requirements of Buffalo Pound's plant renewal project. As well, City Council instructed Administration to bring forward a future report to Council providing the details of the financing and any applicable bylaws for approval once the financing had been negotiated.

The procurement of the financing was led by Buffalo Pound with support from the Cities of Regina and Moose Jaw, as well as Buffalo Pound's legal counsel. Toronto-Dominion Bank (TD) submitted the lowest-cost option and has been selected as the successful proponent to provide the financing.

Buffalo Pound's formal request to borrow and related background information supporting its request is attached in Appendix A.

IMPACTS

If Council authorizes Buffalo Pound to borrow up to \$60.0 million, a portion of the amount will be applied against the City's debt limit of \$450.0 million. The City's 74 per cent proportionate share of the debt, which is \$44.4 million, will increase the amount of the City's debt utilized to \$353.5 million.

If Council does not authorize the borrowing, Buffalo Pound would not be eligible for funding for the plant renewal under the Investing in Canada Infrastructure Program (ICIP). The \$60.0 million Buffalo Pound is proposing to borrow represents the municipal/local contribution required under the ICIP to leverage \$163.4 million in provincial and federal funding for the project.

Engineering assessments related to the age and reliability of the Buffalo Pound Water Treatment Plant have identified the need to renew or replace the existing plant to ensure the ongoing provision of safe and reliable treated water to the cities of Regina and Moose Jaw and other regional customers. Without plant renewal, the plant will continue to experience supply issues that can impact its ability to meet the needs of the cities. Further, the plant will not meet environmental regulatory requirements until a plant renewal is completed. Failure to meet environmental regulatory requirements can result in a Ministerial Order from the Water Security Agency forcing the plant into compliance and potential fines. Without renewing the plant, operating and maintenance costs will continue to rise and major events, such as loss of water supply may occur. The project would address the growing risks associated with sustaining the ongoing operation of the plant, as well as ensuring the plant can meet future capacity requirements when needed.

It is also important to note that Buffalo Pound has stated that moving forward with the recommendations in this report will not cause an increase to the capital water rates that the City pays to Buffalo Pound. Any costs associated with this debt have been considered in Buffalo Pound's 2021 Budget.

OTHER OPTIONS

The *Unanimous Membership Agreement* (UMA) requires the two Cities to agree on the method by which any additional funding required by Buffalo Pound will be provided. If the two Cities cannot agree on the method, the default position is that each respective City's share of the funding required will be provided through a membership loan.

The February 24, 2020 report to City Council on this matter considered other options; reserve funding and the City borrowing the funds instead of Buffalo Pound. City Council approved the recommended course of action, that Buffalo Pound initiate and secure financing to support the ICIP municipal/local contribution up to a maximum of \$60 million. Moose Jaw's City Council also approved this approach.

COMMUNICATIONS

Pursuant to sections 101 and 102 of *The Cities Act* and *The Public Notice Bylaw*, Bylaw 2020-28, public notice was issued on February 6, 2021 of the intent to authorize Buffalo Pound to enter negotiations with lenders for the purpose of funding the Buffalo Pound Plant Renewal Project.

Public notice was also issued on June 5, 2021 of the intent to enter into a loan agreement as described in this report.

DISCUSSION

Background

The Plant Renewal Project (PRP) is designed to ensure the long-term viability of Buffalo Pound and to ensure the plant will be able to meet its mandate into the future.

It has been nearly 30 years since the last rehabilitation or upgrade to the main facility. Major components in the facility are at, or near, end of life. The existing facility is not meeting environmental regulatory requirements with respect to process waste discharge, chlorine storage and hatch covers. Buffalo Pound is working with the Water Security Agency on their plan to address these requirements through the Plant Renewal Project. In the event progress is not made on these regulatory issues, the Water Security Agency can issue a Ministerial Order, forcing the plant into compliance and potentially levying fines. Further, the facility is limited in its flexibility to meet

potential future regulatory requirements, such as corrosion control or pH adjustment. Due to the inconsistent nature of the water supply, the facility is having more difficulties with treating the growing range of raw water conditions that are occurring in the lake.

The project agreement was executed in June 2020 with the Graham-Aecon Joint Venture team appointed for the design portion of the project.

The total project cost estimate is \$252.8 million including contingency and PST and includes \$6.6 million for advisory services, \$23.4 million for design and \$222.8 million in construction costs.

Buffalo Pound has sufficient resources for the design and advisory costs. With respect to the construction costs, Council approved Buffalo Pound's application to the Investing in Canada Infrastructure Program (ICIP) in CR19-23. The application was successful, and ICIP federal and provincial funding of approximately \$163.4 million has been approved under the ICIP. The remaining approximately \$60.0 million in required funding, represents the municipal/local portion of funding required under ICIP. Funding is estimated to be required by July 30, 2021.

Buffalo Pound is a municipal corporation or "controlled corporation" with the City of Regina and City of Moose Jaw as its sole voting members. Under the *Unanimous Membership Agreement* (UMA), the City of Regina owns 74 per cent of the voting shares of Buffalo Pound. As such, the City of Regina would be required to guarantee \$44.4 million of the borrowing. This debt amount would appear on the City's consolidated financial statements and would be applied to the City's debt limit. The City's approved debt limit, as set by the Saskatchewan Municipal Board, is \$450.0 million. Pursuant to subsection 133(3) of *The Cities Act* a city cannot guarantee a loan by one of its controlled corporations if it would cause it to exceed its debt limit. If Council approves this borrowing, the City will have utilized \$353.5 million of its \$450.0 million debt limit, or 79 per cent of the City's debt limit.

Section 153 of *The Cities Act* requires that where the City guarantees a loan between a lender and one of its controlled corporations that it be authorized by City Council by bylaw. The Bylaw is required to contain information regarding the amount to be borrowed and guaranteed, the purpose of the loan, the rate of interest or how the rate is calculated, the term and terms of repayment as well as the sources of money to be used to repay the loan if the City were required to do so under the guarantee. All of this information is contained in this Report and will be contained in the authorizing bylaw.

In addition to the approvals required under *The Cities Act*, Buffalo Pound is also required by the UMA, to obtain the approval of both cities (Moose Jaw and Regina) for the borrowing of funds to proceed with the Plant Renewal Project. Clauses 5.2 (f) and section 5.3 of the UMA state:

5.2 **Matters for City Approval.** The Corporation shall not take any of the following actions without the prior approval of each of the Cities:

- (f) the borrowing of money or the issuing any debt obligation or amending, varying or altering the terms of any existing debt obligation.

5.3 **Decisions of City.** Where approval of the Cities is required pursuant to section 5.2 of this Agreement, the chairperson of the Board of Directors shall make a written request to each of the Regina Council and Moose Jaw Council which includes all information necessary for the Cities to make an informed decision. All requests pursuant to this section 5.3 shall include all supporting information and shall be provided to the City Manager, or delegate of each of the Cities, who shall bring the matter forward to Regina Council and Moose Jaw Council, respectively, for consideration.

In accordance with sections 5.2 and 5.3 of the UMA, the Buffalo Pound Board of Directors have submitted the attached request in Appendix A which requests approval to secure the \$60.0 million loan and associated City guarantee.

Proposed Debt Structure

The borrowing contemplated by Buffalo Pound includes credit facilities in the principal sum of \$60.0 million. Buffalo Pound approached four financial institutions with respect to the borrowing. The process to invite proposals from a selection of lending institutions followed by Buffalo Pound is consistent with the process used in the past by the City of Regina.

TD offered the most attractive borrowing with the best interest rates. The amount, repayment sources, interest rate and term for each aspect of the loan is summarized below:

- **Non-Revolving Term Loan:** *the principal sum of \$60.0 million:* Buffalo Pound has requested the bank respondents to provide quotes on a floating rate loan. In terms of interest rates, Buffalo Pound will be using Banker's Acceptance Rate (BA) plus 0.80% credit spread. As at May 17, 2021, the 30 day BA based rate was 1.21% (.41% BA rate plus 0.80% credit spread) but these rates change on a daily basis. This loan will be repaid from Buffalo Pound's revenue that it receives from water rates charged to each of the respective Cities. Payments on both the principal and interest will be made monthly and will be calculated based on a 20-year repayment schedule.
- **Interest Rate Swap:** Buffalo Pound intends to enter into an interest rate swap agreement for a 20-year term that would cover the interest rates for the \$60.0 million non-revolving term loan. In this case, Buffalo Pound is receiving a variable interest rate under the loan agreement with TD, but it can swap this interest rate with a fixed rate by entering into a swap

agreement. The reason for entering into a swap agreement is to manage variability of the BA rate and thus achieve a fixed rate over the 20-year amortization. This provides cost certainty and protects against potential interest rate increases. The formula is the 20-year swap rate plus 0.80% credit spread. As at May 17, 2021 the 20-year swap rate is 2.46%, resulting in a total rate of 3.26% (2.46% plus 0.80% credit spread). The result is Buffalo Pound will pay a fixed rate of 3.26% over the 20-year term. This rate is subject to change until the final legal documents and forward start agreement are signed.

If the Cities were required under the guarantee to repay the principal and interest owing under the loan as well as any early termination or unwind fees for terminating the swap agreement, the City of Regina would make the payments from any one or more of the following sources: municipal property taxes, the General Fund Reserve, or the Utility Fund Reserve.

Advantages and Risks of Debt Structure

Advantages:

- Allows Buffalo Pound to achieve a fixed rate, which as of May 17, 2021 is 3.26 per cent over the 20-year term. The alternative is to not enter into a swap and be subject to interest rate changes, or to swap only part of the 20-year loan and renegotiate at a later date.

Risks:

- Swapping the entire duration of the loan might increase the interest rate paid by a small amount. In previous loans, shorter swap terms have been selected that lower the interest rate paid, but for a shorter duration. This requires the borrower to renegotiate the loan which introduces the risk of increases in the credit spread at the time of renegotiation.
- The risk accepted in this approach is the risk that Buffalo Pound could pay a small amount more for the loan, but the benefit is no risk of interest rate changes for the entire duration of the loan.
- Under the guarantee, if Buffalo Pound defaulted on the loan, the Cities would be required to repay their proportionate shares of the loan as well as any potential early termination costs or unwind fees due to the interest rate swap agreement being terminated based on their respective ownership shares in Buffalo Pound, which are 74 per cent for Regina and 26 per cent for Moose Jaw.

City's Debt Limit and Current Debts Outstanding for the City and Buffalo Pound

The City of Regina has been conservative with respect to its borrowing and regularly monitors debt to ensure it maintains a sound financial position and that credit quality (rating) is protected. The current credit rating of AAA received by S&P Global is the highest rating awarded to a borrower.

Remaining in good standing enables the City to have access to capital markets and favourable interest rates for the debt it assumes.

The City's current debt limit is \$450.0 million with \$293.0 million outstanding as of December 31, 2020. The outstanding debt for the City is projected to reach approximately \$309.1 million by December 31, 2021 (including outstanding guarantees). Buffalo Pound currently has outstanding debt of \$30.7 million related to their Electrical Upgrade Project undertaken in 2017. If the proposed debt of \$60.0 million by Buffalo Pound is taken into consideration, it will increase the City's projected debt to \$353.5 million (including outstanding guarantees) based on the City being responsible for its proportionate share (74 per cent) of the principal value of the debt or \$44.4 million. The increase will leave approximately \$96 million in debt available to the City and it reduces the availability of debt financing to support other high priorities that may arise and could potentially impact the City's credit rating if not repaid when due. To mitigate the risk of the additional debt on the current credit rating, the City will continue to work within the parameters established in the Debt Management Policy. This Policy specifies that the City of Regina maintain a debt service ratio of 5 per cent, which is the percentage of the City's revenue used for annual debt interest and principal payments. It also specifies that the percentage of the City's debt to revenues should remain between 30 per cent and 60 per cent. Both debt ratios for the City are projected to remain within the specified targets for at least the next five years.

Assessment of Buffalo Pound's Current and Projected Financial Condition

As money borrowed by Buffalo Pound ultimately represents a debt obligation of the City of Regina and reduces the available debt to the City, it is important to evaluate Buffalo Pound's current and projected financial condition to determine its ability to repay borrowed funds. In addition, it is necessary to evaluate the potential risks the City may face with respect to debt borrowed by Buffalo Pound.

To determine Buffalo Pound's overall ability to meet its debt obligation, consideration was given to Buffalo Pound's audited financial statements for 2019 and 2020, along with unaudited cash flow information provided by Buffalo Pound. Administration reviewed Buffalo Pound's forecast cash flow raised through the collection of the Capital Water Rate and conclude that Buffalo Pound can service this proposed debt and their previous borrowings. By lending to Buffalo Pound, the TD has also concluded that Buffalo Pound can meet its debt obligations.

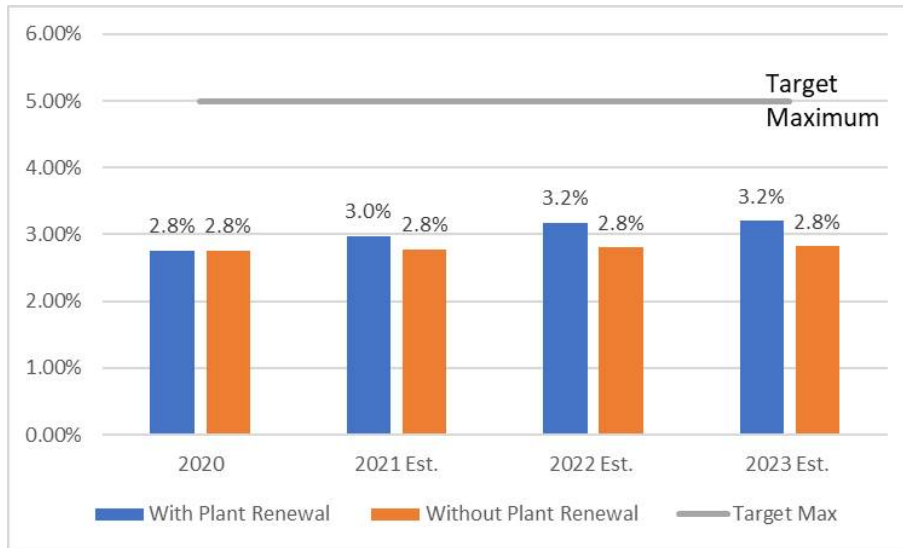
Impact of Buffalo Pound's Debt on the City's Debt Position

Debt Service Ratio

The debt service ratio measures the percentage of revenue required to cover debt servicing cost, including interest and principal payments. A high debt servicing ratio is an indication of financial risk as a substantial amount of operating revenues will be required to service debt obligations. The debt

service ratio is the prime ratio used by S&P Global, the City's credit rating agency, when assessing the debt burden of a municipality. The City Debt Management Policy sets an affordability target rate of less than 5 per cent. As presented in Figure 1, the debt service ratio for the City of Regina increases slightly when Buffalo Pound's debt is included but is still within the benchmark as shown in the graph below.

Figure 1: City Debt Service Ratio's – Before and After Plant Renewal Borrowing

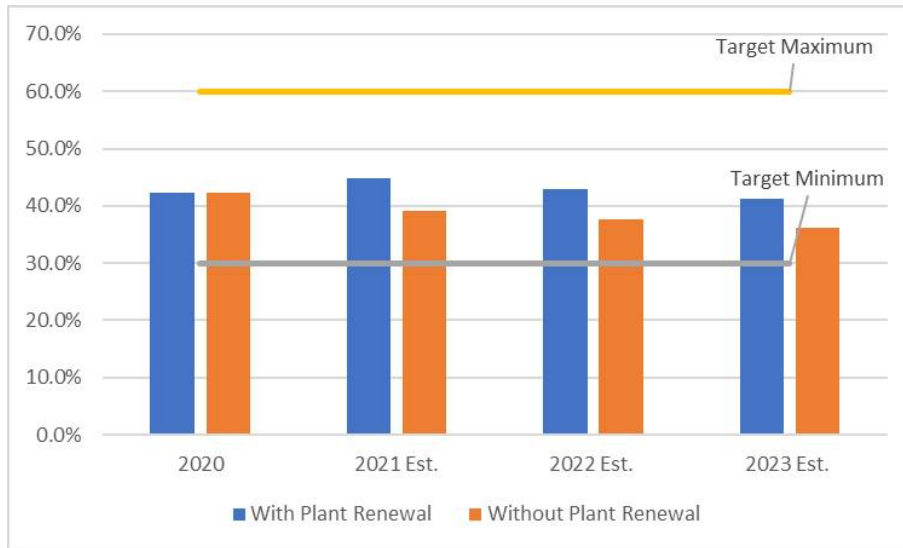


Tax-and-Rate Supported Debt Ratio

The Tax-and-Rate Supported Debt Ratio is used to assess the amount of debt that is repaid with consolidated operating revenues that are not dedicated to a specific project or fund. This is a key relevant measure of the City's debt affordability because typically debt service costs are funded out of the general operating budget and thus compete directly with other funding needs.

As a key indicator used by S&P, a ratio in the range of 30 to 60 per cent is considered moderate in the overall debt assessment of a municipality. Through the City's debt management policy, a target of 60 per cent or less has been set and will be used for monitoring, reporting and future debt considerations. Once 60 per cent is reached there is an increased risk S&P may consider reducing the City's current credit rating. As shown in Figure 2, if Buffalo Pound's debt is borrowed this ratio will increase slightly from 39 per cent without the borrowing to 44 per cent in 2021. Therefore, it is still well below the benchmark of 60 per cent as show in the graph below.

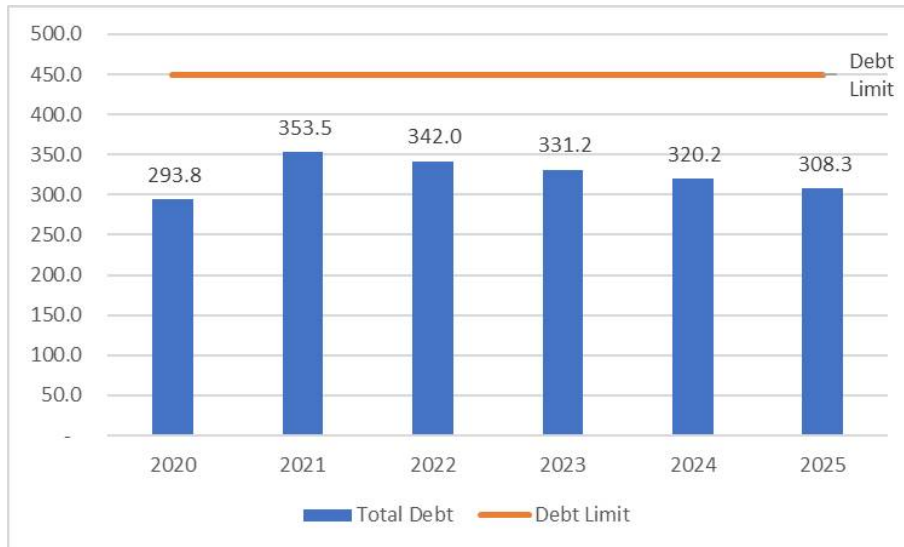
Figure 2: Tax and Rate Supported Debt Ratio – Before & After Plant Renewal Loan



Financial Implications

With Buffalo Pound borrowing the principal sum of \$60.0 million, this will reduce the debt room under the debt limit for the City. However, the City will still have approximately \$95.5 million of debt room based on the City's 74 per cent proportionate share of the principal sum of the debt, which is \$44.4 million, plus any interest and other costs. Figure 3 shows the City's projected debt based on projects in the capital plan, including Buffalo Pound's borrowing.

Figure 3: Forecast City Debt Including Buffalo Pound Plant Renewal Debt



Administration have assessed the risks of increasing the City's debt and Buffalo Pound's ability to repay the debt and conclude that the City will remain within its internal policy limits and that there is a high likelihood that Buffalo Pound will be able to repay this loan.

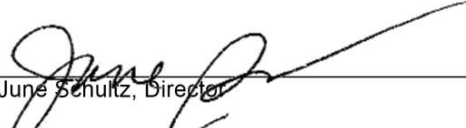
It is also important to note that Buffalo Pound's has stated that moving forward with the recommendations in this report will not cause an increase to the capital water rates that the Cities pay to Buffalo Pound. All costs associated with this debt is budgeted in Buffalo Pound's 2021 Budget.

DECISION HISTORY

Council approved Buffalo Pound's request to enter negotiations with lenders on February 24, 2021 (CR21-21).

Respectfully Submitted,

Respectfully Submitted,


June Schultz, Director

6/3/2021


Barry Lacey, Exec. Director, Financial Strategy & Sustainability

6/7/2021

Prepared by: Jonathan Barks, Financial Business Partner

ATTACHMENTS

Appendix A - BPWTC Plant Renewal Financing Board Resolution

**BUFFALO
POUND
WATER**
BOARD OF
DIRECTORS

THE PLANT:
306.694.1377
ADDRESS: 2476 VICTORIA AVE
PO BOX 1790, REGINA, SK S4P 3C8

June 1, 2021

Mr. Jim Puffalt
City Manager
CITY OF MOOSE JAW
228 Main Street N.
Moose Jaw, SK.
S6H 3J8

Mr. Barry Lacey, Exec. Director
Financial Strategy & Sustainability
CITY OF REGINA
PO Box 1790
Regina, SK
S4P 3C8

Dear Sirs:

Re: Approval of the TD Loan Bank Contract – Plant Renewal Project

Please be advised that on June 1, 2021 the Buffalo Pound Water Board of Directors passed the following resolution:

THAT the Buffalo Pound Water Treatment Corporation Board of Directors:

- (i) approve and authorize the award of the Financing to TD Bank and authorize the Corporation to negotiate and enter into the Documents, subject to the City of Regina and the City of Moose Jaw each passing their respective Borrowing/Guarantee Bylaws; and
- (ii) execute the attached form of Resolution.

Enclosed is the executed Resolution of the Board of Directors of the Buffalo Pound Water Treatment Corporation authorizing the Corporation to borrow funds from the TD Bank in accordance with terms and conditions set out in the documents referred to in the above motion.

I trust the above is satisfactory. Please advise if any further information is required at this time.

Yours truly,

A handwritten signature in black ink, appearing to read "Dale Schoffer". The signature is fluid and cursive, with the first name "Dale" and last name "Schoffer" clearly distinguishable.

Dale Schoffer
Chair
Buffalo Pound Water Board of Directors
Encl.
/lw

**RESOLUTION OF THE BOARD OF DIRECTORS OF
BUFFALO POUND WATER TREATMENT CORPORATION**

WHEREAS TD Bank (the “**Lender**”) has offered to establish certain credit facilities in favour of Buffalo Pound Water Treatment Corporation (the “**Corporation**”) for the purposes more particularly set out in the term sheet dated as of April 29, 2021 together with any amendments thereto (the “**Term Sheet**”) in connection with the loan more particularly described therein (the “**Loan**”);

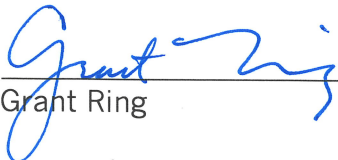
AND WHEREAS in connection with the Loan, the Corporation desires to enter into a Credit Agreement (the “**Credit Agreement**”) and an International Swaps and Derivatives Association Inc. Master Agreement (the “**ISDA Agreement**”) with the Lender;

AND WHEREAS in connection with the Loan, the Corporation desires to execute and deliver to Lender additional documentation as more particularly described in the Term Sheet, the Credit Agreement and the ISDA Agreement (the aforesaid additional documents, together with the Credit Agreement and the ISDA Agreement, herein collectively called the **Documents**”);

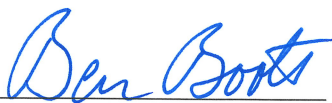
NOW THEREFORE BE IT RESOLVED THAT:

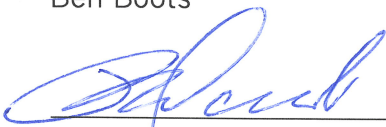
1. Subject to the passage of borrowing / guarantee bylaws by the City of Regina and the City of Moose Jaw, the Corporation is authorized to borrow from the Lender, the proceeds of the Loan as set out in the Documents.
2. Subject to the passage of borrowing / guarantee bylaws by the City of Regina and the City of Moose Jaw, the execution and delivery by the Corporation of the Documents is hereby authorized, approved, ratified and confirmed.
3. Any one (1) director or officer of the Corporation is hereby authorized for, on behalf of and in the name of the Corporation, to execute and deliver to the Lender under the corporate seal of the Corporation or otherwise the Documents in the form or substantially in the form of the drafts presented to the Corporation and other Documents contemplated in the Credit Agreement or as may be otherwise required by the Lender, with such alterations, additions, amendments and deletions as such signing officers may approve, and their signatures shall be conclusive evidence of such approval and the Documents so executed are those authorized in this resolution.
4. Any one (1) person designated in paragraph 3 hereof is hereby authorized for, on behalf of and in the name of the Corporation, to execute and deliver under the corporate seal of the Corporation or otherwise all such other Documents and to do all such other acts and things as may be necessary or desirable to give effect to this resolution or as may be otherwise reasonably required by the Lender.

WITNESS the signatures of all of the Directors as of June 1, 2021



Grant Ring


Dale Schoffer


Ben Boots


Patricia Warsaba


Dave Richards


Judy May


Daryl Posehn

Through you Mr. Chair,

Thank you for the opportunity to present to you today on behalf of the Centre Educatif G'ard Amis regarding the property at 1730 Cowan Crescent which is proposed as a Child Care for School Aged Children, a discretionary use for childcare as zoned.

My name is LeeAnn Croft and I am an Architect here in Regina with 1080 Architecture, Planning and Interiors as well as a parent of three children who have attended daycare at G'ard Amis for the past 8 years and now also attend school at the connecting Monseigneur de Laval Elementary Pavillion.

With me here is Julie Pednault, Board Chair for the Centre.

To provide a bit of history on the organization, the original location of the Centre Educatif G'ard Amis opened in 1987 and moved to its current location at Laval Elementary School, in 1996.

The numbers have grown steadily and in September of 2018, a second location was added across from the school at 2 Turgeon Crescent, the neighbouring property to the subject of this application.

In total the Center has:

**71 preschool aged children in the location attached to the school at 1601 Cowan Crescent :
33 preschool aged children at 2 Turgeon Crescent,
And 75 children (school age children, pre-k to grade 6, in the before and after school program at the school.**

In 2019, the Gard Amis board was looking for a way to solve the space challenge with the before and after school program, where pre-COVID, attendance was up to 110 children and the school was not able to lend the space to operate safely.

The proposed space at 1730 Cowant Crescent will transfer 30 children from the existing before and after school program at Laval to this new location. No new spaces are being added.

This house will serve exclusively the older children in the program and become a dynamic place with a focus on projects, community and engagement in cultural and educational activities for children up to grade 6.

The addition of this third location next door to the property at 2 Turgeon Crescent and across the street from the school will continue the building of the community along this street providing a cohesive hub for families that attend the school.

The community is close knit and there is a close integration of the Gard Amis program into the school community. The vast majority of families have children both at the school and in the childcare and go on to use the before and after school programs.

So to reiterate, the addition of the new location at 1730 Cowan Crescent is not anticipated to add any new students or families to the program, but rather, solve a space issue that currently exists for the before and after school program. We do not anticipate any increase in traffic to the street as these students are already at the school.

That concludes that presentation and we would be happy to answer any questions that you might have.

LeeAnn Croft



Discretionary Use - 1730 Cowan Crescent - PL202100040

Date	July 14, 2021
To	Mayor Masters and City Councillors
From	Regina Planning Commission
Service Area	City Planning & Community Development
Item #	CR21-108

RECOMMENDATION

That City Council:

1. Approve the discretionary use application for the proposed development of “Institution, Day Care” located at 1730 Cowan Crescent, being Lot 40, Block 33, Plan GE191 in the Hillsdale Neighbourhood, subject to compliance with the following development standards and conditions:
 - a. The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.

HISTORY

At the July 7, 2021 meeting of Regina Planning Commission, the Commission considered the attached report RPC21-42 from the City Planning & Development Division.

Celeste York declared a conflict of interest, citing her daughter's employment with 1080 Architecture Planning + Interiors, and her grandchildren attending Gard'Amis Daycare, abstained from discussion and voting, and temporarily left the meeting.

Julie Pedneault, representing Gard'Amis Daycare, and LeeAnn Croft, representing 1080 Architecture and Gard'Amis Daycare, addressed the Commission.

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

Recommendation #3 in the attached report does not need City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION


Elaine Gohlke, Secretary 7/9/2021

ATTACHMENTS

RPC21-42 Discretionary Use - 1730 Cowan Crescent - PL202100040

Appendix A-1

Appendix A-2

Appendix B



Discretionary Use - 1730 Cowan Crescent - PL202100040

Date	July 7, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-42

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of “Institution, Day Care” located at 1730 Cowan Crescent, being Lot 40, Block 33, Plan GE191 in the Hillsdale Neighbourhood, subject to compliance with the following development standards and conditions:
 - a. The development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its meeting on July 14, 2021, following the required public notice.

ISSUE

The applicant, 1080 Architecture Ltd., representing the owner, Sylvia Gaudreault, proposes to redevelop an existing residential dwelling into an “Institution, Day Care” (daycare). The subject property is located within the Hillsdale Neighbourhood, located at 1730 Cowan

Crescent. The subject property is zoned R1 – Residential Detached Zone, in which a daycare is a discretionary use.

All properties in the city of Regina are assigned a zoning designation under the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw). Within each zoning designation, land use can be permitted, discretionary or prohibited. Discretionary use applications require a public and technical review; consideration and recommendation by the Regina Planning Commission and consideration and decision by City Council in order to proceed.

This application is being considered pursuant to *The Planning and Development Act, 2007* (Act); *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the Zoning Bylaw, including suitability based on the prescribed evaluation criteria for discretionary uses established in Part IE.3. The proposal has been assessed and is deemed to comply with all applicable policies, regulations and standards.

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

IMPACTS

Financial Impacts

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 new, or changes to existing, infrastructure that may be required to directly or indirectly support any proposed development that may follow, in accordance with City of Regina (City) standards and applicable legal requirements.

Accessibility Impacts

The proposed development requires no accessible parking stalls.

Environmental Impact

City Council set a community goal for the City of Regina of achieving net zero emissions and sourcing of net zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that Council can evaluate the climate impacts of its decisions. The use of an existing facility for the proposed daycare eliminates greenhouse gas emissions generated from the construction of a new building. As all children will be attending the nearby elementary school, there will be minimal new GHG from vehicle emissions as there are not anticipated to be any new trips generated.

Policy/Strategic Impact

The proposed development complies with OCP policies and is supported by the following

OCP goals/ policies:

- Section D11, Goal 1, Policy 13.5: *Encourage the provincial government and the community to establish locally based attainable childcare facilities, which are essential to enabling parents to secure access to employment*

The proposed development contributes to adding new day care spaces within the city. The proximity to the University of Regina, a nearby elementary school, and other employment lands contributes to locally based attainable childcare facilities.

OTHER OPTIONS

Alternative options would be:

1. Approve the application with specific amendments to the plan.
2. Refer the application back to Administration. If City Council has specific concerns with the proposal, it may refer the application back to Administration for further review and direct that the application be brought back to Regina Planning Commission or directly to City Council for reconsideration following such review. Referral of the report back to Administration will delay approval of the development until requested information has been gathered or changes to the proposal have been made.
3. Deny the application. Development of the daycare land use will not proceed on the subject property if City Council rejects the application. If Council defeats or does not move a recommendation to approve (with or without conditions), Council must consider an alternate motion to reject the application. The motion must include the reasons for the denial based on the evaluation criteria.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Regina Planning Commission and Council meetings when the application will be considered. Public notice of City Council's consideration of this application will also be given in accordance with *The Public Notice Policy Bylaw, 2020*. The Applicant will receive written notification of City Council's decision in accordance with The Act.

DISCUSSION

Proposal

The property has been zoned R1 – Residential Detached Zone since it was developed in

1958. The applicant proposed to convert an existing detached residential building at 1730 Cowan Crescent into a daycare for up to 30 children. The development proposes to provide one parking stall on site, one loading stall on site, and two loading stalls in front of the proposed development.

The surrounding land uses are residential to the north and west, a daycare to the east, and Ecole Monseigneur de Laval elementary school to the south.

The owner also operates a daycare next door at 2 Turgeon Crescent and the Cooperative Française Centre Educatif Gard'Amis at the nearby École Monseigneur de Laval Pavillon Élémentaire (Laval). This would become the third daycare under the same proprietor in the vicinity.

The applicant has indicated that they expect all children for this daycare to be students at the nearby Laval elementary school. As such, there is anticipated to be minimal new traffic generated as the children are already being dropped off in the area.

The land-use and zoning details of this proposal are summarized in the following tables:

Land Use Details	Existing	Proposed
Zoning	R1 – Residential Detached Zone	R1 – Residential Detached Zone
Land Use	Dwelling, Unit	Institution, Day Care
Building Area	110 m ²	110 m ²

Zoning Analysis	Required	Existing
Number of Parking Stalls	1	1
Number of Loading Stalls	3	1 on driveway 2 on street
Min. Lot Area (m ²)	325 m ²	584 m ²
Min. Lot Frontage (m)	10.5 m	18.3 m
Max. Building Height (m)	11.0 m	Existing
Max. Floor Area Ratio	1.5	Existing
Max. Coverage (%)	50%	34.4%
Min. Landscape Area (%)	10%	50.8%

The proposed development requires one parking stall and three loading stalls. The applicant has provided one parking stall. There is one loading stall on the driveway and two loading stalls in front of the property.

Based on Administration's evaluation of the proposal for land-use, development standards, and criteria established in Part 1E.3 of the Zoning Bylaw, the development is suitable for the

proposed location. Minimal adverse impacts have been identified. There is anticipated to be minimal increase in traffic and the proposed development will support the nearby elementary school.

Provincial Legislation

Daycares are also regulated by the Government of Saskatchewan. This land use is defined as a “Child Care Centre” by the provincial government. They require the proprietor to be licensed if they care for more than eight children at once.

Community Engagement

In accordance with the public notice requirements of *The Public Notice Policy Bylaw, 2020*, neighbouring property owners within 75 metres of the proposed development received written notice of the application and a sign was posted on the subject site. The Hillsdale Community Association was contacted and responded in favour of the application. Comments from neighbouring properties are included in Appendix B.

DECISION HISTORY

The property has been zoned R1 – Residential Detached Zone since it was developed in 1958.

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

Respectfully Submitted,

Respectfully Submitted,


Autumn Lawson, Director, Planning & Development Services


Karen Gasmo, A/Executive Director

6/30/2021

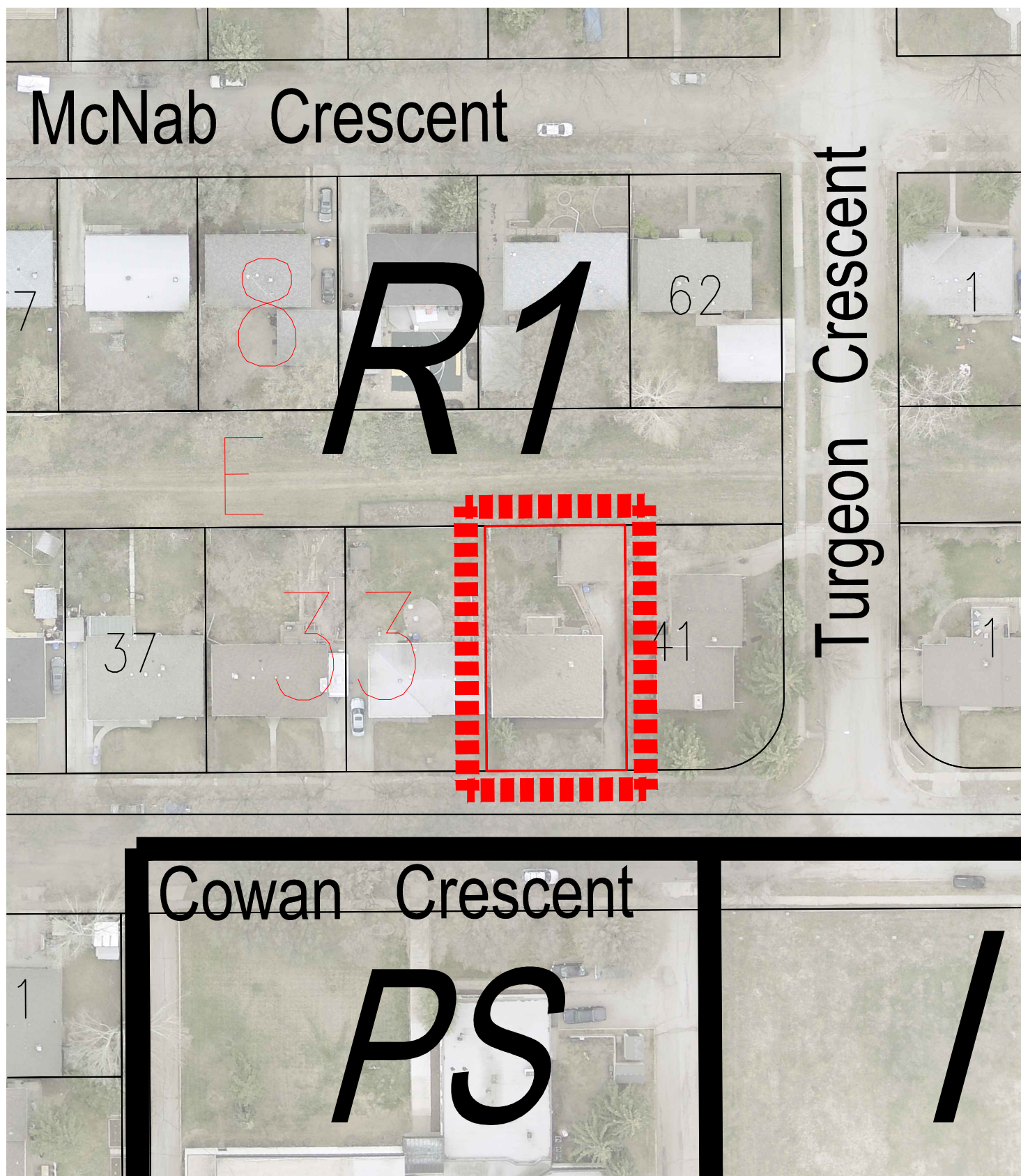
Prepared by: Michael Sliva, City Planner II

ATTACHMENTS

Appendix A-1

Appendix A-2

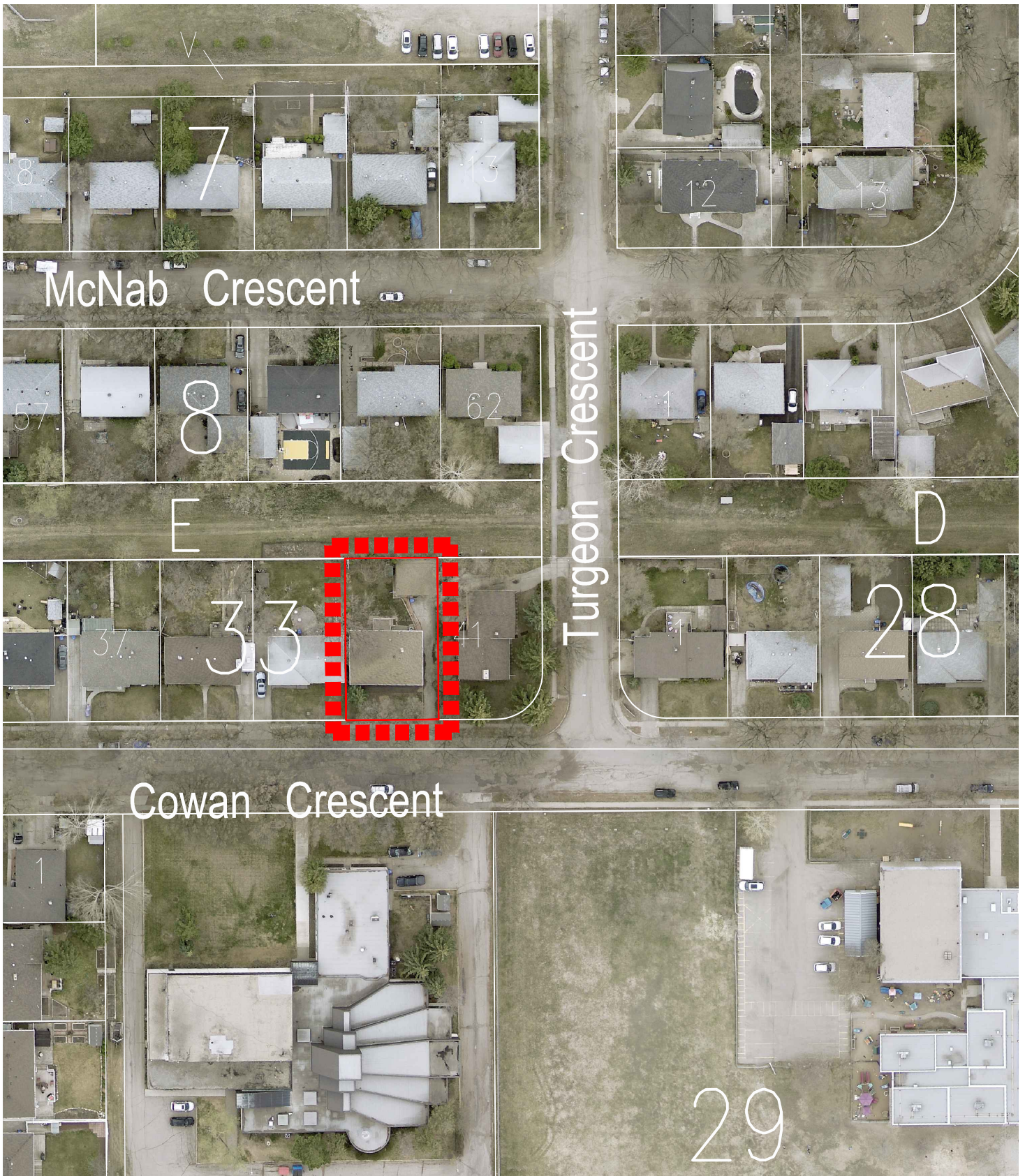
Appendix B



Subject Property

Date of Photography : 2018





Subject Property

Date of Photography: 2018



Public Notice Comments

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	3	- Traffic concerns
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	2	

The following is a summary of issues identified through public consultation, listed in order of magnitude (starting with most numerous):

1. **Traffic**

Administration's Response:

The children anticipated to attend this day care are already students at the nearby Laval elementary school. As such, the children already must be dropped off in the area. Therefore, the additional traffic generated will be negligible.



Discretionary Use - 1205 15th Avenue - PL202100056

Date	July 14, 2021
To	Mayor Masters and City Councillors
From	Regina Planning Commission
Service Area	City Planning & Community Development
Item #	CR21-109

RECOMMENDATION

That City Council:

1. Approve the discretionary use application for the proposed development of “Food and Beverage, Restaurant” located at 1205 15th Avenue, being Lot 19, Block 469, Plan OLD33, Ext 124 in the Heritage Neighbourhood, subject to compliance with the following development standards and conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 and A-3.2, prepared by Eggtopia;
 - b. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.

HISTORY

At the July 7, 2021 meeting of Regina Planning Commission, the Commission considered the attached report RPC21-43 from the City Planning & Development Division.

Mark Bologna, representing Eggtopia, addressed the Commission.

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

Recommendation #3 in the attached report does not need City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION


Elaine Gohike, Secretary 7/9/2021

ATTACHMENTS

RPC21-43 Discretionary Use - 1205 15th Avenue - PL202100056

Appendix A-1

Appendix A-2

Appendix A-3.1

Appendix A-3.2

PL202100056 Appendix B



Discretionary Use - 1205 15th Avenue - PL202100056

Date	July 7, 2021
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC21-43

RECOMMENDATION

Regina Planning Commission recommends that City Council:

1. Approve the discretionary use application for the proposed development of "Food and Beverage, Restaurant" located at 1205 15th Avenue, being Lot 19, Block 469, Plan OLD33, Ext 124 in the Heritage Neighbourhood, subject to compliance with the following development standards and conditions:
 - a. The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 and A-3.2, prepared by Eggtopia;
 - b. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations in the *Regina Zoning Bylaw, 2019-19*.
2. Authorize the Development Officer to issue a development permit with respect to the application, upon the applicant making payment of any applicable fees or charges and entering into a development agreement if one is required.
3. Approve these recommendations at its meeting on July 14, 2021, following the required public notice.

ISSUE

The applicant, Mark Bologna, proposes to redevelop an existing unit within a four-unit commercial building into a “Food and Beverage, Restaurant” (restaurant). The subject property is located within the Heritage Neighbourhood, located at 1205 15th Avenue. The subject property is zoned ML – Mixed Low-Rise Zone, in which a restaurant is a discretionary use when abutting a residential property. The subject property borders a residential property to the south.

All properties in the city of Regina are assigned a zoning designation under the *Regina Zoning Bylaw 2019-19* (Zoning Bylaw). Within each zoning designation, land use can be permitted, discretionary, or prohibited. Discretionary use applications require a public and technical review; consideration and recommendation by the Regina Planning Commission and consideration and decision by City Council in order to proceed.

This application is being considered pursuant to *The Planning and Development Act, 2007* (Act); *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP) and the Zoning Bylaw, including suitability based on the prescribed evaluation criteria for discretionary uses established in Part IE.3. The proposal has been assessed and is deemed to comply with all applicable policies, regulations and standards.

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

IMPACTS

Financial Impacts

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 new, or changes to existing, infrastructure that may be required to directly or indirectly support any proposed development that may follow, in accordance with City of Regina (City) standards and applicable legal requirements.

Accessibility Impacts

The proposed development requires zero accessible parking stalls, which is what is proposed.

Environmental Impact

City Council set a community goal for the City of Regina of achieving net zero emissions and sourcing of net zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that Council can evaluate the climate impacts of its decisions. The use of an existing facility for the

proposed restaurant eliminates greenhouse gas emissions generated from the construction of a new building.

Policy/Strategic Impact

The proposed development complies with OCP policies and supported by the following OCP goals/policies:

- Section D5, Goal 4, Policy 7.16: Encourage local commercial within residential areas

The proposed development represents a new small format local commercial surrounded by residential properties.

- Section C, Goal 2: Maximize the efficient use of existing and new infrastructure.

The development will facilitate the redevelopment of a vacant unit and ensure that existing infrastructure is utilized.

The proposed development is in alignment with *Part B.12 General Hospital Area Neighbourhood Plan* within the OCP as this parcel is identified as local commercial.

OTHER OPTIONS

Alternative options would be:

1. Approve the application with specific amendments to the plan.
2. Refer the application back to Administration. If City Council has specific concerns with the proposal, it may refer the application back to Administration for further review and direct that the application be brought back to Regina Planning Commission or directly to City Council for reconsideration following such review. Referral of the report back to Administration will delay approval of the development until requested information has been gathered or changes to the proposal have been made.
3. Deny the application. Development of "Food and Beverage, Restaurant" land use will not proceed on the subject property if City Council rejects the application. If Council defeats or does not move a recommendation to approve (with or without conditions), Council must consider an alternate motion to reject the application. The motion must include the reasons for the denial based on the evaluation criteria.

COMMUNICATIONS

The applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the Regina Planning Commission and Council meetings when the

application will be considered. Public notice of City Council's consideration of this application will also be given in accordance with *The Public Notice Policy Bylaw, 2020*. The applicant will receive written notification of City Council's decision in accordance with The Act.

DISCUSSION

Proposal

The applicant proposes to develop a restaurant in a commercial building at 1205 15th Avenue. A restaurant is a discretionary use in the ML – Mixed Low-Rise Zone when abutting a residential property. The development is proposed to be located in a unit that is currently vacant and most recently occupied by an office.

The surrounding land uses are mixed residential to the north, west, and south, and high-density residential to the east

In 2017, another restaurant in the same building received Discretionary Use approval from City Council (CR17-25) that enabled the Hunter Gatherer restaurant to operate. As that application was specific to only one unit within the building, it cannot be applied to this unit. The applicant has indicated that the former Hunter Gatherer space will be utilized by another restaurant. Therefore, the proposed development would be the second restaurant located within the building.

There are no parking stalls on site as the building was not required to have parking when it was constructed in 1914. The parking is non-conforming (i.e. "grandfathered") as it would otherwise require four stalls if the building were constructed under the current standards.

The land-use and zoning details of this proposal are summarized in the following tables:

Land Use Details	Existing	Proposed
Zoning	ML – Mixed Low-Rise Zone	ML – Mixed Low-Rise Zone
Land Use	Vacant	Food and Beverage, Restaurant
Building Area	290 m ²	290 m ²
Unit Area	~60 m ²	~60 m ²

Zoning Analysis	Required	Existing
Min. Lot Area (m ²)	100 m ²	429 m ²
Min. Lot Frontage (m)	5.0 m	11.3 m
Max. Building Height (m)	15.0 m	Existing

Based on Administration's evaluation of the proposal for land-use, development standards, and criteria established in Part 1E.3 of the Zoning Bylaw, the development is suitable for the proposed location. No adverse impacts have been identified. The proposed development is going within an

existing building which meets all development standards. As it is a small format local commercial, the new traffic generated is anticipated to be handled by the existing on street parking in the area.

Community Engagement

In accordance with the public notice requirements of *The Public Notice Policy Bylaw, 2020*, neighbouring property owners within 75 metres of the proposed development received written notice of the application and a sign was posted on the subject site. The Heritage Community Association was contacted and responded in favour of the application. Comments from neighbouring properties are included in Appendix B.

DECISION HISTORY

The property was rezoned from NC – Neighborhood Commercial Zone to ML – Mixed Low-Rise Zone upon adoption of *Regina Zoning Bylaw No. 2019-19*.

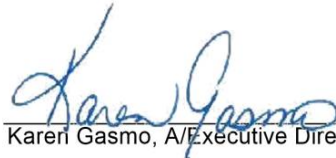
City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,

Respectfully Submitted,


Autumn Lawson, Director, Planning & Development Services

6/23/2021

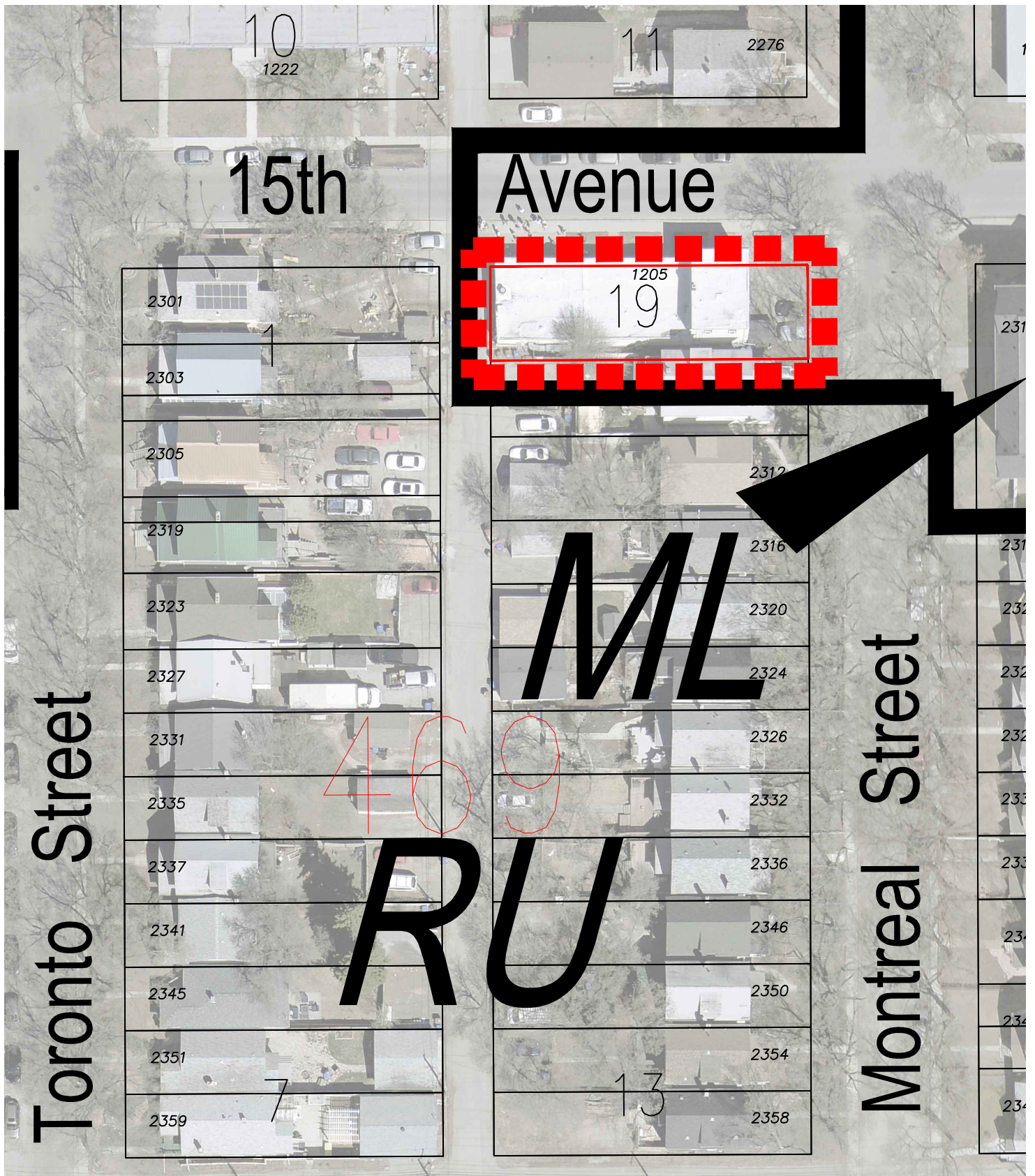

Karen Gasmo, A/E Executive Director

6/30/2021

Prepared by: Michael Sliva, City Planner II

ATTACHMENTS

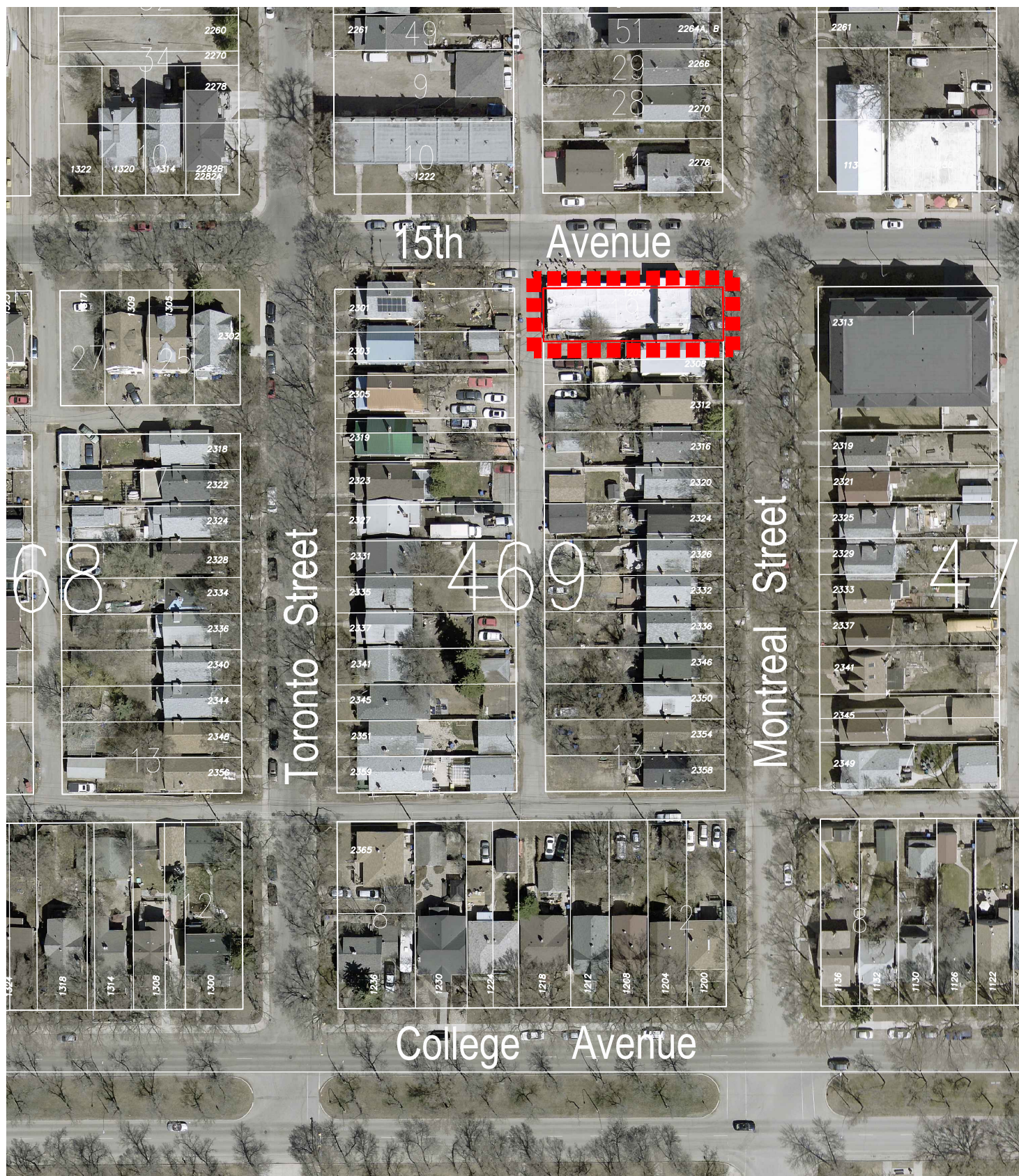
Appendix A-1
Appendix A-2
Appendix A-3.1
Appendix A-3.2
PL202100056 Appendix B



Subject Property

Date of Photography : 2018





Subject Property

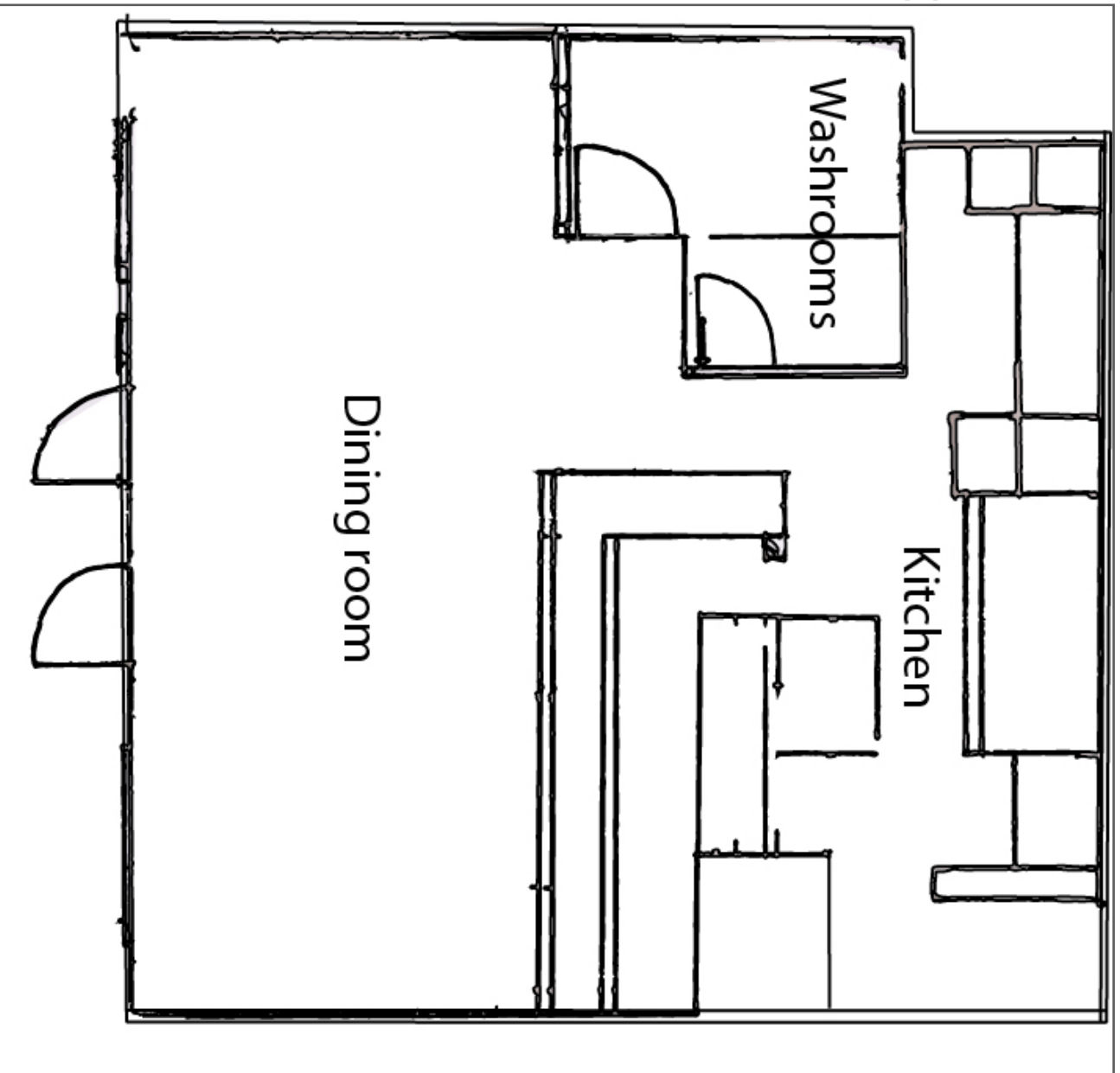
Date of Photography: 2018



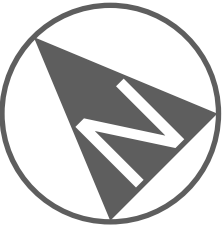
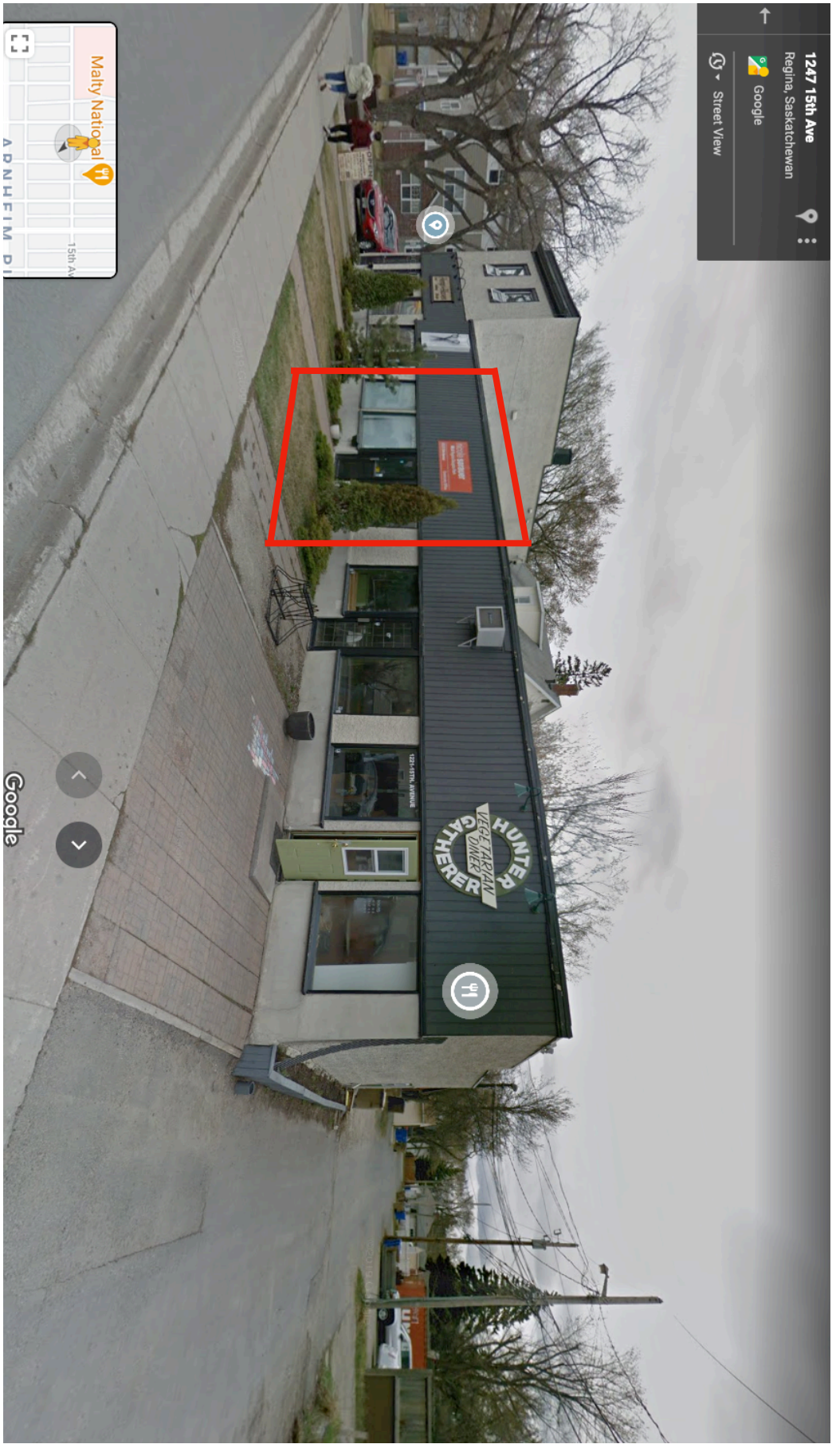
Project PL202100052

Civic Address/Subdivision

1205 - 15th Avenue



1205 15th Ave. Regina SK



1205 15th Ave. Regina SK

Public Notice Comments

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>		
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	8	- Would prefer patio space

The following is a summary of issues identified through public consultation, listed in order of magnitude (starting with most numerous):

1. **Patio**

Administration's Response:

The City of Regina cannot require a patio space for any restaurant. However, a patio (Food & Beverage, Outdoor) is a permitted use in the ML – Mixed Low-Rise zone when in conjunction with a restaurant. Therefore, the applicant could add a patio in the future without requiring City Council approval

Thank you for allowing me to present on behalf of the Art Gallery of Regina in regards to our lease agreement renewal with the City of Regina. I would like to speak briefly about the organization, our relationship to the City of Regina, and how we adhere to and support the City's cultural plan, in reference to our hope that the AGR may continue to rent our space below market value due to the incredible work we do as a non-profit, public art gallery.

Located on Treaty 4, the traditional territory of the Cree, Saulteaux, Nakota, Lakota and Dakota peoples, and the homeland of the Métis people, the Art Gallery of Regina (AGR) promotes the development and appreciation of contemporary art, with an emphasis on Saskatchewan artists. Our programming focuses on the voices and experiences of Saskatchewan artists and visitors. AGR programming encompasses exhibitions (featuring established, emerging and recreational artists), education, publishing, workshops and artists talks. Through free public exhibitions and dedicated support for artists and innovation, the AGR has over 45 years as a supportive and creative cultural hub connecting artists and our communities.

By focusing on work by artists with a connection to our community, we create opportunities and experiences for the people within our city to engage with art that speaks to ideas, issues, and content that are relevant to their time and place, challenging conceptions of what art is and creating an atmosphere of curiosity and learning.

The Art Gallery of Regina is an autonomous, independent public art gallery with non-profit and charitable status. We are a tenant in the Neil Balkwill Civic Arts Centre located within the vibrant Cathedral Village neighbourhood in Regina, Saskatchewan, Canada.

The Gallery opened as an experimental satellite of the Norman Mackenzie Gallery in 1974 under the name Rosemont Art Gallery. The Rosemont's objective was to reach new audiences and respond to community demands for more local and regional programming. In 1976 an independent organization formed and incorporated as a non-profit society to take over the Gallery.

We have a long history as being both a tenant and partner to the Neil Balkwill Civic Arts Centre. During initial negotiations back in the 1980s, both parties viewed the agreement as more than a simple tenancy: it was a mutually beneficial partnership. This partnership has lasted throughout our time in the NBCAC, creating new audiences and new opportunities for both organizations, as well as creating support for one another.

Currently, the AGR rents below market rate, paying for their share of operations costs. We are pleased with this arrangement, and hope that this generous lease agreement can continue on. As a non-profit charity, we rely upon core funding grants from municipal and regional sources to cover about 60% of our operating costs, and fundraise to cover the remaining 40%. Because we rely heavily on fundraising, it can be difficult to predict this number. We are deeply appreciative of the excellent rate we have as tenants here, as this allows us to allocate more of our operating budget to our programming, especially as arts and culture departments and funding agencies are often unable to raise core grant funding.

As a Community Partner Grant recipient, we work hard to ensure that we are supporting the City of Regina's cultural plan, which we do by creating free and accessible opportunities to connect with art, support and create cultural programming that is contemporary and reflects our place and time, and creates opportunities for local artists and creatives in the City. We achieve these goals through our free admission, Saskatchewan-centred exhibitions, free artist talks and studio visits, and our educational workshops. We could not do these things without our generous

tenancy and partnership through our lease, both financially as well as through our community-generating location. We also generate tremendous value for the City of Regina and the Balkwill Centre, as we provide free access to contemporary art within a civic building. We enhance the experience of clients at the Balkwill Centre through their experiences with contemporary art, creating access across a broad sector of the public. The AGR fills a unique and very necessary niche within our community through our location and programming, and we look forward to continuing our partnership with the City of Regina through our approved lease renewal.

Jess Richter
Art Gallery of Regina



Art Gallery of Regina Lease - 2402 Elphinstone Street

Date	July 14, 2021
To	Mayor Masters and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR21-110

RECOMMENDATION

That City Council:

1. Approve the City of Regina entering into an agreement for the lease of a portion of the City-owned property located at 2402 Elphinstone Street as outlined on the attached Appendix A to The Art Gallery of Regina, consistent with the terms and conditions stated in this report.
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or his or her designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreement.
3. Authorize the City Clerk to execute the Agreement upon review and approval by the City Solicitor.

HISTORY


At the July 7, 2021 meeting of Executive Committee, the Committee considered the attached EX21-47 report from the Financial Strategy & Sustainability Division.

Jess Richter, representing the Art Gallery of Regina addressed the Committee.

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

Respectfully submitted,

EXECUTIVE COMMITTEE



Jim Nicol, City Clerk 7/9/2021

ATTACHMENTS

EX21-47 - Art Gallery of Regina Lease - 2402 Elphinstone Street
Appendix A Map



Art Gallery of Regina Lease - 2402 Elphinstone Street

Date	July 7, 2021
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Land, Real Estate & Facilities
Item No.	EX21-47

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Approve the City of Regina entering into an agreement for the lease of a portion of the City-owned property located at 2402 Elphinstone Street as outlined on the attached Appendix A to The Art Gallery of Regina, consistent with the terms and conditions stated in this report.
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or his or her designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the Agreement.
3. Authorize the City Clerk to execute the Agreement upon review and approval by the City Solicitor.
4. Approve these recommendations at its meeting on July 14, 2021, following the required public notice.

ISSUE

The Art Gallery of Regina (AGR) has occupied the space at the Neil Balkwill Civic Arts Center (NBCAC) since 1984 at the request of the City of Regina (City) with the most recent lease expiring on March 31, 2021. Administration would like to continue this relationship to provide for art gallery exhibitions in this space.

When considering the lease of City-owned property, standard procedure for Administration is to ensure that the property is made publicly available and leased at market value. In this case, the space is being provided without a public offering and at less than fair market value, which requires City Council approval. Administration is also recommending that the operating costs charged to AGR related to the space be capped at \$13,000. Administration is asking City Council to approve the terms and conditions of the proposed lease agreement with the AGR for this space.

IMPACTS

Financial Impacts

The market value of the lease area is approximately \$19,596 annually. The proposed agreement would provide a \$1 lease to the AGR. The AGR will, however, pay \$13,000 annually for common area/operational costs. Costs are charged to AGR monthly. Over the past four years the average common area/operational costs were \$13,597 with 2020 being the highest at \$15,572. The City has paid the difference between what AGR paid and the actual costs and would continue to do so under this agreement. The AGR is not assessed annual property tax as they have been deemed an extension of City Services and are exempt under section 265(1.1) of *The Cities Act*. The estimated amount of this exemption is \$3,261 for the 2021 tax year.

The AGR also receives an annual grant via the Community Investment Grant Program. They have applied for and been approved for a Community Partner Grant – Core Operating 4-year agreement as follows:

Funding Year	Amount
2021	\$82,000
2022	\$82,820
2023	\$83,648.20
2024	\$84,484.68

The AGR has also recently been approved for the New Initiative Grant for 2021 – 2022 for wall renovations in the amount of \$15,657.

Policy/Strategic Impacts

The lease of the subject property to the AGR is consistent with the OCP Section D8: Culture by supporting cultural development and heritage, fostering and promoting inclusion via the exhibits promoted and encouraging and supporting accessibility to cultural resources, learning opportunities and activities by providing for free admission to all exhibitions and affordably-priced public workshops.

The lease of the subject property also aligns with Section 10: Economic Development, Goal 3, Clause 12.7.3.

“Consider leasing or selling City-owned properties for use as live-work spaces, studio space and offices for arts organizations.”

Environmental Impacts

City Council set a community goal for the City of achieving net zero emissions and sourcing of net zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that City Council can evaluate the climate impacts of its decisions. The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas emissions.

OTHER OPTIONS

Option 1

The City could provide the lease free of charge including the common area/operational costs. This is not recommended as the City already provides substantial grants to the AGR as outlined above in the Financial Impacts. The City does not typically cover the costs beyond providing space for community groups in our facilities, with the exception of the four community association offices where the City does pay the common area/operational costs.

Option 2

The City could agree to the \$13,000 base cost and provide an annual reconciliation process that would see the AGR billed annually for actual costs over and above the \$13,000. This is not recommended as it could cause undue hardship to the AGR given the current COVID-19 pandemic.

COMMUNICATIONS

Public notice is required for City Council to approve the lease of City-owned property without public offering and below market value. Notice regarding this proposal has been advertised in accordance with public notice requirements.

The AGR will be informed of any decisions of the Executive Committee and City Council.

DISCUSSION

The AGR (previously known as the Rosemont Art Gallery) has operated the subject space since 1984 at the request of the City. Administration values the dedicated work carried out by the AGR and would like to continue the relationship.

The subject area is 1,633 sq ft and is located within the NBCAC. The AGR has developed an excellent working relationship with the NBCAC staff.

The proposed lease is for an initial term of five years commencing on April 1, 2021. The lease will also provide for one option to renew for an additional five-year term. At the time of renewal, a review of the current operating costs incurred will be reviewed and the amount charged to the AGR may be renegotiated.

While the estimated operating costs of \$15,572 are higher than the \$13,000 recommended by administration, it does represent an increase from their previous operating cap of \$11,839. The AGR expressed concern about increasing their operating costs to actuals as the majority of their funding comes from fundraising which has been unavailable due to the pandemic. As a result, administration is recommending that the annual common area/operational costs be capped at \$13,000 for the initial five-year term.

DECISION HISTORY

On March 26, 2012 City Council considered item CR12-31 and approved the existing lease agreement which is due for renewal.

Respectfully Submitted,

Respectfully Submitted,



Sauna Bzdel, Director, Land, Real Estate & Facilities

6/16/2021



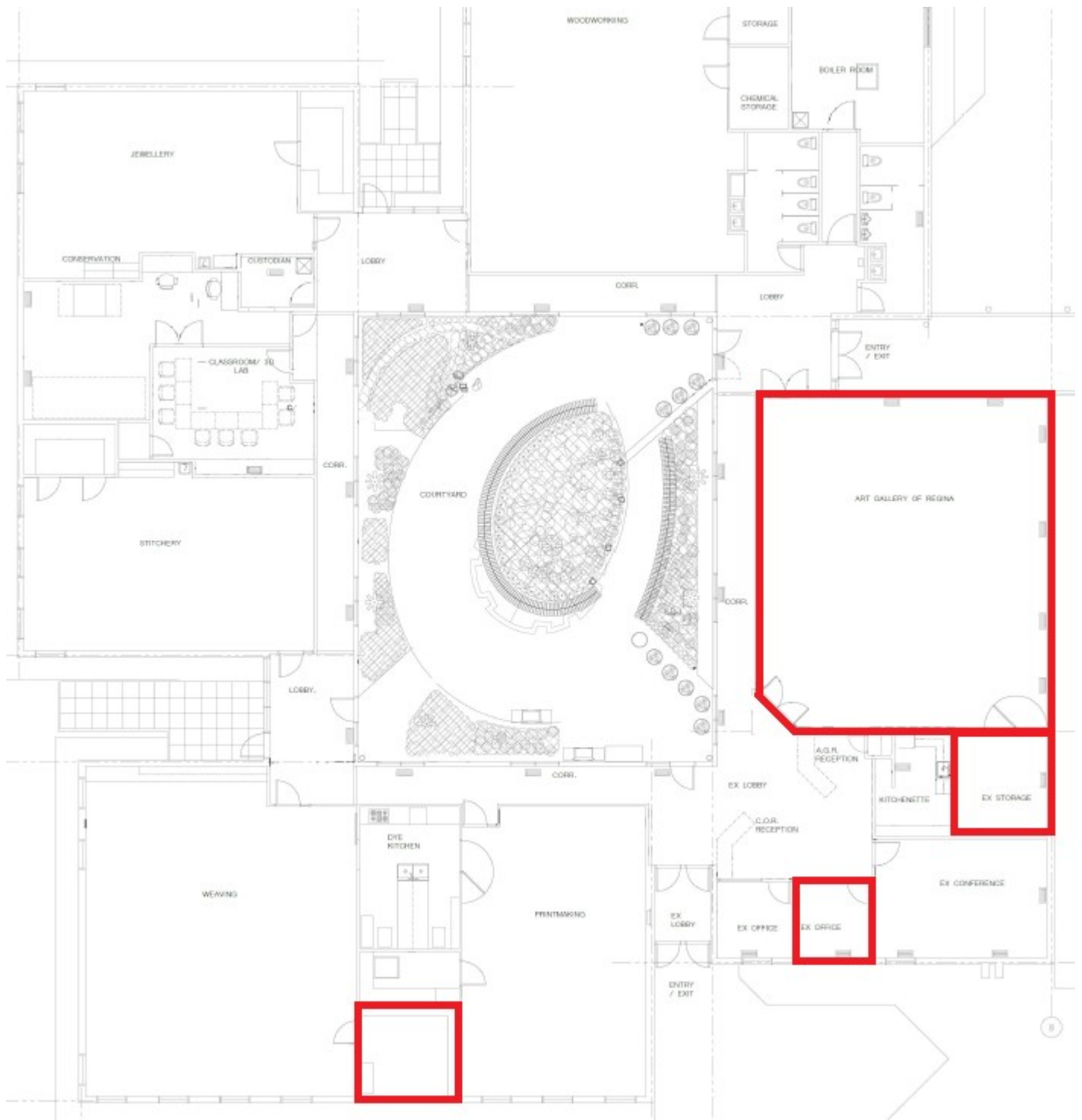
Barry Lacey, Exec. Director, Financial Strategy & Sustainability

6/29/2021

Prepared by: Sherri Hegyi, Real Estate Officer

ATTACHMENTS

Appendix A Map



BYLAW NO. 2021-47

THE PUBLIC NOTICE POLICY AMENDMENT BYLAW, 2021

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend Bylaw 2020-28, being *The Public Notice Policy Bylaw, 2020* to delegate authority of discretionary use to the Development Officer.
- 2 The authority for this Bylaw is section 102 of *The Cities Act* and section 24 of *The Planning and Development Act, 2007*.
- 3 Bylaw 2020-28, being *The Public Notice Policy Bylaw, 2020* is amended in the manner set forth in this Bylaw.

- 4 Paragraph 11(c)(ii)(B) is repealed and the following substituted:

“ (B) an outline of the approval process under which the matter is to be considered; and”

- 5 Section 15 is repealed and the following substituted:

“Public Notice Requirements – Discretionary Use Application

- 15 Public notice of consideration of an application for discretionary use shall be given:

- (a) where authority for the application has been delegated to the Development Officer, at least 14 days before the date of issuance of any decision by the Development Officer; or otherwise
- (b) at least 14 days before the date of the Council meeting at which the matter is to be considered;

and shall be given by way of:

- (c) sign posting;
- (d) written notice; and
- (e) City Hall notice board and website posting.”

6 This Bylaw comes into force on September 1, 2021.

READ A FIRST TIME THIS 14th DAY OF July 2021.

READ A SECOND TIME THIS 14th DAY OF July 2021.

READ A THIRD TIME AND PASSED THIS 14th DAY OF July 2021.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2021-47

THE PUBLIC NOTICE POLICY AMENDMENT BYLAW, 2021

PURPOSE:	The purpose of this Bylaw is to amend Bylaw 2020-28, being <i>The Public Notice Policy Bylaw, 2020</i> to provide for the public notice requirements applicable to discretionary use applications that are within the delegated authority of the Development Officer.
ABSTRACT:	This Bylaw amends <i>The Public Notice Policy Bylaw, 2020</i> to provide for public notice to be given for discretionary use applications that are within the delegated authority of the Development Officer.
STATUTORY AUTHORITY:	Section 102 of <i>The Cities Act</i> and section 24 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	Not required.
PUBLIC HEARING:	Required pursuant to section 102 of <i>The Cities Act</i> and section 24 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 102 of <i>The Cities Act</i> and section 24 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, June 2, 2021, RPC21-40. City Council, June 9, 2021, CR21-94
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i>
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

BYLAW NO. 2021-48

THE REGINA ZONING AMENDMENT BYLAW, 2021 (No. 14)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend *The Regina Zoning Bylaw, 2019* by re-zoning the subject lands to accommodate planned residential development.
- 2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of Bylaw 2019-19, being *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.
- 4 Chapter 9 – Zoning Maps (Maps No. 3486(A) and 3486(B)) is amended by re-zoning the lands in Regina, Saskatchewan as outlined on the map attached as Appendix “A”, legally described as:

Legal Description: Part of SW 14-17-19-2 Ext. 13

Civic Address: Part of 3000 Woodland Grove Drive

Current Zoning: UH – Urban Holding Zone

Proposed Zoning: RL – Residential Low-Rise Zone
LA – Lane Access Overlay Zone

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

READ A FIRST TIME THIS 14th DAY OF July 2021.

READ A SECOND TIME THIS 14th DAY OF July 2021.

READ A THIRD TIME AND PASSED THIS 14th DAY OF July 2021.

Mayor

City Clerk

(SEAL)

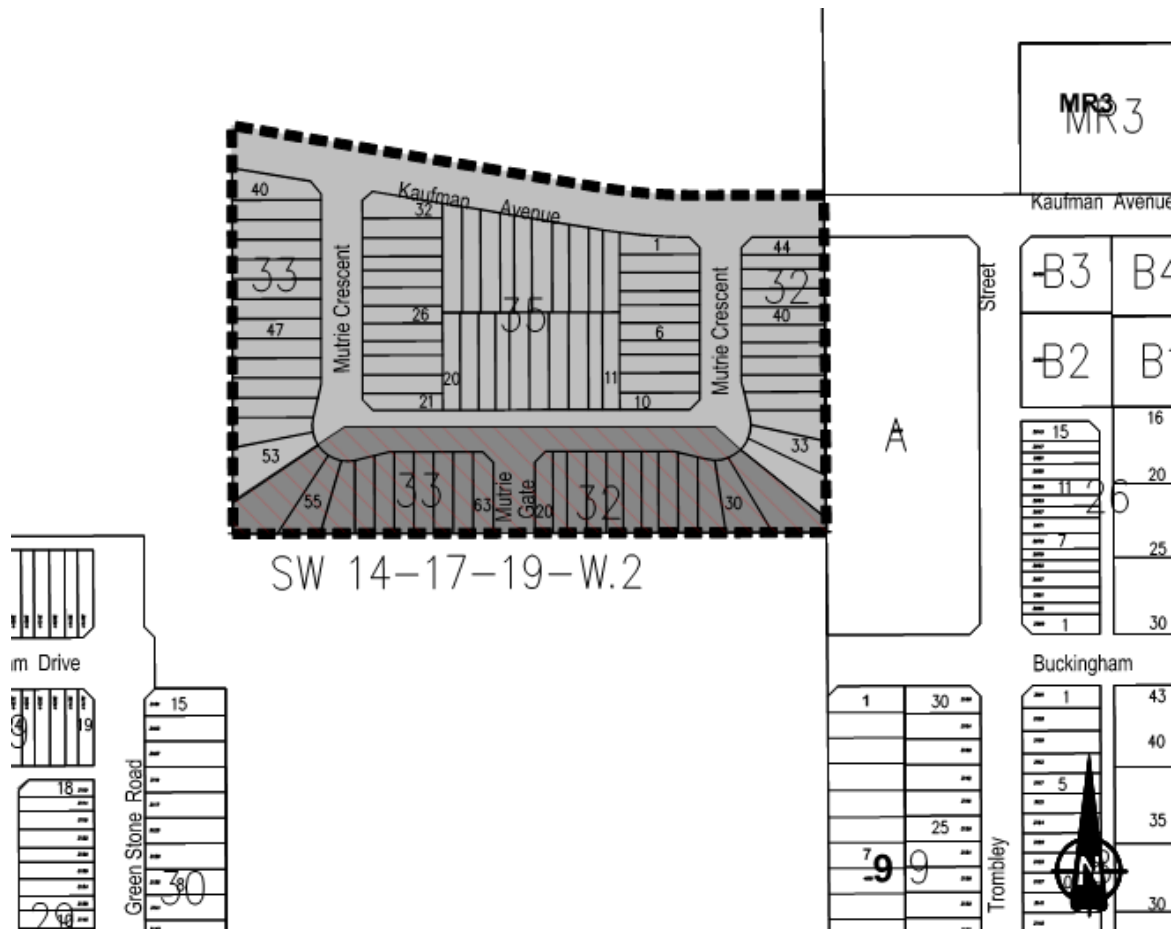
CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

SCHEDULE “A”



ABSTRACT

BYLAW NO. 2021-48

THE REGINA ZONING AMENDMENT BYLAW, 2021 (No. 14)

PURPOSE:	The purpose of this Bylaw is to amend <i>The Regina Zoning Bylaw, 2019</i> by re-zoning the subject lands to accommodate planned residential development.
ABSTRACT:	This Bylaw re-zones the subject property to accommodate planned residential development.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 10 of <i>The Public Notice Policy Bylaw, 2020</i> .
PUBLIC NOTICE:	Required, pursuant to section 13 of <i>The Public Notice Policy Bylaw, 2020</i> .
REFERENCE:	Regina Planning Commission, July 7, 2021, RPC21-46.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning and Development Services

BYLAW NO. 2021-49

THE REGINA ZONING AMENDMENT BYLAW, 2021 (No. 15)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend *The Regina Zoning Bylaw, 2019* by re-zoning the subject lands to accommodate future residential development.
- 2 The authority for this Bylaw is section 46 of *The Planning and Development Act, 2007*.
- 3 Schedule “A” of Bylaw 2019-19, being *The Regina Zoning Bylaw, 2019* is amended in the manner set forth in this Bylaw.
- 4 Chapter 9 – Zoning Maps (Maps No. 3486(A) and 3486(B)) is amended by re-zoning the lands in Regina, Saskatchewan as outlined on the map attached as Appendix “A”, legally described as:

Legal Description: Part of SW 14-17-19-2 Ext. 13

Civic Address: Part of 3000 Woodland Grove Drive

Current Zoning: UH – Urban Holding Zone
R1 – Residential Detached Zone

Proposed Zoning: RL – Residential Low-Rise Zone
RU – Residential Urban Zone
RH – Residential High-Rise Zone

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

READ A FIRST TIME THIS 14th DAY OF July 2021.

READ A SECOND TIME THIS 14th DAY OF July 2021

READ A THIRD TIME AND PASSED THIS 14th DAY OF July 2021.

Mayor

City Clerk

(SEAL)

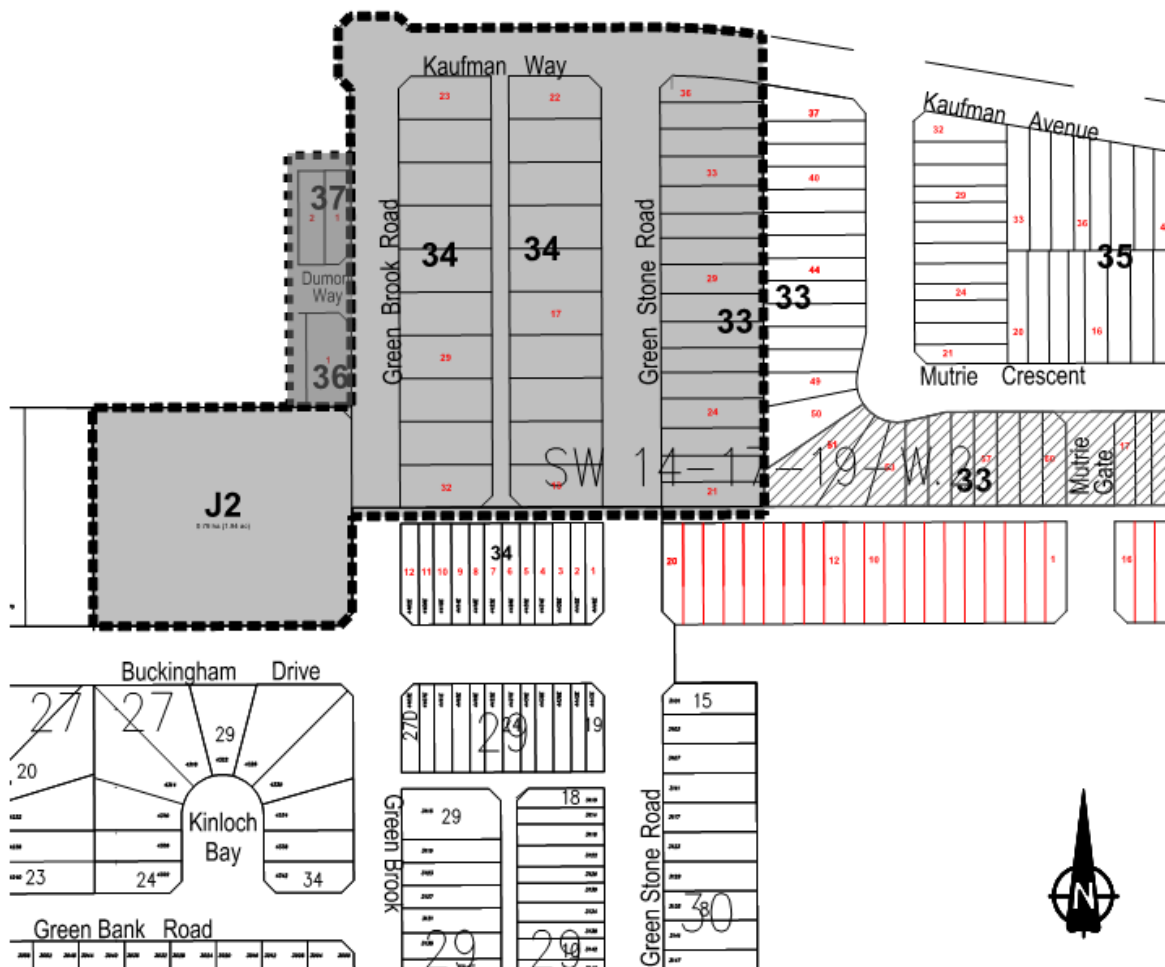
CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

SCHEDULE “A”



ABSTRACT

BYLAW NO. 2021-49

THE REGINA ZONING AMENDMENT BYLAW, 2021 (No. 15)

PURPOSE:	The purpose of this Bylaw is to amend <i>The Regina Zoning Bylaw, 2019</i> by re-zoning the subject lands to accommodate future residential development.
ABSTRACT:	This Bylaw re-zones the subject property to accommodate future residential development.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 10 of <i>The Public Notice Policy Bylaw, 2020</i> .
PUBLIC NOTICE:	Required, pursuant to section 13 of <i>The Public Notice Policy Bylaw, 2020</i> .
REFERENCE:	Regina Planning Commission, July 7, 2021, RPC21-45.
AMENDS/REPEALS:	Amends <i>The Regina Zoning Bylaw, 2019</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning and Development Services

Presenting to council, encouraging them to unanimously adopt The Prohibited Businesses Bylaw, 2021.

Meeting date is July 14, 2021.

My name is Kent Peterson.

Summary of Remarks: *Thanks to city administration and staff, councillors, and the mayor for all their work on this issue.*

The process that got us to now considering The Prohibited Business Bylaw, 2021, as been difficult for many – with many slurs and derogatory terms being stated at city committee and council meetings. These, and other negative results of this process, are further reasons why council should adopt the bylaw unanimously today.

There are no valid concerns about definitions in this bylaw. This bylaw helps protect LGBTQ+ children from abuse and violence; this bylaw help protects vulnerable adults who are looking for support and affirmation from falling prey to the predatory practices of conversion therapy.

Do not be fooled by those peddling red-herring arguments and time-wasting distractions.

Moving forward, the process has highlighted a number of positive aspects in our city – overwhelming support for a ban, actions of allies, and an open dialogue about making life better for LGBTQ+ people.

Delaying the adoption of this bylaw even further is the wrong thing to do – and will negatively impact people that actually live here and face the horrors of conversion therapy.

Adopting this bylaw unanimously, today, will make life better for people that actually live here – and it will save lives.

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July 12, 2021

To Whom It May Concern:

As a clinical psychologist, I have an ethical duty not only to the individuals I treat, but also to society. As a result, when I see decisions being made that could harm both individuals and society, I have an ethical obligation to speak up.

I have taught about gender-related issues for nearly 20 years, as they comprise a substantial component of my *Psychology of Human Sexuality* course, which I have taught almost 100 times; these phenomena are also covered to some degree in my *Psychology of Gender*, *Clinical Psychology* and other relevant courses I have taught many dozens of times over the years. I have also worked with many patients who present with questions, concerns, confusion, distress, etc. with respect to their gender and other related constructs such as sex, sexuality, sexual orientation, personal identity, and so forth.

In order to perform my academic and clinical duties effectively, I have immersed myself in the preceding topics over the past two decades. I therefore believe that I can speak to the issues at hand from the perspective of a well-informed and highly invested university lecturer and practising clinical psychologist.

The following points represent only a few of the many concerns I could raise with respect to your proposed bylaw; I am obviously limited by the pre-determined time restrictions. I would be happy to discuss these and any other relevant issues further, after my allotted five minutes.

Existing Scientific Studies Can Be Misleading

It is well known that Alcoholics Anonymous cannot proclaim much success, with drop-out rates within the first month reaching over 80%; that number rises to about 90% over three months and 95% after one year. Yet, if I were to speak to people who still attend AA meetings after one or two years, I would find that the program is extremely effective – for them. I could likely report abstinence rates of 90%-100% based on the experiences of such individuals, especially those who last in AA even longer. Of course, such claims would fly in the face of the aforementioned statistics demonstrating discouragingly low rates of success.

The preceding analogy applies to much of the research claiming that “gender affirming” hormonal and surgical interventions are highly effective in reducing gender dysphoria, suicidality and other serious mental health issues of individuals identifying as Transgender. That is, the subjects reporting such positive experiences are typically those with whom the researchers were able to follow up after treatment at whichever clinic was treating them when the data were first collected.

If patients stop attending a gender-related clinic after receiving some form of care, we do not know whether they committed suicide, experienced serious mental health setbacks that prevent them from continuing treatment, were upset with the treatment they received, or desisted/detransitioned. Activists typically avoid this issue when proclaiming a) that certain treatments for which they are advocating are successful – including claiming that they are more successful than *watchful waiting*, or b) that desistence/detransitioning rates are extremely low – usually claiming 1-2%, with 4% being the highest number some are willing to concede.

Another issue is that a number of follow-up studies look at how the patients are doing relatively soon after their social or medical transitioning. This is the “honeymoon phase,” during which they are most likely to report positive outcomes. For some people, they will continue to benefit from their transitioning. Others, however, will realize afterward that hormones or surgery did not alleviate their issues – either in a meaningful manner or to the degree they had hoped – and/or caused many other issues they had not anticipated.

However, it is well known that the process of cognitive dissonance reduction will cause most people to frame – or to distort – their decisions and experiences in ways that reduce negative perceptions of or beliefs about themselves. In the present context, patients have a) spent a long time believing that they will benefit from, e.g., hormonal or surgical treatment – possibly believing that it is the only thing that will literally save them, or at least is the only thing that will finally bring them peace of mind, improved mental health and more adaptive social/interpersonal functioning; b) invested very much of their time, mental/physical energy and resources in planning for the transition; and c) told everyone about their plan and the extreme importance of it. Very few people would have the mental, psychological and emotional wherewithal to admit afterward that their long-awaited treatment plan was not the panacea they had believed or hoped it would be. We must therefore question the veracity of their self-report following such interventions.

Potential Impact of Legislation on Vulnerable Children and Teens

Even the strongest proponents of gender affirming care, including the *World Professional Association for Transgender Health (WPATH)*, in their *Standards of Care (SOC) Version 7*, acknowledge that there is no way to know which children who present as “Trans” or gender non-conforming will continue to do so once they commence puberty. The aforementioned SOC Version 7 even cites research showing that up to 94% of such children will no longer consider themselves “Trans,” or will no longer report any confusion or distress regarding their sex or gender identity. Other studies have placed this number at between 63% and 88%. (Please see page 11 of the SOC Version 7 [<https://wpath.org/publications/soc>] for the preceding data.) Although WPATH and others have cautioned that such high rates are likely due to methodological issues of the relevant studies – particularly the inclusion of children who would not be considered Transgender through modern assessment – a review of the literature reveals that the most conservative interpretation of the data still indicates that over half (i.e., 54%) of such children will not persist in their cross-sex identification following puberty. (Please see <http://www.sexologytoday.org/search/label/Transgender?updated-max=2018-10-17T20:57:00-04:00&max-results=20&start=1&by-date=false> for an analysis of the relevant data.)

Yet, recent investigations have shown that between 98% and 100% of individuals who take hormone suppressors/puberty blockers such as *Lupron* will continue on to cross-sex hormones. Advocates for earlier and earlier transitioning claim that these extremely high numbers “prove” that the patients are indeed Transgender and know what is best for them. Critical thinkers, conversely, are concerned that the aforementioned cognitive dissonance reduction is ensuring that even those who might have otherwise desisted or detransitioned will continue on the path toward further medical transitioning.

Please consider the preceding points: 1) There is no way to know which children identifying as “Trans” will continue to feel that way after puberty; 2) legislation such as the one in question will prevent most therapists from being able to properly discuss potentially important issues that might help explain why perhaps 54% to 94% of children described as “Trans” or gender non-conforming – but who are not in fact Transgender – are experiencing confusion, distress, gender dysphoria or other related symptoms; 3) recent changes in our approach to working with and trying to help such children and teens – i.e., gender affirming care – significantly increase the risk that non-Transgender individuals will continue on the path toward transitioning, even though they would not have done so if the previously agreed upon best practice – i.e., “*watchful waiting*” – were employed; and 4) as is finally being acknowledged by numerous health care professionals and legislators around the world, not only cross-sex hormones but also the supposedly “safe” and “entirely reversible” puberty blockers can cause many serious medical and psychological complications, thereby currently preventing ethical care providers from being able to claim that the potential benefits of these interventions outweigh the risks of severe harm.

Which Science Should We Follow?

There are many misconceptions about gender affirming care, most notable of which is the false belief that there is consensus among the relevant (mental) health professionals regarding how best to treat gender dysphoria and other associated issues. In my many discussions and consultations with experts in the field, it has become clear that a relatively small number of activists, academics and “specialists” have driven the agenda that has resulted in gender affirming care replacing watchful waiting. Most (mental) health professionals are not specialists in the field of gender, hence they rely on their colleagues who ostensibly have the relevant expertise and/or on their respective professional body’s guidance in such matters.

The problem is that those with sufficient expertise or experience in the field of gender who can provide contradictory evidence are typically shut down. I am in constant communication with many endocrinologists, pediatricians, psychiatrists, psychologists, psychotherapists, counsellors and others who have experienced personal and professional attacks – to the point of (almost) losing their license to practice or, at the very least, being ostracized by colleagues who are simply taking their cues from others who they believe are basing their claims on “science.” This happened to me with the ***Ontario Psychological Association*** (to be clear, I am not proclaiming myself an “expert” in this area due to professional and ethical restrictions), which ended up banning me for life due to my persistent efforts a) to reveal to my colleagues the kinds of concerning developments alluded to and cited above, and b) to collaborate with appropriate individuals in order to address these concerns.

One pertinent and critical example of “science” being manipulated in what I believe to be a clearly unethical manner is a policy statement produced by The American Academy of Pediatrics (AAP) in 2018. Dr. James Cantor, who addressed a Senate Hearing with respect to Bill C6 this year – along with another colleague, Dr. Kenneth Zucker – analyzed this document, concluding that “AAP’s statement is a systematic exclusion and misrepresentation of entire literatures. Not only did AAP fail to provide *extraordinary* evidence, it failed to provide the evidence at all. Indeed, AAP’s recommendations are *despite* the existing evidence.” (Please see: <http://www.sexologytoday.org/2018/10/american-academy-of-pediatrics-policy.html>.)

What Can (Mental) Health Professionals Do?

During the aforementioned Senate hearing, Drs. Cantor and Zucker expressed clearly that the proposed legislation is worded in such a way that someone working with an individual presenting with gender-related issues would literally have no way of knowing whether his or her professional decisions would be deemed illegal or, at the very least, an ethical transgression. To be clear, they were referring to simply asking a patient why he or she believed (s)he was Transgender, or trying to determine whether factors other than gender identity/expression could be contributing to the patient’s distress or other symptomology.

Perhaps the greatest problem with the proposed legislation is that it conflates conversion/reparative therapy for sexual orientation with talk therapy or psychotherapy for gender-related issues. It is almost inconceivable that any (mental) health professional with relevant knowledge or experience would fail to recognize this conflation or, even worse, to promulgate it. Yet, that is exactly what Bill C6 and the bylaw in question does, e.g., “Conversion Therapy ‘Conversion Therapy’ means the following when used for the purpose of changing a person’s sexual orientation, gender identity or gender expression, or for the purpose of repressing or reducing non-heterosexual attraction or non-heterosexual sexual behaviour:” and “The Canadian Psychological Association endorses this national guide and opposes any therapy with the goal of repairing, changing, suppressing, or converting an individual’s sexual orientation, gender identity, or gender expression, regardless of age.”

You might believe that the wording of your bylaw is precise enough to ensure that simply discussing such issues would never be misconstrued as “repairing, changing, suppressing, or converting” a patient’s sense of gender (identity). However, those of us who have been dealing with the relevant matters are well aware of the extreme ease with which someone with dubious or malevolent motives – or someone who is confused, feeling vulnerable and/or being manipulated and misled by individuals and organizations who are intent on preventing any form of treatment other than gender affirming ones – could falsely accuse a (mental) health

professional who was acting with good and ethical intentions. The potential professional and/or legal ramifications of such false allegations is guaranteed to prevent most (mental) health care providers from helping individuals presenting with gender-related concerns. Only those who practise gender affirming care will deal with these cases. Unfortunately, more and more people are coming forward and exposing the fact that they were subjected to such approaches, despite the clear evidence that they were experiencing other serious mental health conditions that should have precluded the radical hormonal and/or surgical interventions that they regret and that they insist have caused them irreparable damage.

On a final note, one reason for the increase in people expressing extreme regret at having transitioned medically is that our definitions of the relevant concepts have been corrupted. Terms such as “Trans” or “Transgender” no longer mean what they used to mean. It appears that a significantly large proportion of children and teens are using these terms to refer to feelings, beliefs, perceptions, experiences, needs and desires that have little or nothing to do with the phenomena that have led a tiny proportion of the population a) to require hormonal and/or surgical remedies when no other approaches have worked to alleviate their distress or dysphoria, or b) to choose such radical interventions as *adults* – usually after receiving proper assessments, treatments and support in order to ensure that they are not making a terrible mistake.

Concluding Statements

In general, “politics” should not be influencing science, especially when the science is far from settled, as is the case with treatment for gender dysphoria and other associated mental health concerns for those identifying as Trans(gender). Although the proposed bylaw has undoubtedly been drafted with the best of intentions, I believe the issues presented above will inevitably lead to unintended harm toward highly vulnerable individuals.

On the one hand, there is sufficient evidence demonstrating the serious harm that conversion/reparative therapy for sexual orientation can cause, thus there should be no question about banning its use. On the other hand, the evidence with respect to gender identity and gender expression is far from unequivocal, as is the evidence concerning what constitutes *best practices* to help people struggling with such issues.

In order not to contribute to the aforementioned uncertainty and to the risk of harm to the relevant parties, I believe the wording of the bylaw should be changed so that:

- 1) Any references to a) sexual orientation, sexual behaviour, sexual attraction or similar such constructs are kept distinct from b) gender identity and gender expression.
- 2) Any references to problematic aspects of treatment are made more explicit and more precise in order to eliminate any confusion or potential for confusion with respect to what exactly constitutes “conversion/reparative therapy.” In other words, competent, experienced and ethical (mental) health professionals should be able to discuss and explore any issues germane to the individual’s presenting concerns with respect to his or her personal identity, gender identity, gender expression or other relevant factors without any fear of being falsely accused of performing conversion/reparative therapy; to be clear, the presumption is that there would be no attempts to force, to shame, to manipulate or to harm patients in any manner with regard to their gender identity or gender expression.

Thank you for your attention to this matter. Should you require or desire any further information, please do not hesitate to contact me.

Sincerely,



Dr. Oren Amitay, Ph.D., C. Psych

Terry Tuharsky submission to Regina City Council July 14th, 2021

Thank you for the opportunity to speak about this By-law. As a citizen of Regina, I support a by-law banning harmful and coercive counseling. However, I oppose this by-law in its current form because in trying to ban harmful counseling, it also causes all kinds of harms. This is what I will be sharing with the council:

- 1) The by-law is poorly worded and is an over reach. It states in the Abstract the definition of conversion therapy used by Kris Wells and the Canadian Psychological Association but then it does not use that definition in the wording of the actual by-law.
- 2) This Regina By-law restricts more than even the federal Bill C-6 as it actually also bans written materials.
- 3) The process used to develop the by-law was flawed and should be reviewed. The By-law Agenda and Agenda Packet use confusing language and "Orwellian techniques." The process excluded "Clause D", which references counselling on sexual behavior, without proper notice or justification - this creates the perception of unethical behavior.
- 4) The By-law is missing necessary wording that could have reduced harm to citizens. For example, certain wording or phrases in the by-law interfere with parents' rights by limiting access to "watch and wait" care for youth.
- 5) The by-law also interferes in the work of psychologists, clergy and others. It creates an environment that potentially "threatens" psychologists and others with unwanted law suits. The wording in the by-law is very dangerous in that it may hinder proper counseling. This law also brings into question why politicians are engaging in "political interference" in areas in which they are not qualified.
- 6) The government has made no mention of drug companies' bias for transitioning and no reporting of problems in other countries with the detransitioning of children.
- 7) The Regina council needs to debate the scientific evidence by top researchers about the dangers of an affirmative care only approach. This research is changing the legislation in Europe and forcing countries like the UK to pass bans on transition treatment for children under 16.
- 8) This by-law has been rushed, is divisive and there is little evidence of any substantial or sufficient research by the city. The by-law does not mention any evidence by expert organizations and the LGB Alliance, Woman's Human Rights Declaration, Gender Report, JCCF and many other organizations (See attachments). The by-law is opposed to by gay people, feminists, lawyers, clergy, parents, and does not represent or reflect the majority of Regina People's values or beliefs.
- 9) The potential harm from this by-law is far greater than any potential benefits from the wording of this by-law which is why it must be reworded.

10) In summary, the by-law wording is divisive, extreme, confusing, uncompromising, one-sided and does not reflect a majority of Regina's voters, and infringes on the Canadian Charter of Rights and Freedoms

Terry Tuharsky



Justice Centre
for Constitutional Freedoms

Unconscionable and Unconstitutional
Bill C-6's Attempt to Dictate Choices
Concerning Sexuality and Gender

Submissions on *Bill C-6: An Act to amend the Criminal Code*
(*conversion therapy*)

Brief to the Standing Committee on Justice and Human Rights

November 10, 2020

Lisa Bildy, BA, JD, Marty Moore, JD, and Jocelyn Gerke, BComm, MPP, JD

Contents

<u>Executive Summary</u>	1
<u>I. Bill C-6: An Act to Amend the Criminal Code (conversion therapy)</u>	2
<i>A. An overly broad definition of “conversion therapy”</i>	2
<i>B. Bill C-6 imposes an ideological view of sexuality and gender</i>	3
<u>II. Bill C-6 Restricts Health Professionals’ Ability to Treat Children’s Gender Distress without Transition and Medicalization</u>	4
<u>III. Bill C-6’s Violation of the Charter Rights of Children and Parents</u>	5
<u>IV. Bill C-6 Attacks Freedom of Conscience and the Core Tenets of Religious Faiths</u>	6
<i>A. Restriction of LGBTQ persons’ access to support consistent with their beliefs</i>	7
<u>V. Bill C-6 Violates the Liberty and Human Rights of LGBTQ Canadians</u>	8
<i>A. An overbroad and arbitrary interference with LGBTQ persons’ personal choices</i>	8
<i>B. Restricting access to services on the basis of persons’ sexual orientation and gender identity</i>	9
<u>VI. Conclusion and Recommendations</u>	10
<u>Appendix A</u>	11
<i>About the Justice Centre</i>	11
<i>About the Authors</i>	11
<u>Appendix B</u>	12
<i>Political interference with medical and scientific debate limits healthcare options</i>	12

Executive Summary

This submission focusses on the implications of *Bill C-6, An Act to amend the Criminal Code (conversion therapy)* (“Bill C-6”) to the rights and freedoms of Canadians guaranteed under the *Canadian Charter of Rights and Freedoms* (the “*Charter*”).

While we agree that the *Criminal Code* should prohibit force, coercion and abuse in relation to attempts to change a person’s sexual orientation or gender identity, Bill C-6 is overbroad and dangerous and will likely cause children, adolescents and adults irreparable harm.

Bill C-6 purports to create five *Criminal Code* offences related to “conversion therapy.” Consequently, its definition of “conversion therapy” is extremely important, driving concerns about whether Bill C-6 complies with the *Charter*. Unfortunately, Bill C-6’s definition of “conversion therapy” does not specifically target abusive and coercive practices that Canadians would associate with that term. Rather, Bill C-6 contains a dangerously expansive definition of “conversion therapy,” resulting in criminalizing legitimate medical, psychological and spiritual supports for people concerning their sexuality, their gender identity, or both.

Bill C-6 should be opposed for the following reasons:

1. Bill C-6’s expansive definition of “conversion therapy” results in imposing a narrow ideological view of sexuality and gender, rather than seeking to prohibit harmful practices. This impinges on the fundamental freedom of Canadians to have their own thoughts, beliefs and opinions concerning sexuality and gender.
2. Bill C-6 discriminates against LGBTQ persons by denying their equal right to receive the support or therapy of their own choice concerning their sexuality, gender identity, sexual addictions and sexual behaviour. This violates section 15(1) of the *Charter*.
3. Bill C-6 removes the ability of health professionals and parents to determine treatments in the best interests of children who are experiencing gender distress. Bill C-6 instead imposes a one-size-fits-all treatment of social, hormonal and surgical gender transition. This is unreasonable state interference with children’s and parents’ section 7 *Charter* rights to life, liberty and security of the person.
4. Bill C-6 interferes severely with the teaching and practice of religious beliefs regarding sexuality and gender identity, and prevents religious LGBTQ persons from receiving support in accordance with their own religious faith. This violates Canadians’ right to freedom of religion and conscience.

The amendments to the *Criminal Code* contained in Bill 6 propose prison terms of up to two or five years to enforce these unconscionable—and unconstitutional—restrictions on Canadians’ rights and freedoms.

Given Bill C-6’s far-reaching impacts on Canadians’ fundamental rights and its substantial interference in the voluntary choices of individuals concerning their own sexuality and gender, such a law cannot be justified in Canada’s free and democratic society. Bill C-6 is an overbroad, arbitrary and discriminatory violation of Canadians’ human rights and constitutional freedoms. Bill C-6 should be opposed in its entirety or amended to be *Charter*-compliant.

I. Bill C-6: An Act to Amend the Criminal Code (conversion therapy)

Bill C-6 purports to create the following *Criminal Code* offences related to “conversion therapy”:

- (a) causing a person to undergo conversion therapy against the person’s will;
- (b) causing a child to undergo conversion therapy;
- (c) doing anything for the purpose of removing a child from Canada with the intention that the child undergo conversion therapy outside Canada;
- (d) advertising an offer to provide conversion therapy; and
- (e) receiving a financial or other material benefit from the provision of conversion therapy.¹

All of these offences pertain to and utilize the term “conversion therapy.” How “conversion therapy” is defined in Bill C-6 is therefore of paramount significance, and unsurprisingly is the foundation for broad public concern regarding Bill C-6.

A. An overly broad definition of “conversion therapy”

Bill C-6 does not specifically target abusive and coercive practices that Canadians would associate with the term “conversion therapy.” Instead, Bill C-6 proposes a remarkably expansive and encompassing definition of “conversion therapy” that will categorically prohibit a broad range of medical, psychological and spiritual supports that individuals currently and voluntarily choose to receive in relation to their sexuality, gender, sexual behaviour or addictions.

Bill C-6 defines conversion therapy as:

Definition of *conversion therapy*

320.101 In sections 320.102 to 320.106, ***conversion therapy*** means a practice, treatment or service designed to change a person’s sexual orientation to heterosexual or gender identity to cisgender, or to repress or reduce non-heterosexual attraction or sexual behaviour. For greater certainty, this definition does not include a practice, treatment or service that relates

- (a) to a person’s gender transition; or
- (b) to a person’s exploration of their identity or to its development.

Several points are notable about this definition of “conversion therapy”:

1. Its potential scope is overly broad, particularly by virtue of its inclusion of the term “practice”, causing concerns that it would be applied to conversations between family members and friends. Government statements to the contrary,² unless included in the Bill itself, will not prevent Bill C-6 from unjustifiably violating the rights and freedoms of Canadians.
2. It discriminates on the basis of sexual orientation by prohibiting services to “reduce non-heterosexual ... sexual behaviour”, while still allowing services to reduce heterosexual

¹ Bill C-6, *An Act to amend the Criminal Code (conversion therapy)*, Second Session, Forty-third Parliament, 69 Elizabeth II, 2020, Summary [Bill C-6].

² See e.g. <https://www.justice.gc.ca/eng/csj-sjc/pl/ct-tc/index.html>: “These new offences would not criminalise private conversations in which personal views on sexual orientation, sexual feelings or gender identity are expressed such as where teachers, school counsellors, pastoral counsellors, faith leaders, doctors, mental health professionals, friends or family members provide affirming support to persons struggling with their sexual orientation, sexual feelings, or gender identity.”

sexual behaviour;

3. It discriminates on the basis of gender identity by prohibiting services to assist an individual to regain comfort with natal gender identity while expressly allowing “gender transition” away from one’s natal gender; and
4. It imposes only one option for people dealing with gender identity issues, by effectively prohibiting the affirmation of natal gender identity and allowing only practices, treatments and services for a “person’s gender transition”, which may include irreversible and potentially harmful treatments such as puberty blockers, cross-sex hormones, mastectomies and/or other radical surgeries.

B. Bill C-6 imposes an ideological view of sexuality and gender

Canadians rightly expect their government to adopt laws based on evidence rather than ideology. This is particularly so regarding the *Criminal Code*, which sets out our society’s most basic requirements with which all citizens must comply on pain of criminal punishment. Bill C-6, however, is expressly premised on ideological views of sexuality and gender, which it then seeks to enforce with the threat of imprisonment.

Bill C-6’s Preamble states that it seeks to target “myths and stereotypes about sexual orientation and gender identity.” These “myths” and “stereotypes” are not specifically described or defined, with the exception that the Preamble references the “myth that a person’s sexual orientation and gender identity can and ought to be changed”.

In targeting this “myth,” it is apparent Bill C-6 is imposing the belief that people’s sexual orientation and gender identity cannot and should not be changed. This contention is contradicted by the concept of “gender fluidity” commonly taught to school children across the country and defined in online government materials,³ which suggests one’s gender identity can and does sometimes change or shift along the gender spectrum. Further, it is scientific fact that some individuals do experience changes in their sexual orientation or their gender identity.⁴

The issue of whether sexual orientation or gender identity *ought* to change is not a question of myth or fact, but rather a subject of intensely personal reflection. Most significantly, when individuals experience or express a change in their sexual orientation or gender identity, it is a personal matter of the most intimate nature.

³ See FAQs about the Self Identification Questionnaire: https://www.ic.gc.ca/eic/site/063.nsf/eng/h_97737.html.

⁴ See Stewart et al, “Developmental patterns of sexual identity, romantic attraction, and sexual behavior among adolescents over three years” (2019) 77 *Journal of Adolescence*, 90-97, available at <https://www.sciencedirect.com/science/article/abs/pii/S0140197119301745?via%3Dihub>; J Berona , SD Stepp, AE Hipwell, & KE Keenan, “Trajectories of Sexual Orientation from Adolescence to Young Adulthood: Results from a Community-Based Urban Sample of Girls” (July 2018) 63:1 *J Adolesc Health* 57–61, available at <https://doi.org/10.1016/j.jadohealth.2018.01.015>; L.M. Diamond, J.A. Dickenson, & K.L. Blair, “Stability of Sexual Attractions Across Different Timescales: The Roles of Bisexuality and Gender” (2017) 46 *Arch Sex Behav* 193–204 available at <https://doi.org/10.1007/s10508-016-0860-x>; S. L. Katz-Wise, “Sexual fluidity in young adult women and men: Associations with sexual orientation and sexual identity development” (2015) 6:2 *Psychology & Sexuality* 189–208, available at <https://doi.org/10.1080/19419899.2013.876445>; Devita Singh , “A follow-up study of boys with gender identity disorder” (Doctor of Philosophy, University of Toronto, 2012) [Unpublished doctoral dissertation] at pp 168-69 available at <https://images.nymag.com/images/2/daily/2016/01/SINGH-DISSERTATION.pdf>; Kelley D Drummond, Susan J Bradley, Michele Peterson-Badali, & Kenneth Zucker, “A Follow-Up Study of Girls With Gender Identity Disorder” (2008) 44:1 *Developmental Psychology* 34-45 available at: <https://doi.apa.org/doi/10.1037/0012-1649.44.1.34> at pp 34, 39.

Yet, in effect,⁵ Bill C-6 prohibits practices, treatments or services that individuals may **voluntarily** choose to receive in relation to their sexuality and gender, if these services “change a person’s sexual orientation to heterosexual or gender identity to cisgender” or “reduce non-heterosexual attraction or sexual behaviour.”⁶ Bill C-6 imposes its restrictive ideological view on all Canadians and limits their personal choices.

Consequently, Bill C-6 criminalizes a broad range of practices, treatments and services, including the following:

1. Paid counselling support, provided by a psychologist or other trained professional, to an individual seeking treatment for a sexual addiction (e.g. pornography, sexual promiscuity) if the addiction involves non-heterosexual sexual behaviour;
2. Advertising by a faith-based support group that helps people to address sexual and gender identity issues in their own personal lives and which also embraces traditional beliefs about sexuality and gender;
3. Advertising by a secular 12-step program that helps people address sexual issues in their own personal lives;
4. Medical treatments and psychological therapy (unless provided by unpaid health professionals) for individuals seeking to detransition to their natal gender, and for individuals who choose to address their gender dysphoria by seeking to accept their natal gender;
5. Counselling offered to help a child below the age of consent stop engaging in sexual behaviour, to the extent it involves the same sex; and
6. Any therapy designed to help a child with gender dysphoria regain comfort with her or his natal gender.

II. Bill C-6 Restricts Health Professionals’ Ability to Treat Children’s Gender Distress without Transition and Medicalization

Bill C-6’s prohibition on therapies to change an individual’s gender identity, other than to pursue “gender transition”, essentially imposes a one-way, one-size-fits-all treatment option for helping children and adolescents who are experiencing gender dysphoria or who have other social, neurological or psychological reasons leading them to question their gender identity.

Despite ongoing medical and scientific debate about the best treatments for children with gender distress,⁷ Bill C-6 ties the hands of caring parents, doctors, psychologists, counsellors and other medical professionals.

While Bill C-6 permits services related to the “exploration” of one’s “identity or its development”, the risk of being criminally charged and imprisoned for up to five years if a therapy or counseling service is deemed to have the purpose of “changing” a person’s gender identity (when gender

⁵ By prohibiting the advertising of “conversion therapy” and receipt of any material benefit from the provision of “conversion therapy”, Bill C-6 effectively prohibits any practice, treatment or service captured under its expansive definition of “conversion therapy” unless it is both provided for free and not advertised.

⁶ *Bill C-6*, proposed *Criminal Code* section 320.101.

⁷ See Appendix B for a discussion of the danger of political interference in the medical and scientific debate about the treatment of gender distress.

identity may be in flux) will undoubtedly deter most practitioners from offering treatment for gender identity issues at all, regardless of what may be in the best interests of a particular child.

Bill C-6 creates a serious risk of funneling children with gender dysphoria down a medicalized path toward “gender transition”, which often involves puberty blockers, cross-sex hormones and surgical interventions. The potential long-term health effects of such medical measures on children and youth, including sterility, is largely unstudied.⁸

Furthermore, in light of the growing number of “detransitioners” (individuals who transitioned as adolescents to the opposite gender, have come to regret their decision, and are seeking to return to their natal gender),⁹ this legislation may effectively result in a ban on counselling or assisting detransitioners to return to their natal gender (to become “cisgender”, which Bill C-6 prohibits).

An initial request by a child or adolescent seeking medical intervention to change her or his gender identity does not mean that this will be a permanent request. For instance, a 2019 peer reviewed article published in *Clinical Child Psychology and Psychiatry*, described the experience of some adolescents with gender dysphoria who initially wanted medical intervention, but “[o]ver the course of the psychosocial assessment, they came to understand their distress and its alleviation (at that particular point in time) differently and eventually chose not [sic] take a medical (hormonal) pathway and/or identified their gender identity as broadly aligned with their biological sex.”¹⁰ Bill C-6 does not allow for this flexibility in treatment options—it expressly prohibits it.

III. Bill C-6’s Violation of the *Charter* Rights of Children and Parents

Children have a *Charter* right to the care and protection of their own parents.¹¹

Likewise, parents have the responsibility and corresponding *Charter* right to care for and make fundamental decisions for their young children. In this regard, Justice LaForest stated in *B(R) v Children’s Aid Society of Metropolitan Toronto*, that “the right to nurture a child, to care for its development, and to make decisions for it in fundamental matters such as medical care, are part of the liberty interest of a parent.”¹²

The Supreme Court of Canada has held that the vital link between parent and child may only be interfered with on a case-by-case basis when “necessity” is demonstrated and there is a sufficient justification for doing so.¹³ Necessity must be demonstrated; it cannot merely be theorized.

⁸ See BMJ EBM Spotlight, “Gender affirming hormone in children and adolescents”, February 25, 2019, available at <https://blogs.bmj.com/bmjebmspotlight/2019/02/25/gender-affirming-hormone-in-children-and-adolescents-evidence-review/>.

⁹ From trans to detransitioner – what can we learn from this growing trend?, available at: <https://genderreport.ca/detransitioners-what-can-we-learn/>.

¹⁰ Anna Churcher Clarke & Anastassis Spiliadis, “‘Taking the lid off the box’: The value of extended clinical assessment for adolescents presenting with gender identity difficulties” (2019) 4(2) *Clinical Child Psychology and Psychiatry* 338–352 at p 349, available at: <https://doi.org/10.1177/1359104518825288>.

¹¹ See *CPL, Re*, 1988 CanLII 5490 (NL SC), [1988] NJ No 137 (QL) at para 77: “The right that an infant child has, which is important to this case, is a right to be cared for by its parents. This is a right which I find is a right enshrined in the Charter under section 7. The right to security of the person. This is a right which a person is not to be deprived of except in accordance with principles of fundamental justice. The right of the state or the Crown to interfere with the right of security of the person can only be exercised if it is in accordance with the principles of fundamental justice.”

¹² *B(R) v Children’s Aid Society of Metropolitan Toronto*, [1995] SCR 315 at 370, 1995 CanLII 115 (SCC).

¹³ *Ibid* at para 371.

Bill C-6 directly jeopardizes the child-parent relationship by threatening parents with up to five years in jail if they are deemed to have caused their own children to go through “conversion therapy.” If “conversion therapy” was defined in the manner that most Canadians understand the term—abusive practices, even torture, in order to rid a person of same-sex attractions—there would be compelling grounds to justify the interference with the child-parent relationship.

However, due to Bill C-6’s broad definition of “conversion therapy,” its impact on the child-parent relationship will be much more pervasive and far-reaching. Some families, for example, adhere to cultural or religious practices restricting their unmarried adolescent children from sexual behaviour. Under Bill C-6, parents upholding this practice equally to their straight and gay children could be accused of causing their gay children to undergo “conversion therapy”.¹⁴

Consider another scenario which numerous parents have faced.¹⁵ An autistic girl with learning disabilities informs her parents that she learned in school that she is actually a boy. Her parents proceed to spend time with their child, helping her to process what she is feeling. They encourage her, telling her that it is perfectly fine that she does not enjoy stereotypically “girly” things, and that she is still biologically a girl. The parents proceed to take their child to a counsellor, and eventually their daughter regains comfort in identifying as a girl. Under Bill C-6, these parents would be at risk of criminal prosecution and imprisonment for causing a child to undergo “conversion therapy,” which Bill C-6 defines to include “a practice, treatment or service designed to change a person’s...gender identity to cisgender”. The child in this situation regained comfort with her natal gender and is no longer dysphoric. Bill C-6, however, would mandate that this child, and many like her, be forced to receive counselling encouraging gender transition.

IV. Bill C-6 Attacks Freedom of Conscience and the Core Tenets of Religious Faiths

Freedom of conscience and religion, enshrined in section 2(a) of the *Charter*, protects each and every Canadian, including atheists and agnostics, from government coercion in their beliefs and personal choices.

Bill C-6—rather than expressly prohibiting coercive and abusive practices—itself coercively limits Canadians’ personal choices contrary to their *Charter*-protected freedom:

Freedom can primarily be characterized by the absence of coercion or constraint. **If a person is compelled by the state or the will of another to a course of action or inaction which he would not otherwise have chosen, he is not acting of his own volition and he cannot be said to be truly free. One of the major purposes of the *Charter* is to protect, within reason, from compulsion or restraint.** Coercion includes not only such blatant forms of compulsion as direct commands to act or

¹⁴ *Bill C-6*, proposed *Criminal Code* section 320.101 and 320.103.

¹⁵ See Affidavit of PT, sworn April 4, 2018, available at <https://www.jccf.ca/wp-content/uploads/2019/10/Filed-Affidavit-of-Parent-of-Autistic-Student-re-GSA-and-Transitioning.pdf>; Affidavit of AA, sworn January 18, 2019, available at <https://www.jccf.ca/wp-content/uploads/2019/05/Filed-Affidavit-of-Autistic-Student-re-GSA-and-Transitioning.pdf>; Affidavit of JP, sworn May 23, 2018, available at <https://www.jccf.ca/wp-content/uploads/2018/12/Filed-Affidavit-of-JP-Redacted.pdf>; Affidavit of DD, sworn July 15, 2019, available at <https://www.jccf.ca/wp-content/uploads/2019/07/Filed-Affidavit-of-parent-re-harm-of-GSA-to-autistic-child.pdf>; Affidavit of JJ, sworn June 26, 2019, available at <https://www.jccf.ca/wp-content/uploads/2019/07/Filed-Affidavit-of-autistic-student-re-fYrefly-school-presentation.pdf>; Affidavit of KK, sworn June 26, 2019, available at <https://www.jccf.ca/wp-content/uploads/2019/07/Filed-Affidavit-of-parent-re-harm-of-fYrefly-presentation-to-autistic-child.pdf>.

refrain from acting on pain of sanction, **coercion includes indirect forms of control which determine or limit alternative courses of conduct available to others.**

Freedom in a broad sense embraces both the absence of coercion and constraint, and the right to manifest beliefs and practices.¹⁶

Bill C-6 imposes one ideological view of sexuality and gender by means of the blunt and threatening instrument of the *Criminal Code*. In doing so, Bill C-6 directly attacks the central tenets of many religious communities, and therefore the very personal choices of religious Canadians concerning their sexuality and gender.

Many faith traditions believe that the only permissible expression of sexual intimacy is between a man and a woman who are married to each other. This belief is taught to young people within these religious communities, with the objective of encouraging young people to abstain from any and all sexual behaviour outside of that context, including “non-heterosexual . . . sexual behaviour.” Under Bill C-6’s definition of “conversion therapy,” such teaching would be “causing a child to undergo conversion therapy”, punishable by imprisonment for up to five years.¹⁷

Many people, religious and non-religious, also hold traditional beliefs about gender, including the view that humans are immutably either female or male. If they advocate against gender transition and encourage minors to find peace and wholeness by remaining in, or returning to, their natal gender identity, this too could be deemed to be “causing a child to undergo conversion therapy” and punished by up to five years in prison.

In this manner, Bill C-6 violates section 2(a), 2(b) and 15 *Charter* protections. If enacted as currently framed, Bill C-6 will *prima facie* conflict with the constitutional rights of Canadians.

A. Restriction of LGBTQ persons’ access to support consistent with their beliefs

LGBTQ persons are not monolithic and should not be treated as if each LGBTQ person has the same beliefs and makes the same choices.

For example, many individuals with same-sex attraction also choose to follow a religious path and abstain from same-sex behaviour.¹⁸ A law that prohibits advertising or receiving material benefit from any service to help “reduce non-heterosexual . . . sexual behaviour” may force a faith-based counselling service to actually discriminate against LGBTQ individuals who seek its service. In other words, counselling services available for heterosexual individuals would be illegal for gays and lesbians, even if they actively sought out such services. Therefore, Bill C-6 infringes the freedoms of individual LGBTQ Canadians, because it severely limits their ability to receive the support they might choose to help them reduce their unwanted sexual behaviour or to detransition back to cisgender.

All major religious faiths provide guidance as to the moral code by which individuals should lead their lives, including their sexual behaviour. If a faith community advertises a study or course that includes traditional teaching proscribing sexual activity outside of marriage, including “non-

¹⁶ *R v Big M Drug Mart Ltd*, [1985] 1 SCR 295 at para 945 Dickson J (as he then was), 1985 CanLII 69 (SCC) [emphasis added] [*Big M Drug Mart*].

¹⁷ *Bill C-6*, proposed *Criminal Code* s 320.103. See further discussion *Bill C-6’s* violation of the

¹⁸ See public submissions to Calgary City Council opposing its broadly-worded proposed bylaw banning “conversion therapy”, available at <https://pub-calgary.escrimemeetings.com/FileStream.ashx?DocumentId=130642>, Letter 5a (pp 153-154), Letter 10a (pp 164-165), Letter 23a (p 207), Letter 27a (p 222), Letter 30a (pp 230-231), Letter 36a (pp 241-272), Letter 53a (pp 342-367), Letter 54a (pp 369-370).

heterosexual . . . sexual behaviour”, this advertising would be subject to criminal prosecution for “advertising conversion therapy”. LGBTQ individuals seeking to participate in such a study or course could be deprived of the opportunity, due to the prohibition against advertising it.

Further, even if a faith community does not advertise its moral teachings, Bill C-6 requires faith communities with traditional moral beliefs to discriminate against LGBTQ persons under 18 years of age who personally seek to follow those moral beliefs, since supporting them in that goal is “conversion therapy” under Bill C-6.

V. Bill C-6 Violates the Liberty and Human Rights of LGBTQ Canadians

Good laws and good policies, by definition, cannot be vague. Expansive criminal provisions that generally prohibit the personal choices of Canadians, without serious consideration as to whether those personal choices actually cause harm, cannot be “demonstrably justified in a free and democratic society” as required by section 1 of the *Charter*.

A. An overbroad and arbitrary interference with LGBTQ persons’ personal choices

Canadians have the freedom to make their own choices concerning their sexuality and gender. Section 7 of the *Charter* protects Canadians’ right to liberty. Canadians have a “right to an irreducible sphere of personal autonomy wherein individuals may make inherently private choices free from state interference.”¹⁹ The *Charter* protects our liberty when it comes to matters that are “fundamentally or inherently personal such that, by their very nature, they implicate basic choices going to the core of what it means to enjoy individual dignity and independence.”²⁰

Individuals’ choices concerning their sexuality and gender are quintessentially and inherently private choices, going to the core of their individual dignity and independence. The *Charter* (and common sense) thus require that individuals’ choices concerning their sexuality and gender should be “free from state interference.”

The personal choices of Canadians related to their sexuality and gender cannot be neatly confined to government-defined boxes. Some Canadians, including LGBTQ Canadians, choose monogamy; other Canadians have multiple sexual partners. Some Canadians choose to limit their sexual behaviour for any number of reasons, ranging from religious convictions to relationship expectations.

Some Canadians who experience gender incongruence take active steps to transition away from their natal gender. Others actively seek to acquire peace and contentment with their natal gender. Still other Canadians choose to “detransition” back to their natal gender. Regardless of what each individual decides, the *Charter* empowers each person to decide for themselves.

The liberty of individuals can only be infringed “in accordance with the principles of fundamental justice.”²¹ A government prohibition that is arbitrary, overbroad or disproportionate does not accord with the principles of fundamental justice,²² and will be struck down by a court as an unjustifiable violation of a *Charter* right. This holds true even if a government measure has an

¹⁹ *Godbout v Longueuil (City)*, [1997] 3 SCR 844 at para 66, 1997 CanLII 335 (SCC).

²⁰ *Ibid.*

²¹ *Charter*, s 7.

²² See *Canada (Attorney General) v Bedford*, 2013 SCC 72 at paras 96-97 [*Bedford*].

arbitrary, overbroad or disproportionate effect on just one person.²³

Bill C-6 is an *overbroad* infringement of Canadians' liberty. It goes much farther than banning coercive and harmful practices that are justly condemned. Rather, under its expansive definition of "conversion therapy," Bill C-6 prohibits advertising, or receiving material benefit from, a broad range of medical, psychological and spiritual supports that individuals may choose to receive in relation to their sexuality and gender. In so doing, many Canadians will lose the freedom to be able to access the services of their choice.

Bill C-6 is also an *arbitrary* violation of Canadians' liberty. It allows medical support for individuals seeking "gender transition", but clearly and directly prohibits medical support for individuals seeking to detransition back to their natal gender ("cisgender"). There is no rational basis for this prohibition, if the state is to respect the personal choices of Canadians.

Likewise, Bill C-6 places no restrictions on opposite-sex attracted individuals receiving counselling advertisements and hiring the most suitable counsellor to help them address unwanted sexual addictions or behaviours as they themselves deem best. In contrast, Bill C-6 restricts same-sex attracted individuals from accessing information about counsellors who have experience helping address unwanted sexual addictions or behaviours. Further, even if same-sex attracted individuals are able to locate a suitable counsellor with the relevant experience by word of mouth and not advertisement, they are prevented from hiring him or her, since doing so could lead to imprisonment for the counsellor. However, if the services were not advertised and offered for free, the counselor would not be subject to criminal penalty—another example of the arbitrariness of this Bill.

These limitations on the ability of LGBTQ individuals to access services on the basis of their sexual orientation or gender identity are not only arbitrary, they are also discriminatory.

B. Restricting access to services on the basis of persons' sexual orientation and gender identity

The *Canadian Human Rights Act* prohibits discriminating against people on the basis of their sexual orientation, religion, gender identity, gender expression and other grounds.²⁴ Similarly, section 15(1) of the *Charter* guarantees "equal protection and equal benefit of the law without discrimination" based on individuals' personal characteristics. Restricting personal choices about one's sexuality and gender based on these factors is discrimination.

A law that allows opposite-sex attracted Canadians to receive advertisements, and pay for supports to reduce unwanted sexual addictions or behaviours, but bars same-sex attracted Canadians from doing the same, is indisputable discrimination on the basis of sexual orientation. Similarly, allowing medical, psychological and other therapeutic interventions to help individuals transition away from their natal gender, while prohibiting such help for individuals seeking to detransition, is likewise discriminatory.

Bill C-6 discriminates from two different angles. First, it discriminates by preventing individuals from being informed of and paying for desired services and supports. Second, it requires service providers, including religious organizations, to discriminate against individuals on the basis of their sexual orientation and gender identity.

²³ *Bedford* at para 123.

²⁴ See *Canadian Human Rights Act*, RSC 1985, c H-6, ss 3(1), 5.

A law that forces service providers to choose between violating individuals' human rights or facing imprisonment deserves to be rejected. The *Charter* prohibits government from imposing this quandary on service providers. The *Charter* likewise prohibits governments from delegating this prohibited discrimination to others, such as those providing psychological and other medical support. The government cannot escape *Charter* scrutiny by delegating discrimination to others.

Bill C-6 will effectively eliminate options and personal choices for LGBTQ Canadians. Should the government pass Bill C-6, it can expect LGBTQ Canadians to file human rights complaints against the government for causing illegal discrimination against them. Further, in the event Bill C-6 is criminally enforced, it will likely be overturned by a court as an unjustified and discriminatory violation of section 15(1) of the *Charter*.

VI. Conclusion and Recommendations

Bill C-6 is proposed ostensibly to prohibit “conversion therapy,” but it fails to target coercive and harmful practices. Rather, using an overbroad and discriminatory definition of “conversion therapy”, Bill C-6 imposes broad criminal prohibitions that violate Canadians' human rights and constitutional freedoms, including their *Charter* rights to liberty and security of the person under section 7, freedom of thought, belief, opinion and expression under section 2(b), freedom of conscience and religion under section 2(a), and the right to equality under section 15(1). These violations are not justified in a free and democratic society.

Bill C-6 should be amended to:

1. Ensure that the definition of “conversion therapy” targets sexual orientation and gender identity change efforts that cause objective harm.²⁵
2. Respect the right of adult individuals to choose the supports they desire concerning their sexual attractions and behaviour by removing from the definition of “conversion therapy” the prohibition on services to “reduce non-heterosexual attraction or sexual behaviour.”
3. Ensure that Bill C-6 does not apply to conversations between friends and family members, by restricting the definition of “conversion therapy” to “professional treatments or services”.
4. Protect the rights of children experiencing gender distress by clarifying that a treatment or service deemed to be in the best interest of a child by his or her parents and a regulated professional is not prohibited as “conversion therapy”.
5. Prevent violations of religious freedom and the ability of LGBTQ persons to receive support in accordance with their personal beliefs by exempting the teaching and practice of religious beliefs from the definition of “conversion therapy”.

Unamended, Bill C-6 places ideological and discriminatory restrictions on Canadians' access to services related to sexuality and gender and is an affront to the basic principles of the *Charter*.

²⁵ See *Criminal Code*, section 2, which defines “bodily harm” to include “any hurt or injury to a person that interferes with the health or comfort of the person and that is more than merely transient or trifling in nature”.

Appendix A

About the Justice Centre

Founded in 2010 as a voice for freedom in Canada's courtrooms, the Justice Centre for Constitutional Freedoms defends the constitutional freedoms of Canadians through litigation and education.

The Justice Centre's vision is for a Canada where:

- each and every Canadian is treated equally by governments and by the courts, regardless of race, ancestry, ethnicity, age, gender, beliefs, or other personal characteristics;
- all Canadians are free to express peacefully their thoughts, opinions and beliefs without fear of persecution or oppression;
- every person has the knowledge and the perseverance to control his or her own destiny as a free and responsible member of our society;
- every Canadian has the understanding and determination to recognize, protect and preserve their human rights and constitutional freedoms; and
- people can enjoy individual freedom as responsible members of a free society.

About the Authors

Lisa Bilty – Lisa Bilty graduated from Western Law school in 1993, and was called to the Ontario bar in 1995. She practiced for a number of years with a small litigation firm, where she did considerable trial work (including jury), primarily in the areas of family and personal injury law. Lisa then stepped back from active practice for a number of years to raise and homeschool her two sons, maintaining a connection to the law through contract work. She joined the Justice Centre in 2019 and also maintains a private litigation practice in London, Ontario, known as Libertas Law.

Marty Moore – Marty Moore has served as a staff lawyer with the Justice Centre for the past five years. He has defended the Canadians' constitutional freedoms before courts and tribunals across Canada from British Columbia to Newfoundland and Labrador. Marty was called to the bar in California in 2011. He then practiced law in the Chicago area, where he litigated before both the trial and appellate courts. In 2013, Marty returned to Canada and attended the University of Saskatchewan College of Law, obtaining his Canadian legal equivalency. Marty completed his articles with the Justice Centre and was called to the bar in Alberta in 2015.

Jocelyn Gerke – Jocelyn Gerke articulated with the Justice Centre and was called to the Alberta Bar in 2020. After receiving her Juris Doctor from the University of Calgary in June 2019, she volunteered as a summer legal intern with an international anti-slavery NGO. She also holds a Master of Public Policy and a Bachelor of Commerce with a minor in Political Science from the University of Calgary. Jocelyn is passionate about defending individual rights and being a voice for those who struggle to be heard.

Appendix B

Political interference with medical and scientific debate limits healthcare options

The most beneficial and appropriate treatments, therapies and services for addressing gender dysphoria are a subject of ongoing and continued medical and scientific debate. Some will point to studies that have found high desistance rates in youth who experienced gender dysphoria, meaning the vast majority, roughly 80% of youth, regained or acquired comfort with their natal gender by the time they reach adulthood.²⁶ Others will argue the acknowledged fact that socially transitioning children significantly increases the persistence rates of a continued transgender identity.²⁷ Among researchers and clinicians, as well as activists, there is continuing, even heated, debate.²⁸

It is wrong to assume that there is a medical consensus on this issue, and no government should seek to impose one, thereby ending vitally necessary debate and undermining efforts at objective research. What Bill C-6 seeks to expressly permit (gender transition of children), the United Kingdom is currently seeking to prohibit.²⁹

In a free and democratic society, medical and scientific debates should not be settled by political dictates and the coercive force of law. Rather, uncensored scientific inquiry and debate, and also continued medical research, are critical to medical and scientific progress, particularly in the developing, though controversial,³⁰ field of treating children with gender dysphoria.

Legal and political interference should not censor medical debate and scientific inquiry, which is what Bill C-6 does on a practical level, by criminalizing medical and therapeutic approaches which some deem “wrong”. Likewise, government should not interfere with the personal choices of

²⁶ Kelley D Drummond, Susan J Bradley, Michele Peterson-Badali, & Kenneth Zucker, “A Follow-Up Study of Girls With Gender Identity Disorder” (2008) 44:1 *Developmental Psychology* 34-45 available at: <https://doi.org/10.1037/0012-1649.44.1.34>; Devita Singh, “A follow-up study of boys with gender identity disorder” (Doctor of Philosophy, University of Toronto, 2012) [Unpublished doctoral dissertation] available at <https://images.nymag.com/images/2/daily/2016/01/SINGH-DISSERTATION.pdf>; Thomas D. Steensma, Jenifer K. McGuire, Baudewijntje P. C. Kreukels, Anneke J. Beekman, & Peggy T. Cohen-Kettenis, “Factors associated with desistance and persistence of childhood gender dysphoria: A quantitative follow-up study” (2013) 52(6) *Journal of the American Academy of Child and Adolescent Psychiatry* 582–590 available at: <https://doi.org/10.1016/j.jaac.2013.03.016>; Jiska Ristori & Thomas D. Steensma, “Gender dysphoria in childhood” (2016) 28:1 *International Review of Psychiatry*, 13-20 available at: <https://doi.org/10.3109/09540261.2015.1115754>.

²⁷ See e.g. Julia Temple Newhook et. al “A critical commentary on follow-up studies and “desistance” theories about transgender and gender non-conforming children” (2018) *International Journal of Transgenderism* 19(2) available at: <https://doi.org/10.1080/15532739.2018.1456390>.

²⁸ See Kenneth J. Zucker, “The myth of persistence: Response to “A critical commentary on follow-up studies and ‘desistance’ theories about transgender and gender nonconforming children” by Temple Newhook et al. (2018), 19:2 *International Journal of Transgenderism* 231-245 available at <https://doi.org/10.1080/15532739.2018.1468293>.

²⁹ See *Daily Mail* article, “Under-18s will be blocked from having gender reassignment surgery in proposals to be published this summer” April 22, 2020 available at <https://www.dailymail.co.uk/news/article-8247599/Under-18s-blocked-having-gender-reassignment-surgery.html>: “Under-18s will be banned from having gender reassignment surgery, equalities minister Liz Truss said yesterday. While children are developing their decision-making capabilities, they should not be able to make irreversible choices, she said.”

³⁰ See e.g. *The Chronicle of Higher Education* article, “Journal Issues Revised Version of Controversial Paper That Questioned Why Some Teens Identify as Transgender” March 19, 2019 available at <https://www.chronicle.com/article/journal-issues-revised-version-of-controversial-paper-that-questioned-why-some-teens-identify-as-transgender/>.

Canadians, and the ability of regulated health professionals to establish and assess the best course of treatment and what is in the best interests of a specific child.

When a government limits options for individuals experiencing personal and complex issues, and embeds ideological assumptions within legislation, this limits Canadians' freedoms in an unconstitutional manner.

Political interference in medical and scientific advancement, whether by ill-crafted legislation or activists, is destructive to having options available and allowing the medical and scientific community to complete much-needed research. A recent Canadian example is when in 2015 Dr. Kenneth Zucker, a world-renowned expert in the treatment of gender dysphoria, was accused of practicing "conversion therapy" and fired from his position as head of the Family Gender Identity Clinic of the Centre for Addiction and Mental Health (CAMH) in Toronto.³¹ Dr. Zucker had held his position for more than 30 years before being fired. Over 500 clinicians and researchers signed a petition in Dr. Zucker's defence.³² He was eventually vindicated,³³ but this incident resulted in the permanent closure of the gender identity clinic he led, which had provided treatment to many gender dysphoric children and youth and had produced leading research in the field.

Speaking to the availability of treatment options for gender dysphoric children and youth and the impact of politicizing the issue, Dr. Zucker's assessment following his experience deserves consideration:

In Dr. Zucker's view, it sparked a fear that the field of gender dysphoria – where he says there remains many urgent and unanswered clinical and theoretical questions – has been "poisoned by politics."

"I think that conflation with politics has made it very difficult for many people in the field to say what they really think," he said. "And I think that's really sad, that in a field where there are so many important issues to discuss and work on, that really bright people feel intimidated."³⁴

Bill C-6 further politicizes the treating of children and adolescents with gender dysphoria by its overbroad definition of "conversation therapy" and its ideological imposition of a one-size-fits-all treatment option for children and youth.

Bill C-6's attempt to criminalize a broad range of practices, treatments and services as "conversion therapy" could cause a serious chilling effect throughout the health professions, resulting in a further lack of access to care for issues related to individuals' sexuality or gender. Children experiencing gender dysphoria will be particularly victimized, as Bill C-6 would see politicians who lack relevant qualifications and expertise usurp determinations rightly left to science, experienced medical experts, and caring parents.

³¹ See *Globe and Mail* article, "Doctor fired from gender identity clinic says he feels 'vindicated' after CAMH apology, settlement" October 7, 2018 available at: <https://www.theglobeandmail.com/canada/toronto/article-doctor-fired-from-gender-identity-clinic-says-he-feels-vindicated/> [*Globe* article].

³² See *Globe* article.

³³ *CBC News* article, "CAMH reaches settlement with former head of gender identity clinic" October 7, 2018 available at: <https://www.cbc.ca/news/canada/toronto/camh-settlement-former-head-gender-identity-clinic-1.4854015>.

³⁴ See *Globe* article.

Brief on Bill C-6 An Act to Amend the Criminal Code (Conversion Therapy)

July 8, 2021

Canadian Gender Report is a non-sectarian organization of parents and professionals concerned about the medical treatment of gender distressed children and adolescents.

Your teenage daughter is depressed and struggling. She has a history of mental health problems and you suspect that she may be on the autism spectrum but have not been able to arrange a screening. Your daughter asks you to take her to another clinic she learned about on the internet. At the second appointment, the doctor wants to prescribe medication. The consent form reads in part, “The full medical effects and safety are not fully known, and some potential risks are serious and possibly fatal.” The risks include increased risk of sleep apnea, heart attack, stroke, liver inflammation, diabetes, cardiovascular disease, and high blood pressure.¹

The consent form does not say this, but you have found out that if after a few years of this treatment she will probably need a hysterectomy and will be dependent on medication for the rest of her life.

“That sounds too risky,” you say. “Can’t we just try a few months of psychotherapy and see if that helps?”

“No,” the doctor says. “If I prescribed psychotherapy instead of this medication, I could be charged with a criminal offence and face five years in prison.”

This scenario may sound far-fetched, but it describes the reality that parents are facing in gender clinics across Canada. The possibility of a five year prison term will become a reality if Bill C-6 is adopted in its present form.

Including “gender identity” in the definition of conversion therapy in Bill C-6 will have serious consequences for children and youth who feel an incongruence between their gender identity and their bodies.

The effect of the Bill will be to enforce, through criminal law, the “affirming model of care” which is currently being followed in Canadian gender clinics.

Affirmation is a new and poorly understood approach to children and adolescents experiencing gender related distress. The “affirming care” approach dictates that medical interventions such as puberty blockers, cross-sex hormones and irreversible surgeries be provided to youth based on their self-directed gender “goals”.

The previously established clinical protocol of watchful waiting provided a supportive approach whereby children can be gently questioned about why they have started to identify as a different gender. It allowed parents, clinicians, and others to develop a complete picture of the child’s needs and keep all options open to help the child resolve feelings of gender dysphoria without pushing them towards irreversible medical

¹ Trans Care BC, *Testosterone Consent* (BC Provincial Health Services Authority) , online:
<<http://www.phsa.ca/transcarebc/Documents/HealthProf/pctoolkit-testosterone-consent.pdf>>.

interventions. This more cautious model of care has been phased out in favour of “affirmation” at Canadian gender clinics despite no evidence of improved health outcomes.²

The affirming model of care is risky because it does not allow a healthcare professional to explore how underlying factors may be contributing to a young person’s newly adopted gender identity and feelings of gender dysphoria. Issues such as childhood trauma, psychiatric symptoms such as cutting or self-harm behaviours, autism or ADHD, feelings of shame due to same-sex attraction and many other issues a young person may be struggling with are often entangled with symptoms of gender dysphoria.

An “affirming” approach to care hides these other issues and does not allow for the possibility that other factors may be the cause of a young person’s new-found gender identity and be driving the need to medically transition as a psychological coping mechanism.

Medical transition under the affirmation approach is experimental treatment. It uses drugs which have not been adequately studied for use in children and which can have serious long term side effects.

The distinction between the previous, cautious model of care and the new “affirmation” model is that children could be supported in their gender exploration without the need for all adults to agree and “affirm” that the child actually “is” the opposite sex or a gender of their choice and provide them with whatever medical means they desire to transform their bodies to match their gender identity.

The previous model of care recognized that there are many factors that can lead to the development of distress over an individual’s gender, and equally, that there are just as many routes out of such distress. The affirmation approach has been pushed forward along with the trans civil rights movement, and an “affirmation or conversion” binary is developing whereby any form of ethical psychotherapy that can ameliorate feelings of gender distress is being classified as conversion therapy.³

In fact, **a Canadian research team associated with TransYouthCan determined that 8.8% of Canadian youth being seen at gender clinics had participated in conversion therapy and a further 9.7% of parents had considered “having their youth participate”.**⁴ This means that hundreds of Canadian families are subjecting their children to “conversion therapy” – likely without understanding that any form of supportive therapy is now considered conversion therapy by the professional associations that are directing the approach to treating gender questioning youth in Canada. Canadian Gender Report contacted 2 members of this research team to request how they had defined “conversion therapy” for the purposes of this research but did not receive a response.

This is illustrative of a growing divide among healthcare professionals. Many clinicians have started to challenge the claims of “affirmation” advocates. They are pointing out that the availability of a broad range of non-coercive, ethical psychotherapies for individuals with gender-related distress is essential to meaningful informed consent, which requires consideration of the full range of treatment options, from highly invasive to non-invasive. Given the potential of agenda-free psychotherapy to ameliorate gender dysphoria non-invasively

² James Cantor, “Transgender and Gender Diverse Children and Adolescents: Fact-Checking of AAP Policy” (2019) *Journal of Sex & Marital Therapy* 1–7.

³ Roberto D’Angelo et al, “One Size Does Not Fit All: In Support of Psychotherapy for Gender Dysphoria” (2020) *Arch Sex Behav*, online: <<https://doi.org/10.1007/s10508-020-01844-2>>.

⁴ Arati Mokashi, MD, FRCPC, Margaret L Lawson, MD, Sandra Gotovac, PhD, Greta R Bauer, PhD, SUN-LB14 Trans and Non-Binary Youth Accessing Gender Affirming Medical Care in Canada: New Research From the Trans Youth CAN!, *Journal of the Endocrine Society*, Volume 4, Issue Supplement_1, April-May 2020, SUN-LB14, <https://doi.org/10.1210/jendso/bvaa046.2153>

among young people with GD, withholding this type of intervention, while promoting “affirmation” approaches that pave the way to medical transition, is ethically questionable.⁵

What Does the Bill Mean?

To understand the possible impact of the Bill on therapy, it is helpful to consider some examples of cases which have occurred in Canada:

- A 13 year old girl is sexually assaulted and soon after, begins to identify as a boy.
- A 15 year old girl who is often the victim of bullying and harassment at school and feels shame and confusion because she is same sex attracted, begins to identify as a boy.
- A 12 year old pre-pubescent boy is a late-developer and experiences social isolation and anxiety. After a school presentation on being transgender he becomes convinced that he is a “demi-girl.”
- A 14 year old girl with un-diagnosed autism decides that she is non-binary and demands a prescription for testosterone and a double-mastectomy.
- A 16 year old girl with an eating disorder and dependence on social media for validation finds that taking “T”, the street name for testosterone, gives her a feeling of control over her body and helps the fat melt away.

How would the bill affect the way therapists would respond to each case?

There are two ways of looking at this question. The first is to ask what a criminal court would decide if a therapist who recommended against medical transition were charged with practicing conversion therapy on a minor.

The answer here is that we do not know and are unlikely to find out. The language of the bill, both in its definitions and exemptions, is vague and uses language and concepts that have not been examined by the courts. It is highly unlikely that any licensed therapist will be charged with conversion therapy for gender identity.

The second and more important question is how will therapists interpret the law in their day to day practice to avoid being charged in the first place? Even an unsuccessful criminal charge could ruin a professional through legal costs, lost income, and damage to reputation. Therapists will therefore try to avoid even the remote possibility of a charge by keeping well within the law.

Dr. Ken Zucker⁶ and Dr. James Cantor⁷ are clinical psychologists and researchers with extensive experience working with gender dysphoria. They both told the Justice Committee that while the bill allows therapists to conduct “exploration” of gender identity it does not provide any meaningful guidance as to what kinds of exploration would be permissible.

⁵ Anna Churcher Clarke & Anastassis Spiliadis, “‘Taking the lid off the box’: The value of extended clinical assessment for adolescents presenting with gender identity difficulties” (2019) 24:2 Clin Child Psychol Psychiatry 338–352.

⁶ *Evidence of Kenneth Zucker* (2020) , online: <<https://www.ourcommons.ca/DocumentViewer/en/43-2/JUST/meeting-13/evidence#T1235>>.

⁷ *Evidence of James Cantor* (2020) , online: <<https://www.ourcommons.ca/DocumentViewer/en/43-2/JUST/meeting-13/evidence#T1240>>.

Dr. Cantor has also published a more detailed critique of the bill in his blog. He argues that there is no such thing as conversion therapy for gender identity in children and adolescents. The existing evidence all relates to sexual orientation in adults.⁸

He fears that the language which is intended to allow for exploration provides only ambiguous protection. The result will be a “chill effect” among licensed therapists who will fear that anything other than immediate affirmation of a patient’s declared gender identity will be regarded as conversion therapy.

This “chill effect” already exists because of provincial legislation and professional and clinical policies. Canadian gender clinics are prepared to approve puberty blockers and cross sex hormones for young and younger patients after only one or two appointments. Meanwhile parents struggle to get autism assessments and other mental health support.⁹

The exemption in Section 320.101 for “exploration and development of an integrated personal identity without favouring any particular sexual orientation, gender identity or gender expression” only adds further uncertainty. Integrated personal identity is a recognized concept in psychology but it is a complex one with differing schools of thought. Professional therapists should not have to face uncertainty as to how judges who are not trained in psychology will interpret complex professional literature.

There is also a contradiction between the reference to not favouring a particular gender identity and the main part of the definition, which explicitly disfavours cis-gender identity. The only safe direction of exploration for therapists will be towards medical transition.

Changing International Consensus on Gender Re-assignment

The Bell v. Tavistock Decision

The same day that the Justice Committee began its hearing on Bill C-6, the High Court in the United Kingdom delivered a judgment which will have major implications for treatment of gender dysphoria in minors in that country.¹⁰

One of the applicants in the case was Keira Bell, a young woman who was a patient at the Tavistock Clinic, which is the main child and adolescent gender clinic in the U.K.. She received puberty blockers and cross sex hormones as a teen and a double mastectomy as a young adult. In her twenties, she resumed her female identity and brought the legal action in which she alleged that the doctors at Tavistock had not properly diagnosed and treated her mental health problems.¹¹

The legal issue was whether minors had the capacity to give informed consent to the administration of puberty blockers. The court found that children under the age of 16 not capable of consenting to puberty blockers and court authorization was required for treatment. Even in the case of teens 16 and over, where there was a legal presumption of capacity to consent, there were cases where it would be prudent to seek court authorization.

⁸ James Cantor, “Bill C-6”, (13 October 2020), online: *Sexology Today* <<http://www.sexologytoday.org/2020/10/bill-c-6.html>>.

⁹ “Gender Dysphoria and Autism: A Parent Speaks Out”, (3 September 2020), online: *Canadian Gender Report* <<https://genderreport.ca/gender-dysphoria-and-autism/>>.

¹⁰ *R (on the application of) QuinCY Bell and A -v- Tavistock and Portman NHS Trust and others*, [2020] EWHC 3274, online: <<https://www.judiciary.uk/judgments/r-on-the-application-of-quinCY-bell-and-a-v-tavistock-and-portman-nhs-trust-and-others/>> (The applicant is named QuinCY in the court documents because she had not changed her legal name back to Keira.).

¹¹ Keira Bell, “My Story”, (7 April 2021), online: *Persuasion* <<https://www.persuasion.community/p/keira-bell-my-story>>.

The case is currently under appeal and the legal issues may not be directly applicable under Canadian law. However, the findings of fact, which were made after receiving extensive evidence from international experts, are highly relevant.

1. Puberty blockers are an experimental treatment.

There is very little scientific evidence to support the claims made by affirming clinicians that puberty blockers are safe and effective. The studies that do exist have small sample groups, short follow up periods and no control groups.

The claim that puberty suppression leads to improved psychological functioning is based on a single Dutch study of a sample group of only 70, a short follow up period.¹² A follow up study of 44 patients by the Tavistock Clinic in England, did not show that puberty blockers led to any improvement in psychological function.¹³ Neither study had a control group so it is possible that there would have been a similar improvement with psychological support without medical transition.

Carl Heneghan, a professor of evidence-based medicine, reviewed the clinical evidence in support of “gender affirming” hormone treatment for children and concluded, “The current evidence base does not support informed decision making and safe practice in children.”¹⁴

Evidence reviews by the National Institute for Health and Care Excellence in the United Kingdom also found that the evidence in support of the use of puberty blockers and cross-sex hormones in young people is very weak.¹⁵

James Cantor reviewed the evidence in support of the American Academy of Pediatrics policy statement on transgender children and concluded, “Not only did AAP fail to provide extraordinary evidence, it failed to provide the evidence at all. Indeed, AAP’s recommendations are despite the existing evidence.”¹⁶

Most Canadian gender clinics still rely on the World Professional Association of Transgender Health Standards of Care.¹⁷ This document does not meet international standards for a reliable clinical guideline and has not been accepted as reliable by any guideline review organization.¹⁸

¹² Annelou L C de Vries et al, “Puberty Suppression in Adolescents With Gender Identity Disorder: A Prospective Follow-Up Study” (2011) 8:8 *The Journal of Sexual Medicine* 2276–2283.

¹³ Polly Carmichael et al, “Short-term outcomes of pubertal suppression in a selected cohort of 12 to 15 year old young people with persistent gender dysphoria in the UK” (2021) 16:2 *PLOS ONE* e0243894; Michael Biggs, “Tavistock’s Experimentation with Puberty Blockers: Scrutinizing the Evidence”, online: <<https://www.transgendertrend.com/tavistock-experiment-puberty-blockers/>>.

¹⁴ Carl Heneghan & Tom Jefferson, “Gender-affirming hormone in children and adolescents”, (25 February 2019), online: *BMJ EBM Spotlight* <<https://blogs.bmj.com/bmjebmspotlight/2019/02/25/gender-affirming-hormone-in-children-and-adolescents-evidence-review/>>.

¹⁵ *Evidence review: Gonadotrophin releasing hormone analogues for children and adolescents with gender dysphoria* (National Institute for Health and Care Excellence, 2020) , online: <<https://t.co/tLyPFblrMD?amp=1>>; *Evidence review: Gender-affirming hormones for children and adolescents with gender dysphoria* (National Institute for Health and Care Excellence, 2020) , online: <<https://t.co/E0rwGKkrwN?amp=1>>.

¹⁶ James Cantor, “American Academy of Pediatrics policy and trans- kids: Fact-checking”, (2018), online: <<http://www.sexologytoday.org/2018/10/american-academy-of-pediatrics-policy.html>>; Cantor, *supra* note 2.

¹⁷ *Standards of Care for the Health of Transsexual, Transgender, and Gender Nonconforming People*, 7th ed (World Professional Association for Transgender Health (WPATH, 2012), online: <<https://www.wpath.org/publications/soc>>.

Media reports regularly overstate the strength of the science supporting the affirming model. In 2019 the American Journal of Psychiatry published a study based on Swedish data which found that hormonal and surgical treatment for gender dysphoria resulted in a statistically significant reduction in usage of mental health services.¹⁹ These conclusions were widely quoted in the popular press. However, in response to several critical comments, the editors had the data re-analyzed and published a correction which withdrew the main conclusion.²⁰ This correction, which is virtually a retraction, has not received anything like the level of publicity of the original flawed findings.²¹

2. *There is evidence that almost all children treated with puberty blockers will go on to take cross-sex hormones which in turn will lead to surgery.*

Clinicians who follow the affirming approach argue that puberty blockers act as a “pause button” which will allow children time to reflect on their gender without being disturbed by the physical changes of puberty.

In the *Bell* case the evidence showed that they were more like a start switch for the process of medical transition. Prior studies of the “watchful waiting” approach have found that between 65 and 95 percent of children with gender dysphoria will desist and accept their biological sex once they reach puberty.²²

At the Tavistock clinic, nearly 100 percent of the children who received puberty blockers went to on cross sex hormones followed, in most cases, by surgery after the age of majority.²³

There are two possible explanations for this phenomenon. One is that the doctors at Tavistock were able to predict which children would desist and which would transition with almost 100 per accuracy. The other is that puberty blockers themselves act to prevent resolution of gender dysphoria. The growing teen remains in a

¹⁸ LisaMacRichards, “Bias, not evidence dominates WPATH transgender standard of care”, (10 January 2019), online: *Canadian Gender Report* <<https://genderreport.ca/bias-not-evidence-dominate-transgender-standard-of-care/>>.

¹⁹ Richard Bränström & John E Pachankis, “Reduction in Mental Health Treatment Utilization Among Transgender Individuals After Gender-Affirming Surgeries: A Total Population Study” (2020) 177:8 AJP 727–734.

²⁰ Richard Bränström & John E Pachankis, “Toward Rigorous Methodologies for Strengthening Causal Inference in the Association Between Gender-Affirming Care and Transgender Individuals’ Mental Health: Response to Letters” (2020) 177:8 AJP 769–772.

²¹ “Correction of a Key Study: No Evidence of ‘Gender-Affirming’ Surgeries Improving Mental Health”, (30 August 2020), online: *Society for Evidence Based Gender Medicine* <https://segm.org/ajp_correction_2020>.

²² James Cantor, “Do trans- kids stay trans- when they grow up?”, (1 November 2016), online: *Sexology Today* <http://www.sexologytoday.org/2016/01/do-trans-kids-stay-trans-when-they-grow_99.html>; Thomas D Steensma & Peggy T Cohen-Kettenis, “A critical commentary on ‘A critical commentary on follow-up studies and “desistence” theories about transgender and gender non-conforming children’” (2018) 19:2 International Journal of Transgenderism 225–230; Kenneth J Zucker, “The myth of persistence: Response to ‘A critical commentary on follow-up studies and “desistance” theories about transgender and gender non-conforming children’ by Temple Newhook et al. (2018)” (2018) 19:2 International Journal of Transgenderism 231–245.

²³ Polly Carmichael et al, *Gender Dysphoria in Younger Children: Support and Care in an Evolving Context* (Amsterdam, 2016), online: <<http://wpath2016.conferencespot.org/62620-wpathv2-1.3138789/t001-1.3140111/f009a-1.3140266/0706-000523-1.3140268>>; Michael Biggs, “The astonishing admission in the Health Research Authority report: The purpose of puberty blockers is to commit children to permanent physical transition”, (17 October 2019), online: *Transgender Trend* <<https://www.transgendertrend.com/health-research-authority-puberty-blockers-commit-children-permanent-physical-transition/>>.

child's body while his or her peers become young adults. The changes to brain and body triggered by the normal flow of hormones which might otherwise help the child resolve his distress and accept his or her sex, do not take place.

4. *There is no evidence to support the claim that puberty blockers are safe and reversible.*

The claim that puberty blockers are safe and reversible is based mainly on their use to treat precocious puberty. In these cases, the drugs are stopped when the child reaches the normal age of puberty and puberty will proceed. However, this evidence is not necessarily applicable to interfering with the normal window for puberty. Puberty is a critical period for physical, mental, and social development. Very little is known about the effects of blocking the flow of hormones during this period.

Studies have found that puberty blockers slow or stop increase in bone density, which can lead to increased risk of fractures and osteoporosis,²⁴ and may lead to a decrease in cognitive development.²⁵

When puberty blockers are used to treat precocious puberty, they do not result in sterility. However, it is not clear that this is also the case when puberty is blocked during the normal window for puberty. Almost all children treated with puberty blockers for gender dysphoria go on to take cross sex hormones and this combination almost always causes sterility.²⁶

The court in *Bell* found that although the physical changes of puberty might resume after puberty blockers were stopped, “the child or young person will have missed a period, however long, of normal biological, psychological and social experience through adolescence; and that missed development and experience, during adolescence, can never truly be recovered or ‘reversed’.”

5. *Children, and even adolescents, lack the capacity to consent to radical, experimental, and irreversible treatments.*

Children do not have the capacity to consent to life altering treatments. The human brain continues to develop until around age 25, and the part that controls risk assessment and long-term decision making is the last to develop.²⁷

The court in the *Bell* case found that a child or teen did not have the mental capacity or experience to consent to treatments of a life altering nature. Treatment with puberty blockers was experimental and there was little clarity as to the purpose of the treatment. Children under 16 could not be expected to understand how the loss

²⁴ Michael Biggs, “Revisiting the effect of GnRH analogue treatment on bone mineral density in young adolescents with gender dysphoria” (2021) *Journal of Pediatric Endocrinology and Metabolism*, online: <<https://www.degruyter.com/document/doi/10.1515/jpem-2021-0180/html>>; Sebastian E E Schagen et al, “Bone Development in Transgender Adolescents Treated With GnRH Analogues and Subsequent Gender-Affirming Hormones” (2020) 105:12 *J Clin Endocrinol Metab*; Mariska C Vlot et al, “Effect of pubertal suppression and cross-sex hormone therapy on bone turnover markers and bone mineral apparent density (BMAD) in transgender adolescents” (2017) 95 *Bone* 11–19.

²⁵ Maiko A Schneider et al, “Brain Maturation, Cognition and Voice Pattern in a Gender Dysphoria Case under Pubertal Suppression” (2017) 11 *Front Hum Neurosci*, online: <<https://www.frontiersin.org/articles/10.3389/fnhum.2017.00528/full>>.

²⁶ Brie Jontry, “Does prepubertal medical transition impact adult sexual function?”, (7 September 2018), online: *4thWaveNow* <<https://4thwavenow.com/2018/07/08/does-prepubertal-medical-transition-impact-adult-sexual-function/>>.

²⁷ *The development of cognitive and emotional maturity in adolescents and its relevance in judicial contexts: Literature Review*, by Suzanne O’Rourke et al (2020), online: <<https://www.scottishsentencingcouncil.org.uk/media/2044/20200219-ssc-cognitive-maturity-literature-review.pdf>>.

of the ability to have biological children might affect their adult life or what it would mean to lose normal sexual response.

In Canada, the law of informed consent to medical treatment is a provincial responsibility but it is relevant to Bill C-6 because of the way in which the bill disrupts the process of obtaining consent. One of the key requirements of informed consent is that patients must be informed of any alternative treatments and their risks and benefits. The ambiguous wording of the definition of conversion therapy will discourage therapists from discussing alternatives to medical transition.

In Canada, a 14-year-old can consent to hormone therapy which will result in sterility and long term health risks. A 17-year-old can consent to surgery to remove her breasts. However, under Bill C-6 they would not be able to consent to talk therapy that that may help them gain a deeper understanding of their discomfort with themselves and the factors that have contributed to their distress and resolve these issues without the need for invasive medical interventions.

Other International Developments

The United Kingdom

The court decision reflects concern over practices at gender identity clinics for minors in the United Kingdom which has been growing over a period of years.

In September 2020, that National Health Service commissioned an independent review of gender identity services for children and young people, including issues relating to puberty blockers and cross-sex hormones.²⁸

The NHS also revised its web page on gender dysphoria so that it no longer assures parents that puberty blockers (GnRH analogues) are “fully reversible” and advises instead that many risks are unknown.²⁹ By contrast, information promoted to the public in Canada such as the Trans Care BC website states that, “There are no known irreversible effects of puberty blockers...”³⁰

Finland

Finland has recently issued new clinical guidelines for the treatment of gender dysphoria in minors. Hormone therapy is permitted only after a thorough psychological assessment determines that the gender dysphoria is severe and permanent in nature.³¹

Sweden

In Sweden, a major hospital recently announced that it would be discontinuing hormone therapy for gender dysphoria on minors under the age of 16 and offer it to those under 18 only on a restricted basis.³² The

²⁸ “NHS England » NHS announces independent review into gender identity services for children and young people”, online: <<https://www.england.nhs.uk/2020/09/nhs-announces-independent-review-into-gender-identity-services-for-children-and-young-people/>>.

²⁹ James Kirkup, “The NHS has quietly changed its trans guidance to reflect reality” *The Spectator* (4 June 2020), online: <<https://www.spectator.co.uk/article/the-nhs-has-quietly-changed-its-trans-guidance-to-reflect-reality>>.

³⁰ Trans Care BC, “Puberty Blockers for Youth”, online: *Trans Care BC* <<http://www.phsa.ca/transcarebc/child-youth/affirmation-transition/medical-affirmation-transition/puberty-blockers-for-youth>>.

³¹ “Finland Issues Strict Guidelines for Treating Gender Dysphoria”, (11 May 2020), online: *Canadian Gender Report* <<https://genderreport.ca/finland-strict-guidelines-for-treating-gender-dysphoria/>>.

³² “Sweden’s Karolinska Ends the Use of Puberty Blockers for < 16: New policy statement from the Karolinska Hospital”, (5 May 2021), online: *Society for Evidence Based Gender Medicine* <https://segm.org/Sweden_ends_use_of_Dutch_protocol>.

government has dropped plans to reduce the minimum age for surgery from 18 to 15 and commissioned three government agencies to review the diagnosis and treatment of gender dysphoria.³³

Changing Gender Identity – Desistance, Detransition and Regret

One of the premises of the affirming model of care is that gender identity is innate and cannot be changed through therapy.

The myth of innate and unchangeable gender identity is exploded by the testimonies of detransitioners and desisters. People who experience gender dysphoria as children and grow out of it are the silent majority in the debate on gender identity. They simply get on with their lives and have no further reason to worry about gender issues. The minority who transition become the transgender activists. At least one desister did tell her story to the Justice Committee. She worries that this Bill will deny children the kind of supportive therapy that helped her.³⁴

Transgender activists claim that regret and detransition are extremely rare. The truth is we do not know much about this. Studies which find very low rates of regret also have very high rates of loss to follow up. This may reflect the fact that people who regret their decision to transition will often resent and avoid the clinicians who supported that decision.³⁵

The combination of large increases in referrals to gender clinics and the elimination of mental health assessments makes a large increase in detransition and regret almost inevitable. Detransitioners are now beginning to organize and speak out. The newly formed Detrans Canada submitted a brief to the Justice Committee which explains their concern that the Bill will prevent detransitioners from receiving the mental health support they need.³⁶

Autism and Other Mental Health Issues

Individuals experiencing gender dysphoria are more likely to be on the autistic spectrum or have other psychiatric issues such as ADHD, bipolar disorder and depression compared with the general population.³⁷ Autism is a developmental disability which creates difficulties with communication and social interaction. Children on the autism spectrum think differently from other children of their sex. Autistic girls struggle socially during puberty. It is easy for them to fall into the trap of thinking that gender transition is the solution.³⁸

³³ “The Swedish U-Turn on Gender Transitioning for Children”, (11 December 2020), online: *Canadian Gender Report* <<https://genderreport.ca/the-swedish-u-turn-on-gender-transitioning/>>.

³⁴ Erin Brewer, *Submission to the Standing Committee on Justice and Human Rights Respecting Bill C-6 An Act to Amend the Criminal Code (Conversion Therapy)* (2020), online: <<https://www.ourcommons.ca/Content/Committee/432/JUST/Brief/BR10961884/br-external/BrewerErin-e.pdf>>.

³⁵ Robert Withers, “Transgender medicalization and the attempt to evade psychological distress” (2020) 65:5 *Journal of Analytical Psychology* 865–889.

³⁶ Detrans Canada, *Brief to the House of Commons Standing Committee on Justice and Human Rights Regarding Bill C-6* (2020), online: <<https://www.ourcommons.ca/Content/Committee/432/JUST/Brief/BR11002561/br-external/DetransCanada-e.pdf>>.

³⁷ Varun Warriar et al, “Elevated rates of autism, other neurodevelopmental and psychiatric diagnoses, and autistic traits in transgender and gender-diverse individuals” (2020) 11:1 *Nature Communications* 1–12.

³⁸ Sian Griffiths, “Autistic girls seeking answers ‘are seizing on sex change’”, *The Sunday Times* (1 September 2021), online: <<https://www.thetimes.co.uk/article/autistic-girls-seeking-answers-are-seizing-on-sex-change-3r82850gw>>; Elizabeth Hawker, “Autism, Puberty, and Gender Dysphoria”, (31 March 2020), online:

In Canada, it seems that a prescription for cross sex hormones can be obtained very quickly but there are long waiting lists for autism assessments.³⁹ Some clinicians are working on best practices for treating co-occurring gender dysphoria and autism. The current consensus appears to be that transition may be appropriate in some cases, but an extended assessment period is required.⁴⁰

While Canadian research has proven a specificity link between autism and gender dysphoria along with a recommendation for autism screening, no Canadian gender clinics conduct autism screening as a precautionary principle.⁴¹

Bill C-6 will shift the forum for resolving the issues of the complex interaction of gender dysphoria and autism from medical journals and clinics to the criminal courts. Many young women risk ending up sterile and missing their breasts because clinicians were under legal and professional pressure to approve gender transition without doing a proper mental health assessment.

It is also unlikely, given the highly politicized nature of the “affirmation” approach itself, that any mental health assessments will be re-introduced. Canadian gender clinics have been phasing out mental health assessments as they are deemed “stigmatizing” and “pathologizing” according to the Canadian arm of WPATH (CPATH) which leads the world in advocating for a consent based approach to care, regardless of age, and has actively advocated for the elimination of “gender conversion practices” through legislation: the wording of the definition of conversion therapy found in Bill C-6 can be found on page 4 of this CPATH briefing to the Standing Committee on Health.⁴²

Conversion Therapy and Suicide Risk

“Would you rather have a live daughter or a dead son?” is a line from a British mini-series on childhood transition. The fear that a child or teen will commit suicide is often used to frighten parents and clinicians into approving medical transition.

These claims are not backed by any good evidence. The two most recent studies on the issue, which received wide publicity, are both seriously flawed. The first purports to show that recalled exposure to “conversion therapy” results in increased suicide attempts among transgender adults.⁴³ The second claims that availability of puberty suppression reduces suicidal ideation among transgender adults.⁴⁴

4W - A Feminist Publication <<https://4w.pub/autism-puberty-gender-dysphoria-view-from-an-autistic-desisted-woman/>>.

³⁹ note 8.

⁴⁰ John F Strang et al, “Initial Clinical Guidelines for Co-Occurring Autism Spectrum Disorder and Gender Dysphoria or Incongruence in Adolescents” (2018) 47:1 *Journal of Clinical Child & Adolescent Psychology* 105–115.

⁴¹ Jonathan H Leef et al, “Traits of autism spectrum disorder in school-aged children with gender dysphoria: A comparison to clinical controls.” (2019) 7:4 *Clinical Practice in Pediatric Psychology* 383–395.

⁴² Canadian Professional Association for Transgender Health, *Brief to the Standing Committee on Health: A Canada without barriers to the health and well-being of trans and gender diverse people* (2019), online: <<https://www.ourcommons.ca/Content/Committee/421/HESA/Brief/BR10482210/br-external/CanadianProfessionalAssociationForTransgenderHealth-1-e.pdf>>.

⁴³ Jack L Turban et al, “Association Between Recalled Exposure to Gender Identity Conversion Efforts and Psychological Distress and Suicide Attempts Among Transgender Adults” (2020) 77:1 *JAMA Psychiatry* 68–76.

⁴⁴ Jack L Turban et al, “Pubertal Suppression for Transgender Youth and Risk of Suicidal Ideation” (2020) 145:2 *Pediatrics* e20191725.

Both studies contain serious flaws. They both relied on the same survey conducted by a transgender advocacy organization which is considered to be low quality data for research purposes.⁴⁵ Neither study included controls for mental illness, which is the largest contributor to suicidal thoughts. A critique of the study on conversion therapy found numerous errors in the data analysis and concluded, “Presenting a highly confounded association as causation is a serious error, given its potential to dangerously misinform and mislead clinicians, policymakers, and the public at large about this important issue.”⁴⁶

Conclusion

Bill C-6 will disrupt the process of obtaining informed consent and enforce a one-way path to medical transition for gender questioning youth. It is already extremely difficult for parents, gender questioning youth and detransitioners to access non-invasive and agenda-free healthcare options to allow them to receive a differential diagnosis prior to medical transitioning or to receive support to manage symptoms of gender dysphoria without hormones and surgery.

We are asking for the following exemption to be added to Bill C-6 to ensure healthcare professionals can support youth effectively:

For greater certainty, this definition does not apply to any advice or therapy provided by a social worker, psychologist, psychiatrist, therapist, medical practitioner, nurse practitioner or other health care professional as to the timing or appropriateness of social or medical transition to another gender, including discussion of the risks and benefits and offering alternative or additional diagnoses or courses of treatment.

Without this exemption, Bill C6 will further entrench the doctrine of “affirmation” in the Canadian healthcare system. While all individuals should be treated with dignity and respect, the poorly understood approach of gender-affirming care is being challenged around the world for leading children down a narrow treatment pathway of invasive and often irreversible medical interventions with no evidence of improved long-term health outcomes. Our government should be protecting the interests of all youth by conducting an independent review of gender transition services including a review and evaluation of whether children possess the ability to consent to the life-altering treatments that are being offered to them under the mantra of “affirming care”.

⁴⁵ Michael Biggs, “Puberty Blockers and Suicidality in Adolescents Suffering from Gender Dysphoria” (2020) Arch Sex Behav, online: <<http://users.ox.ac.uk/~sfos0060/PubertyBlockers&Suicidality.pdf>>.

⁴⁶ D’Angelo et al, “One Size Does Not Fit All”, *supra* note 3.

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R (on the application of) Quincy Bell and A -v- Tavistock and Portman NHS Trust and others, [2020] EWHC 3274, online: <<https://www.judiciary.uk/judgments/r-on-the-application-of-quincy-bell-and-a-v-tavistock-and-portman-nhs-trust-and-others/>>.

Standards of Care for the Health of Transsexual, Transgender, and Gender Nonconforming People, 7th ed (World Professional Association for Transgender Health (WPATH, 2012), online: <<https://www.wpath.org/publications/soc>>.

Bell, Keira, “My Story”, (7 April 2021), online: *Persuasion* <<https://www.persuasion.community/p/keira-bell-my-story>>.

Biggs, Michael, “Puberty Blockers and Suicidality in Adolescents Suffering from Gender Dysphoria” (2020) *Arch Sex Behav*, online: <<http://users.ox.ac.uk/~sfos0060/PubertyBlockers&Suicidality.pdf>>.

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(LGB = Lesbian, Gay, Bisexual)

***Brief to the House of Commons
Standing Committee on
Justice and Human Rights
Regarding Bill C-6***

***Submitted by LGB Alliance Canada
November 2020***

Canadian Chapter of: www.LGBAlliance.org.uk

Twitter: [@LGBAlliance_CA](https://twitter.com/LGBAlliance_CA) Instagram: [@LGB_Alliance_Canada](https://www.instagram.com/LGB_Alliance_Canada)

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We are LGB Alliance Canada, an advocacy group of politically diverse lesbian, gay, and bisexual people in Canada. We oppose Bill C-6 as it's currently worded and suggest important changes that will strengthen protections for LGB and transgender people. We are not opposed to prohibitions on conversion therapy for same-sex attracted people (although we disagree with the Bill's wording regarding this, and we suggest improvements for clarity). We are also not opposed *in principle* to prohibitions on *genuine, harmful, coercive conversion attempts* against transgender adults. However, we strongly object to the Bill's conflation of sexual orientation with "gender identity," especially with regard to minors, and we urge you to change the wording of this Bill to avoid causing inadvertent harm to LGB people and other vulnerable groups.

All aspects of young people's identity — including their *gender* identity — are in flux, which is a natural part of being adolescent. (Sexual orientation, by contrast, is identifiable by innate physiological reactions — sexual arousal by one or both of the human sexes — that emerge and persist irrespective of whatever social identity we adopt while negotiating our role in the social environment we inhabit.) Transgender activists will almost certainly exploit the wording of this bill to frame healthy, therapeutic treatment of gender-distressed (and often same-sex attracted) minors experimenting with transgender identities as "conversion therapy" and attempt to criminally prosecute any clinicians willing to give gender-distressed minors the treatment they need.

Canada, along with the US and Western Europe, is in the midst of a never-before-seen surge¹ of young people experiencing distress over the sex of their bodies. They are being referred for drastic, permanent interventions, all at great profit² to the medical and pharmaceutical industries. **For decades, there was a stable, predictable, and very low number of people who experienced gender dysphoria.** Sexual reassignment surgery, today euphemistically re-branded and marketed as "gender confirmation", was once considered a rare and very serious decision — **a palliative treatment reserved only for the most extreme cases of persistent gender dysphoria in adults.**

Recently, the number of people undergoing "gender confirmation" has exploded in parallel with the emergence of online social media and a relentless, aggressive marketing of sex-change as a panacea to cure all one's ills. It has become a political symbol of progressive values and a way to correct society's past injustices against lesbians and gays. We are now only ever addressed as "LGBTQ people," as if same-sex attracted people and transgender people — a loose confederacy of individuals who don't identify with their biological sex for diverse reasons (historically being predominantly heterosexual males with sexual paraphilias³) — are one and the same. **Not surprisingly, then, this trend has exploded mainly in one specific part of the population: a generation raised online, of vulnerable children, adolescents, and young adults, especially those who are gender non-conforming and same-sex attracted.**

This explosion of young people identifying as "transgender" and being rushed into drastic medical treatment is at the heart of an ongoing conflict, with adherents of a new ideology

¹ <https://www.transgendertrend.com/surge-referral-rates-girls-tavistock-continues-rise/>

² <https://www.gminsights.com/industry-analysis/sex-reassignment-surgery-market>

³ <https://pubmed.ncbi.nlm.nih.gov/22005209/>

around “gender identity” often in opposition to gay & lesbian rights advocates, women’s rights advocates, children’s rights advocates, and crucially, the clinicians and therapists who are trying to help people achieve the healthiest possible outcomes. We at LGB Alliance Canada believe that Bill C-6 was introduced at the behest of gender identity activists, without consideration for the impact on other stakeholders, including women, children, and same-sex attracted & gender-nonconforming people. The wording of Bill C-6 would have the effect of silencing clinicians & preventing them from exploring healthy alternatives to permanent sex-reassignment intervention for young people who are experiencing distress about their sex, sexual orientation, or gender identity, encouraging such clinicians to wave many people through onto a permanent sexual-reassignment medical pathway, who will likely come to regret it. **One of the most common things you’ll hear lesbians, gays & bisexuals say to each other in whispered conversations is this: “Thank god I’m not a gay kid growing up right now. If I had been, there’s no question that I would have identified as transgender and that my parents would have sent me for sexual reassignment.”**⁴

Whether a young person grows up to be gay or straight is *morally* neutral — one outcome is not morally superior to the other. This is true for transgender identity as well — being transgender is no more or less *morally* superior to being “cisgender” — but **trans identity is not medically neutral: the medical impact of transition is enormous: it involves sterilization, loss of healthy body parts, a shortened lifespan, a lifetime of pharmaceutical dependency with severe side-effects, and the impact is irreversible.** (More on that later, in the section, “The Medical Consequences are Severe.”) Therefore it is imperative that therapists be given the freedom to help young gender-distressed people explore other possible causes of their distress, **without fear of falling foul of criminal law**, to make certain their patients fully understand the risks and limitations that come with stepping into a lifelong transgender identity. Very often this involves challenging distressed young patients’ beliefs about their sense of self, and this can very easily be interpreted by patients as distressing, and therefore “coercion.” Therapy is not a stroll in the park. Bill C-6 as it’s currently worded will give gender-distressed young people (and the activists backing them who are convinced that they are innately transgender and in need of protection) ammunition to shut down the difficult, but necessary, healthy, and realistic, discussions about alternatives.

To activists, anyone at any age who experiences some undefined threshold of distress regarding their sex simply “is” transgender, and immutably, permanently so. There are other possible causes of sex-related distress — for example, being an emergent homosexual in our still-homophobic society, being on the autism spectrum and therefore confused about the social aspects of gender, or being a victim of or witness to sexual trauma or abuse⁵. However, to activists, these crucial factors may be dismissed out of hand or at best played down as insignificant rarities. Anything other than immediate affirmation of a transgender identity (and subsequent medical intervention on the physical body) is mischaracterized as criminally cruel punishment, fearful adherence to outdated ideas, or resistance to progress.

4

<https://www.theguardian.com/film/2016/jun/19/rupee-everett-dangers-of-child-sex-change-operations-gender>

⁵ <https://drive.google.com/file/d/12FCjwZdFHLjcnOF7aBat2NswiABLGwh0/view>

Why This Bill; Why Now? Gender Identity Activists' Sly Political Tactics

It is a documented tactic among gender identity activists to advance their agenda by advocating for legislation that appears to be aimed at protecting gay & lesbian rights — an objective that has achieved broad and enthusiastic backing by the general public — and quietly attaching wording that is unrelated to LGB rights but rather advances the separate aims of gender identity ideology & its corporate backers. In 2015 for example, Ireland enthusiastically passed a referendum on same-sex marriage, but virtually none of the voting public was aware that a bill was passed at the same time⁶ which would force the government *by law* to house *any* male prisoner in the female estate if he filled out a simple form declaring that his “gender identity” was feminine. (This has since brought havoc upon the prison system⁷, putting incarcerated women in danger.) Dentons, a law firm which bills itself as the largest in the world, in co-operation with a global foundation, published and distributed a 65-page document outlining a strategy of advancing gender identity ideology in the shadows, by sneaking it into law bit by bit, hiding behind more popular (lesbian, gay & bisexual) causes. Over the past 12 months, Australia & Ireland have also introduced so-called gay conversion therapy bills with “gender identity” language tacked on (and Quebec has announced plans to do the same), despite the fact that all evidence indicates gay conversion therapy fell entirely out of favour and ceased to be clinically practiced decades ago⁸. Lesbians and gays are not the ones pushing these bills. This is called **astroturfing**: major global corporations pushing an agenda by disguising it as part of a grassroots movement. (Transgender medicine is now a rapidly growing, multibillion dollar market⁹. In May of this year a medical clinic in Ontario was found to be in violation of legal advertising standards¹⁰ for its aggressive marketing of expensive, invasive, and irreversible sex-reassignment surgeries to gender-distressed minors on teen-oriented social media platforms, under the guise of “confirming” their “gender identities,” draped in rainbow and trans flags.)

Thanks in large part to such astroturfing tactics, countries like the UK and Sweden¹¹ became early adopters of the gender identity activists’ advice on the clinical approach to treating gender-distressed young people (by enforcing the transgender “affirmation” model which Bill C-6 tacitly enshrines as the only legally allowed treatment model, and which leads to a greatly increased number of patients put on a permanent sexual-reassignment medical pathway¹²). And now both countries are waking up to the damage that’s been done and reversing course in the face of public scandals, whistleblowers¹³ and the first wave of what

⁶ <https://womansplaceuk.org/2020/07/13/gender-recognition-ireland/>

⁷

<https://www.womenarehuman.com/transgender-teen-charged-with-making-death-threats-against-two-individuals/>

⁸ <https://www.youtube.com/watch?v=8lvedwFfTdk>

⁹ <https://www.gminsights.com/industry-analysis/sex-reassignment-surgery-market>

¹⁰ <https://genderreport.ca/college-of-physicians-rules-against-mclean-clinic/>

¹¹ <https://genderchallenge.no/onewebmedia/fortsattningen%20english.mp4> (video)

¹² <https://www.genderhq.org/trans-youth-affirmative-inappropriate-medical-transition-lgbt>

¹³ <https://www.thetimes.co.uk/article/calls-to-end-transgender-experiment-on-children-k792rfj7d>

are sure to be many lawsuits¹⁴. **Bills like C-6 are designed to put Canada on the same disastrous path, and the same disastrous results are guaranteed: a host of primarily young, primarily LGB people with tragically, irreversibly harmed bodies, and a general public increasingly alarmed at what's transpiring and demanding answers from the political leaders who let it happen. The politicians who endorse such bills will not emerge with their reputations untarnished.**

Desisters: The underrepresented majority

Over the past 40 years there were numerous studies throughout Europe, the US, and Canada on children experiencing gender dysphoria (distress around the sex of their bodies), and **every single study** came to the same conclusion: the overwhelming majority of these young people went on to become comfortable with the sex of their bodies before they became adults, and most of them turned out to be lesbian or gay¹⁵. **It was only a small number of patients whose gender dysphoria persisted that went on to become transsexual adults, but that small minority makes up virtually all of the activists campaigning to change the treatment protocols for young people with distress.** As a result, many legislators get introduced to gender identity issues with a heavily skewed lens: the small minority whose gender dysphoria persisted into adulthood have organized around the transgender movement and have gained the attention of legislators, while the vast majority whose dysphoria went away simply left their childhood & adolescent gender issues behind them, and have no reason to become heavily involved in contemporary debates around gender identity. Legislation around gender identity has a profound impact on **all** of society — especially women & girls, lesbians & gays, and vulnerable young people such as those in foster care¹⁶ and those on the autism spectrum. **Far too often legislators make the mistake of considering transgender people's needs alone when developing bills around gender and gender identity, and they learn far too late in the process that the bills they've drafted fail to balance transgender activists' demands with the divergent needs of other vulnerable groups.**

What about detransitioners?

The language of Bill C-6 is biased: it criminalizes actions that could be perceived to be encouraging young people to identify as “cisgender,” but it says nothing about actions that could be perceived to be encouraging young people to identify as “transgender.” This is extremely unusual given the circumstances today's young people are facing: we're in the midst of an unprecedented surge in adolescents suddenly, abruptly identifying as transgender as they enter into their teens, particularly girls, particularly after exposure to

¹⁴ <https://www.bbc.com/news/health-51676020>

¹⁵ <https://4thwavenow.com/2017/12/07/gender-dysphoria-is-not-one-thing/>

¹⁶

<https://thefederalist.com/2019/04/01/doctor-advises-threatening-suicide-get-transgender-treatments-kids/>

social media communities that glorify and glamourize transition¹⁷. A recent study out of the US estimates that approximately 2% of teens presently identify as transgender¹⁸, and we have no reason to think the figure is different here in Canada. However as recently as the mid-1990s the phenomenon of an adolescent girl identifying as a transgender boy was so rare as to be virtually nonexistent. **The fact is, the crisis facing today's distressed young people is that they're getting *too much* encouragement to identify as transgender and *not enough* therapy to help them to be comfortable in their natural bodies. As long as Bill C-6 retains any wording regarding criminalizing any therapy around children and adolescents' gender identities, it will only serve to exacerbate what is rapidly developing into a major medical scandal.** For years transgender activists have insisted that transition regret and "detransition" (reverting to a "gender identity" congruent with one's birth sex, re-adopting one's birth name, etc.) was so rare as to be negligible, but all indications are that with the explosion of this new, never-before-seen cohort of adolescents (primarily girls) diving head-first into transgender, and children (primarily boys) whose parents declare them to be "trans kids," that the regret and reversal rates are expected to explode in turn. Indeed, the wave of detransitioners has already begun: online detransitioners' groups are growing exponentially¹⁹, and some young trans social media stars are already stating they no longer identify as trans²⁰. **In progressive Sweden, after public scrutiny of the so-called "affirmative model" of youth gender care led to widespread negative media attention over the past 18 months, the number of youth referred for gender treatment at transgender-affirming clinics has plummeted by two thirds.**²¹

Many detransitioners are still minors by the time they detransition. They're especially vulnerable and in need of therapeutic care. Bill C-6 as it is currently worded will significantly hinder their ability to receive the care and treatment they need.

Why are you not hearing about these issues from other LGBT advocacy organizations?

Recent social and cultural developments have led to major changes in Canada's lesbian and gay communities. We've made tremendous progress fighting for our civil rights. Organizations historically dedicated to advocating for rights & protections for same-sex attracted people have rightly also included advocacy on behalf of transgender people; however, recently, with major victories in legal battles for same-sex attracted people (homosexuality decriminalization, same-sex marriage equality, workplace & housing discrimination protection) these organizations have re-oriented their attention towards not just rights and protections for transgender people, but rather the modern gender identity ideology movement as a whole. Now, LGBT advocacy organizations work exclusively to

¹⁷ <https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0202330>

¹⁸

<https://www.thetrevorproject.org/2019/01/24/new-federal-survey-shows-2-of-us-high-school-students-identify-as-transgender/>

¹⁹ <https://www.reddit.com/r/detrans/>

²⁰

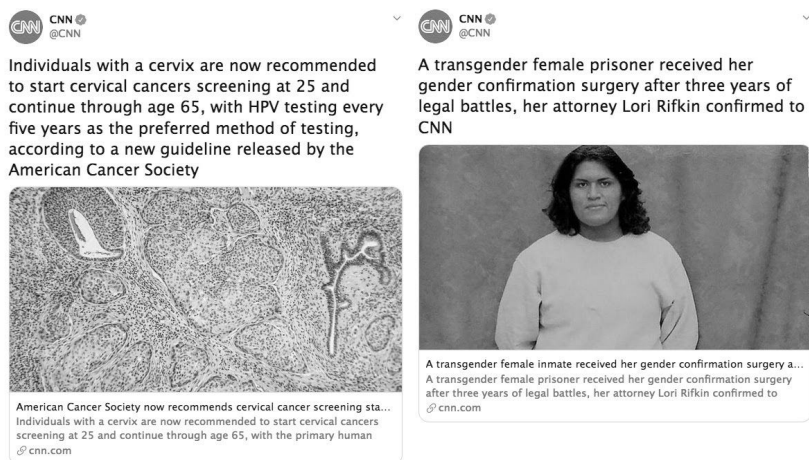
https://www.reddit.com/r/detrans/comments/e667z1/i_shouldnt_have_transitioned_video_description/

²¹ <https://genderchallenge.no/onewebmedia/fortsattningen%20english.mp4> (video)

replace people's biological sex with their self-proclaimed gender identity in virtually every single aspect of society, from birth certificates to prisons to sports to sexual intercourse. As a result, the very concept of exclusive same-**sex** attraction — the very definition of homosexuality — has become taboo in LGBT activist organizations. (Likewise for exclusive opposite-sex attraction, but the focus has been primarily on lesbians and gays.) Lesbians and gays are now told that we must re-orient our sexual orientation around gender identity, that we must make efforts to learn to be sexually attracted to people who are biologically opposite-sex if they merely self-declare that their gender identity is the same as our biological sex. (Note the irony: it is LGBT orgs telling homosexuals they have to learn to enjoy having sex with members of the opposite sex under certain conditions.) LGBT rights orgs have gone so far as to lobby dictionaries to flag the word "homosexual" as offensive.²² They have already largely succeeded in changing the definition of "woman." (The words "man" and "heterosexual" remain curiously untouched and uncontroversial. Perhaps that's because the majority in LGBT activism leadership today are heterosexual males who self-identify as lesbian [trans]women.)

Policing of Language

How do we address Gender Conversion Therapy when gendered language itself is being policed throughout the press, women's health institutions, resources, discussion forums, social media and clinical settings? Where do gender dysphoric teens go to for unbiased scientifically-based information, which will inform their decisions about transition, when the very language of the online and in-person resources they turn to are being rapidly whitewashed of any and all sex-specific language, especially in the field of women's health? Laws are dependent upon the establishment of concrete language.



Gender identity advocates have been pushing to change laws to criminalize any concept that prioritizes biological sex over self-declared gender identity, while simultaneously re-writing the very definitions of the words that those laws are based on. For example, the definition of the word "women" is currently in such a dynamic and contentious state that academics, journalists and health care resources cannot use it without putting themselves

²² <https://www.merriam-webster.com/dictionary/homosexual>

at risk of legal liability for use of “transphobic” language. The push for gender-neutral language renders gender-specific terms like “women” or “girls” obsolete. They are replaced by dehumanizing descriptors of physical anatomy and physiology, like “menstruators”, “individuals with a cervix” and even “front hole havers” to describe women, girls and mothers alike. Trusted news sources like CNN are writing entire articles on critical women’s health issues, like this one pictured above (*left*) without actually using the word “women” or “female” even once throughout.²³ In the same week they published an article (*right*) on a transitioning biological male (and convicted sex offender) without hesitation in using those same words – “women” and “female”. She was convicted of raping a 15-year old boy in his sleep.²⁴ Both articles are dated from July of 2020.

The medical consequences are severe

Trans man, Scott Newgent, describes his own transitioning experience (not pictured):

“During my own transition, I had seven surgeries. I also had a massive pulmonary embolism, a helicopter life-flight ride, an emergency ambulance ride, a stress-induced heart attack, sepsis, a 17-month recurring infection due to using the wrong skin during a (failed) phalloplasty, 16 rounds of antibiotics, three weeks of daily IV antibiotics, the loss of all my hair, (only partially successful) arm reconstructive surgery, permanent lung and heart damage, a cut bladder, insomnia-induced hallucinations—oh and frequent loss of consciousness due to pain from the hair on the inside of my urethra. All this led to a form of PTSD that made me a prisoner in my apartment for a year. Between me and my insurance company, medical expenses exceeded \$900,000.”²⁵



(Double flap phalloplasty in transgender men: Surgical technique and outcome of pedicled anterolateral thigh flap phalloplasty combined with radial forearm free flap urethral reconstruction)²⁶

²³

<https://www.cnn.com/2020/07/30/health/new-cervical-cancer-screening-recommendations-wellness/index.html>

²⁴

<https://edition.cnn.com/2020/07/29/us/transgender-prisoner-gender-confirmation-surgery/index.html>

²⁵

<https://quillette.com/2020/10/06/forget-what-gender-activists-tell-you-heres-what-medical-transition-looks-like/>

²⁶ <https://onlinelibrary.wiley.com/doi/full/10.1002/micr.30190>

The Bill's Ambiguous Wording will Deter Clinicians and Harm Children

We predict that activists will take advantage of the ambiguous wording of Bill C-6 to stop therapists from helping young people recover from gender dysphoria. Any clinicians who dare to diverge from the transgender “affirmation model” of care would be at risk of running afoul of the law. Activists will press to have such clinicians charged and the vagueness of the wording will end up getting played out in courts of law. **There is no cost for activists to attempt to press criminal charges on clinicians whose practices they disfavour, whereas the cost for clinicians to defend themselves would be substantial.** Therefore, clinicians will be given a strong incentive to avoid working with gender-distressed young people altogether — the very young people who need therapy now more than ever.

Our Recommendations for Bill C-6:

The Bill’s wording must be changed so that it **unambiguously** permits therapists to honestly and impartially give young people therapy regarding distress around their identity with regards to their biological sex. This may include exploring ways of resolving gender distress that don’t involve adopting transgender identity labels or pursuing sex-reassignment treatment. This can only be done by excluding “gender identity” from the offence “Causing a Child to Undergo Conversion Therapy.” To do that you must specifically:

1. Correct the Inaccuracy about “Gender Identity” in the Preamble

The first sentence of the bill contains a factual inaccuracy:

*Whereas conversion therapy causes harm to society because, among other things, it is based on and propagates **myths** and stereotypes about sexual orientation and gender identity, including the **myth** that a person’s sexual orientation and **gender identity can and ought to be changed**;*

It is not a “myth” that gender identity can change. Even gender identity activists routinely assert that gender identity is fluid²⁷. (This is one of many internal contradictions in the tenets of gender identity ideology.) “Gender identity” in its use here is a loosely defined term that roughly equates to a person’s sense of what social sex-role category they would like to be perceived and addressed as by others at any given time. Young people’s sense of identity is very much in flux and a matter of exploration.

2. Change the Definition of Conversion Therapy

²⁷

<https://www.theguardian.com/commentisfree/2016/mar/23/gender-fluid-generation-young-people-male-female-trans>

Limit the definition of conversion therapy strictly to the attempt to steer people away from exclusive same-sex attraction. We at LGB Alliance Canada would welcome the inclusion of a prohibition of *genuine* conversion therapy for transgender people, **but only if it unambiguously defines transgender conversion therapy as an attempt to steer an informed, consenting adult away from sex-reassignment treatment, and only after it has been decisively concluded that such a treatment is (or was, if it has already begun) the only reasonable medical option for the person.** (Simply adding the words “gender identity” will not suffice, because “gender identity” is not analogous to sexual orientation, at all.) This in turn can only be accomplished by legally clarifying the terms “decisively concluded” and “only reasonable medical option.” We acknowledge that this won’t be easy, but legislation that affects the rights and protections of transgender people and LGB people alike deserves careful consideration. Poorly-worded legislation must not be rushed though, no matter how good the authors’ intentions are.

Submitted by:

We are LGB Alliance Canada. We are part of a growing international movement, with branches in the USA, Canada, Spain, Brazil, Russia, Australia, the UK and other countries. LGB Alliance Canada campaigns for the rights of same-sex-attracted people, based on our sexuality. We believe that sexual orientation is different to gender identity and we believe the needs of lesbian, gay and bisexual people are different to the needs of transgender people. There are several organisations in Canada that campaign for trans rights, based on the gender identity of their members. We respect the rights of those organisations to do so; however, we stand firm in our right, as lesbian, gay and bisexual people, to form an organisation that centres our needs rather than other groups’ needs.

PARLIAMENTARY BRIEF

Justice Committee re Bill C-6

November 22, 2020

Women's Human Rights Campaign Canada
Manitoba and Saskatchewan



Submitted by

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Women's Human Rights Campaign (WHRC) is a group of volunteer women in Canada and across the globe dedicated to protecting women's sex-based rights.

This brief to parliament on behalf of WHRC Manitoba and Saskatchewan, Canada, is to bring to the Justice Committee's attention the essential problems with 'gender identity' in regards to Bill C - 6 on Conversion Therapy. We request the removal of 'gender identity' from the bill. Since other briefs will deal with statistics of transgenderism, particularly for girls, this brief is limited to a discussion of girls and the gender identity phenomenon.

Why remove the term 'gender identity' from the bill?

Sexual Orientation:

Sexual orientation is a sex-based right protected under the Canadian Charter of Rights and Freedoms. A caring society aims to protect its young from destructive therapies to 'convert' an adolescent's sexual orientation. However, most Canadians are unaware that gender identity has been lumped in and conflated with sexual orientation. **Most Canadians have no understanding that gender identity is not a sexual orientation.**

Nor do Canadians understand that loving, caring parents, physicians and therapists will be criminalized when supporting the children who are bombarded with dangerous and scientifically unproven puberty blockers, cross-sex hormones or surgery. Canadians do not understand that children's healthy, functioning organs would be removed, or amputated, as if a child were merely a collection of removable parts. Those caring people who understand the medical creed, first do no harm, are shocked beyond measure that a civilized nation like Canada could allow such harms, not just to a child, but to families and to society as a whole.

Identity: born in the wrong body, girl brain - boy brain?

Bill C- 6 criminalizes support for vulnerable children and adolescents who, based on current fads, think that he or she could be born in the wrong body, which is impossible. Some kids are encouraged to believe with the fervidness of a religion that a boy can have a girl brain in a boy's body or vice versa, which is obviously not possible.

Wrong body

School Guidance

Classroom education across Canada teaches to gender identity, teaches to the false claim that a child can be born in the wrong body. For example, one lesson plan, out of thousands like it, teaches kids that a little boy in a story book is really a girl because he likes dresses. The teacher also instructs 'correct' pronoun usage for the children while stressing that a teacher now

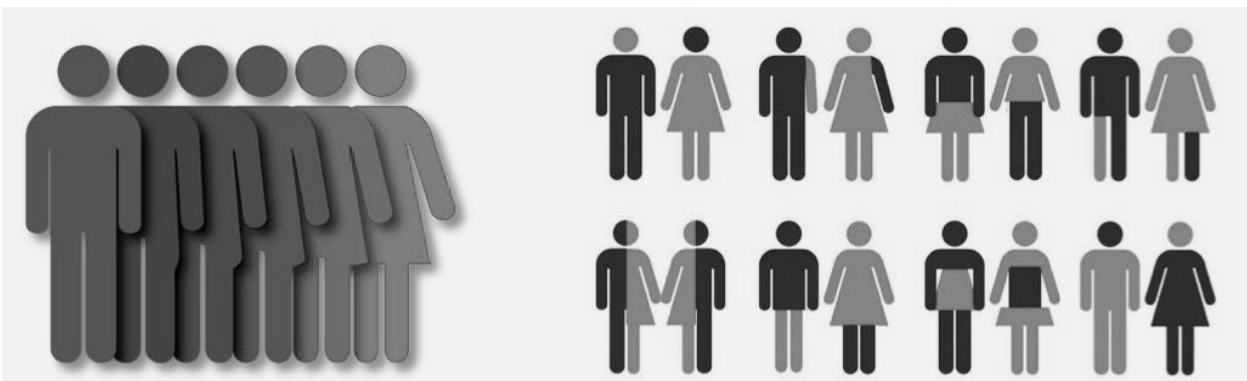
is ‘a he’ but who knows what ‘they’ will be next term?¹ Seeds are sown for tremendous confusion when normalising gender identity falsehoods.

Kids are taught, falsely, that “everyone has a sexual orientation and gender identity.”²

They are not taught the biological reality that everyone is a sex with a sexual orientation.

Gender is a social construction. To teach against biology is indoctrination, as it takes a child away from embodied experience into normalized falsehoods and gaslighting. For example, this November, 2020, a B.C. mother has won a temporary injunction to stop her teenage daughter from having a double mastectomy as she knows her daughter does not understand the consequences. The mother thinks that the mandated Sogie 123 gender identity education has influenced her child to ‘believe’ that she is a male. News reports referred to the child as ‘they.’³

The illustration below suggests an incredible combination of ‘gender’ – the original in shades of stereotypical pink and blue - but is without any basis in science. The illustration is used in the Ottawa-Carleton school district and across the country.⁴



Gender Spectrum - Spectrum des Genres Gender Fluidity - Fluidité des Genres

Teaching against evidence-based science is not a teacher’s purview. To teach kids that their doctor was actually guessing at their birth and arbitrarily ‘assigned’ a ‘gender,’ much as their teacher would ‘assign’ a changeable classroom seating plan, is now the norm. Lessons in all age groups include the term ‘assigned at birth.’ But evidence-based science proves that 99.8% of newborns are the sex they appear to be. The medical conditions, Disturbances of Sexual Development, DSDs, or intersex, are still either male or female. Sex differentiation is based on

¹ “Gender Identity and Pronouns: Lesson Plan K to 3”. <https://teachbcdb.bctf.ca>

² <https://www.sogieducation.org>

³ <https://thebridgehead.ca/2020/11/13/b-c-supreme-court-judge-blocks-teen-girls-double-mastectomy-trans-surgery-after-mom-intervenes/>

⁴ *Gender Identity and Gender Expression*. Ottawa-Carleton School Board. 2016 <https://www.ocdsb.ca>



the SRY gene, “the master switch” on the short arm of the male Y chromosome, no matter the number or combinations of chromosomes.⁵

Children can only become confused at the plethora of so-called gender combinations that have no basis in science but that in schools across Canada are not only legitimized, but normalized and encouraged.

Unlike Canada, the U.K. insisted in its new School Guidance, September, 2020, that teachers can no longer “reinforce harmful stereotypes, for instance by suggesting that children might be a different gender based on their personality and interests or the clothes they prefer to wear.” As well, “teachers should not suggest to a child that their non-compliance with gender stereotypes means that either their personality or their body is wrong and in need of changing.” **“Resources” must be “evidence-based”** and teachers “should not work with external agencies or organisations that produce such material.” The UK government is clear that teachers and schools follow “the statutory guidance on working together to safeguard children.”⁶ Resources such as the examples used in Canada are no longer permissible in the U.K. as they are not evidence-based.

Girl brain, boy brain

Safeguarding children: the illustration, page 3 shows the combinations of body-brain mix ups, as if such possibilities are actual. But current, evidence-based neurological science proves that claims of “the male brain or the female brain” are a “myth,” with “implications for the transgender community which will hopefully be seen as positive.” Implications include essential supports without encouraging people to think that their bodies are wrong but their brain is right. A notion of a right brain, wrong body, means that “we should be challenging” the myth “with the question of what makes a boy or a girl”⁷ and not reinforcing stereotypes. **The best question to ask regarding the girl brain, boy brain false narrative is: *how can Canada counteract dangerous and false teachings in order to safeguard its precious children?***

Social Milieu

Canadian researchers found in a current study that youth rely 86% of the time on friends for sexual attitudes and values.⁸ These friends are at school and online. Due to constant social media engagement children and adolescents are turning to gender clinics to ‘fix’ their body-mind confusion or sexual orientation conflicts in exponential numbers, not just Canada, but all around

⁵ Kenichi Kashimada, Peter Koopman. “Sry: the master switch in mammalian sex determination.” *Development* 2010 137: 3921-3930; doi: 10.1242/dev.048983 dev.biologists.org

⁶ <https://www.gov.uk/guidance/plan-your-relationships-sex-and-health-curriculum>

⁷ Rippon, Gina. *The Gendered Brain: The New Neuroscience That Shatters the Myth of the Female Brain*. London: The Bodley Head, 2019. 343.

⁸ Young, Pamela Dickey and Heather Shipley. *Identities Under Construction: Religion, Gender, and Sexuality among Youth in Canada*. Montreal: McGill University Press, 2020. 75.



the world, particularly in white, English-speaking nations. Since schools in particular **teach to the body-mind disconnect that not only feeds but may in fact initiate the confusion**, the influence of classroom materials and social media cannot be understated, which is the very reason the UK no longer permits such instruction. As children flock to gender clinics, what is not

being talked about, “as glowing stories about transgender children have flooded every progressive news outlet over the last few years...the underlying story that the public isn’t privy to is that many of these children would have grown up to be gay [or lesbian], but are instead undergoing a new form of conversion therapy.”⁹ This “new form of conversion therapy” is supported when gender identity is included in Bill C-6.

Of course, it is not possible to convert a child’s sex, as sex is immutable, as proved by evidence-based science. A boy can only ‘look like’ a girl; a girl can only ‘look like’ a boy. Their ‘parts’ are not interchangeable, but those who support physical invasions do not seem to understand that bodies are not mechanical blocks. Parts can’t be changed around. Every cell in the body is either xy for boys, or xx for girls.

Girls and their need for education that incorporates embodied experience

According to current Canadian research regarding how girls perceive their bodies, the researcher established that prepubescent girls are not receiving the education they crave – learning about their “embodied experience of puberty,” particularly “what it feels and looks like to have a period.”¹⁰ Yet the **girls are supported to think that they could actually be boys** if they don’t like to wear dresses, or if they fear starting or having a period.

In a society that sexualizes children, especially girls, breasts make a girl more visible and more vulnerable to unwanted sexual advances and to rape, which may be a large reason why girls turn to masculinizing their bodies. But they are not being told that they will be rendered sterile, with no ability to feel sexual pleasure and that all changes are permanent.¹¹ Body embarrassment and self-consciousness about their innate biological functions increases when boys who say they are girls have access to their bathrooms and change rooms. It is difficult enough for a girl to be changing a tampon, or to suffer the embarrassment of stained clothing but to have a boy in her space means she is likely to stay home during her period.

⁹ Soh, Debra. “The Unspoken Homophobia Propelling the Transgender Movement in Children.”

<https://quilllette.com/2018/10/23/the-unspoken-homophobia-propelling-the-transgender-movement-in-children/>

¹⁰ Rice, Carla. *Becoming Women: The Embodied Self in Image Culture*. Toronto: U of T Press, 2014. 190.

¹¹ Investigations conducted in Sweden prove permanent harms to children and young people. As a consequence of reports on Swedish television, news and government reports, the number of transgendering children and adolescents is decreasing. See *The Trans Train* 1 & 2. Swedish T.V. 2019 <https://www.youtube.com/watch?v=73-mLwWlgwU>. Swedish News: *Svenska Dagbladet*. “Gender dysphoria” reports. English transcriptions, <https://translate.google.com/translate?hl=en&sl=sv&u=https://www.svd.se/konsbytena-pa-barn-ar-ett-stort-experiment&prev=search&pto=aue>

Period Bullying

The UK is investigating a renewed attack against girls: period bullying. Emerging facts suggest that “not only is this damaging girls’ confidence and self-esteem, it’s also having an often-overlooked impact on their education. Girls tell us they are missing out on school because of their period and struggling to catch up on schoolwork as a result. We can’t allow this to continue.”¹² “Teen and preteen girls are taught to hide their periods, speak of them in whispers like Voldemort, ‘that which must not be named.’ It’s detrimental to their mental health, body image, and self-worth.”¹³ In the classroom, when boys who ‘feel like girls’ are included in groups formed around identity rather than sex, a girl is doubly-limited. Even if the “embodied experience of puberty” rather than gender ideology were to be present in sex education, everyone knows that girls and women do not talk about embodied, personal experience like their periods when boys or men are present.

Girls: What are the kids thinking?

In Canada, a girl at age sixteen is able to obtain her driver’s license and a mastectomy on the same day. She can mutilate and masculinize her appearance, but she can’t buy cigarettes. The respected Jungian psychotherapist, Lisa Marchiano found that “teens [girls] were coming out as trans in peer clusters, as we have seen happen before with suicide and eating disorder contagion.”¹⁴ Just as a virus is a “contagion,” so too are peer-driven social influences, especially now that girls consult their friends and social media more than they consult their parents, which in itself is a new phenomenon.

The ratio of children wanting to transition in Canada until recently was 1- 4, girls to boys, but now Rapid Onset Gender Dysphoria, ROGD, is understood by doctors and therapists to apply to adolescent girls. Serious psychiatric illness is a commonality amongst the adolescents, as is Autism Spectrum Disorder, ASD.¹⁵

¹² Press Association. “One in Five Girls and Women Bullied About Periods – Study: Two-thirds of UK girls miss classes because of periods in culture of ‘stigma and shame.’ <https://www.theguardian.com/society/2019/may/28/one-in-five-girls-and-young-women-bullied-about-their-periods-study>

¹³ Pahr, Kristi. “Period Shaming: A Not-So New Form of Bullying That parents Need to be Aware of: www.parents.com/kids/problems/bullying/period-shaming-is-a-kind-of-bullying-parents-need-to-be-aware-of”

¹⁴ Marchiano, Lisa. “Outbreak: On Transgender Teens and Psychic Epidemics,” *Psychological Perspectives*, 60:3, (2017), DOI: <https://doi.org/10.1080/00332925.2017.1350804>

¹⁵ Dr. Susan Bradley, panelist. “#GIDYVR: The Ignored Repercussions of Bill C – 6.” 11/13/20 <https://www.youtube.com/watch?v=lcbSzoyVkMU>

Suicide

Suicide is held out as a measuring stick of urgency for kids and adolescents. Unlike Canada, Sweden is talking a long, hard look at transgenderism. The Swedish National Board of Health and Welfare finds that “[c]hanging gender does not reduce the risk of suicide” and that “today’s treatment of gender dysphorics can do more harm than good.”¹⁶ Those with identity issues have “concomitant difficult psychiatric diagnoses, which makes it difficult to distinguish one from the other with regard to suicide risk.”¹⁷ A Sweden TV documentary revealed that claims of suicide rates as high as 40% for kids waiting for blockers and hormones is false.¹⁸

Kids are received by the online trans community and its gospels, with suggestions such as ‘if you feel like (fill in the blank) you are trans, the kids began to identify as trans in peer clusters, as Marchiano has observed, and states the Canadian psychiatrist and gender specialist, Dr. Susan Bradley, “many times four to a classroom. The children and young people, states Bradley, “kids,” may have “rigid, polarized thinking,” and “can’t understand consequences” of transgenderism since “they can’t even make a decision as to which cereal they want for breakfast!”¹⁹

The Steadying Hand – frontal lobe development, age 25

The neurologist Dr. Robert Sapolsky explains that evidence-based science shows that teen “out of control gyroscope behaviour” is due to the frontal lobe not yet developed. The frontal lobe does not become a “steadying hand” until age twenty-five.²⁰ Because the frontal lobe is the last part of the brain to develop, that needed support must be provided by psychologists, therapists, psychiatrists, social workers and parents who understand that the best support for a child is to “watch and wait” suggests Bradley or “watchful waiting” suggests Dr. Kenneth Zucker.²¹ Both Bradley and Zucker are well-known gender identity experts who have been labelled transphobic due to their propensity to think about the kids’ need over time. Zucker suggests that “one could consider recommending exploratory psychosocial treatment without social transition and hormonal suppression, particularly if the case formulation is that the gender dysphoria has

¹⁶ Arpi, Ivar. *Svenska Dagbladet*.

https://translate.googleusercontent.com/translate_c?depth=1&hl=en&prev=search&pto=aue&rurl=translate.google.com&sl=sv&sp=nmt4&u=https://www.svd.se/konsbytena-kan-forstora-u

¹⁷ *Socialstyrelsen*. “Common with several psychiatric diagnoses in people with gender dysphoria.” 2020-02-20. https://translate.googleusercontent.com/translate_c?depth=1&hl=en&prev=search&pto=aue&rurl=translate.google.com&sl=sv&sp=nmt4&u=https://www.socialstyrelsen.se/om-socialstyrelsen/pressrum/press/vanligt-med-flera-psykiatriska-diagnoser-hos-personer-med-konsdysfori/&usg=ALkJrhjxWc7oCa570HR9joa1Wh27XTQg

¹⁸ *The Trans Train 2*. Swedish T.V. December 14, 2019. <https://www.youtube.com/watch?v=73-mLwWlGwU>

¹⁹ Bradley

²⁰ Sapolsky, Robert. “The Teenage Brain: Why Some Years Are (a lot) Crazier than Others.” Big Think. October 11, 2018 <https://www.youtube.com/watch?v=rZDmmaEIY2Y>

²¹ Zucker, Kenneth. “Adolescents with Gender Dysphoria: Reflections on Some Contemporary Clinical and Research Issues.” *Archives of Sexual Behaviour* (2019) 48: 1983-1992, <https://doi.org/10.508-019-01518-8>

emerged in the context of other psychosocial factors or as a result of other mental health issues.”²² The point is to protect kids from dangerous, permanent interventions as the first step.

Since puberty is the time when the brain-body continuum is further developed, its cessation can only create severe health problems. When the necessary hormones in puberty work in tune with all physical functions of the body, as many as 80-90% of kids grow into themselves.

An example of therapy benefits and the beginning of maturation is explained by a nineteen-year-old who realized that anorexia was her issue, not transgenderism. She had considered suicide. She realized that “a dream of perfection in a male body” was not possible.²³ Her self-knowledge elucidates a grave concern for girls that safety lies in the appearance of being male, a severe internalized misogyny, not valuing their body-being as female. Dr. Bradley suggests that kids may be “caught up in the need for perfection” and may have “as much suicidal difficulty after as they did before.”²⁴ Indisputable evidence of permanent damage to bodies in “non-reversible” procedures, in the obviously false practice of “buying time” with blockers, and due to cessation of hormones that would have furthered the body-brain relationship, kids are then irrevocably bound to the “first step on the [trans] escalator.” For these reasons Dr. Bradley “would no longer send kids to clinics.”

As a consequence of evidence-based results, she also says “doctors are asking themselves, what is the evidence of us doing no harm?”²⁵

Summary Conclusion

Puberty blockers, cross-sex hormones and surgery are provided under Canada’s health-care system in order to support the idea of gender identity which does not hold in fact.

Canadian children are sent to gender clinics at an alarming rate where they become medicalized for life, suffer permanent physical damage, all supported by the health-care system, yet emotional or psychological support that would be provided by the health care system in order to avoid permanent damage to the child will be criminalized.

Bill C – 6 will allow healthy bodies to be irrevocably damaged under false claims of a gender identity that has no basis in science.

Gender identity must be removed from the bill.

²² ibid

²³ ibid *The Trans Train 2*.

²⁴ Bradley

²⁵ ibid



To this end, the Women's Human Rights Campaign makes the following recommendations:

Canada, as a ratified member of the Committee on the Elimination of all Forms of Discrimination Against Women, CEDAW must uphold:

The rights of girls and women based on the category of sex, which is upheld in Canada's Rights and Freedoms and which must **not be undermined by a bill which seeks to disallow all support for confused kids and their families**

- Reaffirm the need for the protection of the rights of the child:

Medical interventions aimed at the 'gender reassignment' of children by the use of puberty-suppressing drugs, cross-sex hormones and surgery do not serve their best interests and must be prohibited. Children who have already been subjected to these harmful interventions should be protected and compensated. No more children should be harmed in this way.
- Prevent children's healthy bodies being damaged by untested, harmful medication and surgeries
- Understand that children are not developmentally competent to give free, full and informed consent to these treatments, which carry consequences such as infertility and loss of sexual function
- Exclude lobbying organisations that promote the concept of 'gender identity' without any background in medicine or psychology from influencing children's health services
- Prohibit state agencies, medical practitioners and child welfare professionals from taking any action which seeks to compel parents to take any action to change their child's 'gender identity'
- Ensure children have access to education which is materially accurate about human biology and reproduction



Women's Human Rights Campaign (WHRC)

The WHRC is a group of volunteer women from Canada and across the globe dedicated to protecting women's sex-based rights. Our volunteers include academics, writers, organizers, activists, and health practitioners, and aim to represent the total breadth of the human female experience.

The Declaration on Women's Sex Based Rights was created by the founders of WHRC to lobby nations to maintain language protecting women and girls on the basis of sex rather than "gender" or "gender identity".

This Declaration reaffirms the sex-based rights of women which are set out in the Convention on the Elimination of all Forms of Discrimination against Women adopted by the United Nations General Assembly on 18 December 1979 (CEDAW), further developed in the CEDAW Committee General Recommendations, and adopted, inter alia, in the United Nations Declaration on the Elimination of Violence against Women 1993 (UNDEVW).

<https://womensdeclaration.com/en/about/>

July 12, 2021

From Charles Cavanaugh

These are my points of concern and request for change in wording of Regina City Conversion ban By-law No. 2021-51:

The wording of this bill is overbroad, and needs to be specifically limited to behaviours that are deliberately coercive. It is coercive conversion therapy that should be banned.

provision of counselling. This wording needs to specify the counselling as coercive. Without clarification, the wording could intimidate the freedom required of two persons entering into counsel.

scientific evidence. This is prejudicial, and gives no reference to opposing “scientific evidence”.

It can include prayer or religious rites.. It is only coercive behaviour that needs to be banned and not every possible circumstance where this might be found. These words could be construed to intimidate persons of faith, where there is no such coercive intent or behaviour.

conversion therapy is harmful to persons of all ages. No attempt is made to acknowledge or protect the right and duty of parents to instruct and teach their children in accordance with their moral and religious beliefs. The wording of the bill needs to be clarified to assure the protection of these basic human rights.

Dear City Clerk,

I would like to request time to speak before the Regina City Council on July 14, 2021 at 1:00pm via teleconference. I am opposed to Conversion Therapy By-law No. 2021-51 and thus I want to speak on the issue.

My name is Nerissa Young. Thank you for giving me this opportunity to speak before the council. I support a ban on coercive counselling which is more like torture. No one supports that. But the by-law as worded, bans so much more than this. The highlights of my brief discussion opposing this by-law are as follows:

- the by-law is not properly worded and needs many changes. Right now, it bans much more than “conversion therapy”. It also bans helpful counselling.
- the by-law discriminates against Canadians by limiting what services they can receive Based on their sexual orientation or gender identity. The by-law criminalizes professionals and faith-based counselling voluntarily requested and consent to by by LGBTQ+ Canadians. Many people, regardless of orientation need counselling at times to manage or reduce unwanted behaviours.
- the by-law hinders parents’ freedom for an open conversation with their own children about sexuality, sexual behaviour & relationship, gender identity, and set house rules because it provides no way for them to “reduce” non-heterosexual or non-cisgender behaviour, even if their child wants help to reduce that behaviour. I do not like the word “gender expression” as this is too vague.

Respectfully,
Nerissa Young

Excerpt from the Canadian Conference of Catholic Bishops on Bill C-6:

“The Catholic Church, like many Canadians, is opposed to all forms of coercive and manipulative activities because they do not respect the sacred dignity of the human person and the freedoms inherent with that dignity. The protection of vulnerable Canadians from harmful acts is a necessary and important goal and one which the Bishops irrevocably support.

However, upon careful reading of Bill C-6, after discussions with professional associations and other faith groups and in consultation with legal experts, it is apparent that Bill C-6 has some serious (gaps) and shortcomings in its present form ... This is mainly because of its problematic definition of conversion therapy which reads: ‘a practice, treatment or service designed to change a person’s sexual orientation to heterosexual or gender identity to cisgender, or to repress or reduce non-heterosexual attraction or sexual behaviour.’”

It is precisely this problematic definition that you seek to endorse.

This problematic definition, which you want to endorse, could make lawful and respectful actions ... subject to our Nation’s Criminal Code.

This problematic definition, which you seek to endorse, makes “no provision for legitimate diversity ... on human sexuality arising from religious beliefs, from philosophical debate, or from scientific and medical study ...”

This problematic definition, which you seek to endorse makes no provision “for conscientious dissent related to (human sexuality) in forums of teaching or public presentation.”

This problematic definition, which you, my City’s Counsellors, so desperately want to endorse makes it a real possibility “that within families, private conversations between parents and their children ... (will be) deemed public and subject to criminal prosecution ...”

You do this, after you removed the statue of Sir John A MacDonald as a sign of respect for our Indigenous Communities suffered under the plight of Residential Schools. Residential Schools that told our Indigenous Communities that they ought not be the primary educators of their own children, that they do not have a right to instruct their own children ... their sacred traditions, beliefs, and morality.

Ironically, my dear City Council, by endorsing Bill C-6 ... you are guilty of the very crime you accused Sir John A. MacDonald of. This bill, which you seek to endorse, tells all Canadians, that we ought not be the primary educators of our children; this bill, which you seek to endorse, puts us all into a type of residential school system by telling us that parents do not have a right to instruct our own children our sacred traditions, beliefs, and morality.

From your own perspective, residential schools erased the religious and cultural freedom that thrived in Indigenous Communities, and today, you too, by endorsing Bill C-6, erode this same inherent religious and cultural freedom all of Regina’s Citizens enjoy.

No one wants any other human person to suffer.

Let us work together to draft meaningful correspondence to our Federal Government, that reflects the legitimate concerns of the very people you seek to serve.

Kevin Philip

I want to thank you for the opportunity to speak with you today. I hope you will take my personal experience into consideration as you weigh the pros and cons regarding the conversion therapy by-law for Regina.

1. The by-law prevents me from helping young people I care for

I am a grandmother of six youth and I worked as a house mom with youth at risk for eight years. I have been honored to know a variety of amazing young people. I have encouraged the youth, whom I have known (many of them are adults now), to value themselves mentally, physically, and spiritually. Even to this day, regardless of sexuality or gender identity, I value our relationship.

Regardless of heterosexual or non-heterosexual sex, it is my belief that our youth (10 to 17) are not physically or mentally ready to be sexually active. It's a message I give to all youth who has engaged me in a conversation about sex.

I was reprimanded when I discouraged a promiscuous 12-year-old youth from attending an LGBTQ camp (she was not safe to herself or to others). I would have discouraged a promiscuous 12 year old from attending a heterosexual sexual camp too for exactly the same reasons.

And now a bylaw that supports an unbalanced approach to loving and caring people who want only the best for their children/patients/clients/stewards. It's wording will prevent us: grandparents, parents, pastors, youth leaders, teachers, professionally trained counsellors, legal guardians and others from encouraging chastity while embracing purity of body and their birth identity.

2. Birth identity vis a vis gender euphoria

Isn't this true: Media and social media are promoting the "soul gender" idea? And our public education system teaches that the sex we identify with can be different from our birth gender?

Has this direction helped or hindered the development of our young people? Mental health issues and suicide rates have skyrocketed. Our children and youth have spiraled into a confused mess. There are so many now affected that we have given it a label, a diagnosis called "rapid onset gender euphoria."

However, it has been well documented that gender euphoria will, on most accounts, dissipate after puberty.

Subjecting youth's bodies to hormones that will stunt their puberty phase of the humane life cycle, is currently being endorsed on every platform across our nation. I hate that our most vulnerable (as young as 5) are being seduced to embrace behavior and procedures that hurt both body and mind. Changing our birth gender may not give you inner peace. It should be the last step for anyone. Our Children/youth should never be subjects for this indoctrination.

Would you not agree that children and youth that change their birth gender before their bodies are fully developed is a form of medical experimentation? Is not medical experiments what we are condemning Govt and church of doing in our residential schools?

3. The phrase, "without favoring" in the definition of conversion therapy is much too vague and should be removed. Otherwise, it would produce an intimidating effect on Counselors/Psychologists etc. while they are speaking with clients/patients.

Parents may think that "the watchful waiting" approach is best for their young person. But if you impose this bylaw they would be unable to find a professional counsellor to guide them through this huge, life changing decision.

Why is our city council writing and endorsing a bylaw that will take "talk therapy" off the table? The talk therapy that will encourage a healthy view point of the human body. The therapy that may direct our young people towards accepting their design and attributes. Parents, professional counselors, religious leaders, or teachers... will have a gag order if this bylaw goes through.

Council if you have not, please study this phenomenon before it bans counseling to help young people when loving adults have concerns.

4. The by-law should still have exception d) in the definition of "conversion therapy." Otherwise, the by-law creates confusion as to what is appropriate behavior without it.

The City cites the Canadian Psychological Association's definition of conversion therapy in the Abstract of the by-law but does not use it as part of the by-law itself. I understand it to mean counseling to reduce unwanted sexual behaviour would only be legal for straight people but not gay people. Is this not discriminatory? And how will this affect our current laws regarding rape, sexual predators or people who have been sexually abused by the same gender.

In conclusion: I spoke with my adult children, my friends, and neighbors about their thinking on this subject. Teachers, counsellors, computer programmers, administrators, homemakers. Not one disagreed with my thinking. But intimidation is by far is the one reason why they would not join me today. They are afraid of those who don't want to hear opposing views. But I want to thank you for allowing me to have a safe and fair discussion about these legitimate concerns. It is my hope that you will be wise.

Kate Fisher

My name is Marcia Frid and I would like to highlight following with respect to the wording of the Regina Conversion Therapy Bylaw. First let me thank the council for allowing me to speak here to the council.

1. We all support the end to harmful and coercive counselling. However, I do not think this is the jurisdiction of the city. The federal government has the power to ban criminal practices and the City should defer to them. These are life changing decisions for Children and Parents and as such I feel the By-Law is not worded properly and needs many changes. If the city is wrong with this proposal it affects many people for the rest of their lives. It may be more appropriate to warn people with this proposal that it affects people for the rest of their lives. It may be more appropriate to warn people of the number of people who regret making these kinds of decisions for surgeries and taking hormones.
2. The words and the content of the by-law should be focused so it will only affect the people causing harm. Right now, the wording of the bylaw is too broad and will affect many people who are not harming LGBTQ people. If the city is wrong with this proposal it affects many people for the rest of their lives.
3. People seeking counselling for gender and sexuality questions are making life- changing decisions, many with children. As such I feel the by-law must be worded properly to protect those children. Right now, it needs many changes. For example, the by-law should also acknowledge the number of people who regret choosing life-changing surgery and ad hormones. It is only fair that children hear all the possible consequences of their choices.
4. The inclusion of the words 'without favoring' in the exception means that is not an exception to all. You cannot explore anything if you can't favour a path you choose to follow. The limits the support parents can choose for their child..
5. The reference to gender identity and expression should not be the by-law because gender is fluid and people should be able to embrace change in their gender expression and identity. reference to Religion and prayer I do not think needs to be in the by-law or abstract. So the words should be taken out.
6. I do not think that the reference to religion and prayer needs to be in the by-law or abstract as it discriminates against the Charter rights of religious people , including religious LGBTQ people So the words should be taken out.
7. The reference to the by-law being based on science dos not seems accurate since no science is mentioned, including the science of gender and medical consequences of gender transition
8. The words that state indicate that a child under 16 can determine their gender identity at any age is not appropriate.
- 9.
10. .Thank you for allowing me to express my opinion that this by-law is unjust and should be limited.



July 12, 2021

Christian Legal Fellowship

Benjamin J. Ferland, J.D.

Associate Legal Counsel

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Mayor & Council
Queen Elizabeth II Court
2476 Victoria Avenue
PO Box 1790
Regina, SK
S4P 3C8

Dear Mayor Masters and City Council of Regina:

RE: Proposed bylaw banning “conversion therapy” in Regina

Christian Legal Fellowship (“CLF”) is a national association of over 700 law students, lawyers, retired judges and law professors with members in eleven provinces/territories (including in Regina) from more than 40 Christian denominations. CLF is also a Non-Governmental Organization in Special Consultative Status with the Economic and Social Council of the United Nations. We appear regularly before Parliamentary committees, provincial governments and regulators, and municipal bodies on issues of religion and conscience. Our expertise focuses on the *Charter of Rights and Freedoms* (the *Charter*), as well as human rights and other matters affecting the accommodation of religious minorities in a pluralistic society. CLF has spoken to these issues as an intervener in more than 40 cases at all levels of court in several provinces and at the Supreme Court of Canada. Our members and staff have also published numerous peer-reviewed, scholarly articles on these subjects in the *Supreme Court Law Review* and elsewhere.

CLF is an active participant in the ongoing public dialogue around conversion therapy bans both locally and federally. We are well-acquainted with the challenges Council faces in attempting to address this issue. No one should be coerced or manipulated into suffering abusive or fraudulent treatments under the guise of “conversion therapy”. To the extent that such abuses are not already captured by existing civil and criminal law measures, governments should respond appropriately within their jurisdictions to stop them.

However, as creatures of the provinces, municipalities are limited to the authorities stipulated in their enabling statutes, which must themselves be interpreted within the confines of provincial authority under section 92 of the *Constitution Act, 1867*. CLF believes express and outright prohibitions on “conversion therapy” (especially when vaguely and broadly defined) strays into criminal law and beyond the statutory and constitutionally defined jurisdiction of Regina and other municipalities.

Going beyond the jurisdictional issues, it has become apparent that some who support broadly worded “conversion therapy” bans consider the mere existence of traditional beliefs on sexuality and gender as harmful in themselves. Some consider the expression of such beliefs, such as through religious education, sermons, and prayer, to be “conversion therapy” in certain contexts. Accordingly, this issue touches not only on citizens’ sincere beliefs concerning the meaning of sexuality and gender, but also their fundamental freedoms to openly express, recommend and live according to their beliefs.

CLF supports Council’s desire to protect vulnerable persons from coercive, harmful or fraudulent treatments commonly denoted by the term “conversion therapy”. However, we strongly urge against adopting unnecessarily broad and ambiguous wording, as some other municipalities have done (discussed below). For the reasons that follow, we urge you to reconsider both the nature of the specific harms you intend to address and the means which are necessary and appropriate to do so in light of *all* the minority interests and constitutional duties engaged here.

We understand Council is considering Saskatoon’s *The Prohibited Businesses Bylaw, 2021* as a model for the proposed Regina ban. CLF has reviewed Saskatoon’s ban, as well as those recently enacted in Edmonton, Calgary, Lethbridge and elsewhere—none of which have yet been subject to judicial scrutiny. Each of these bylaws employs a vague and overly broad definition of “conversion therapy” that creates considerable uncertainty as to precisely which conduct is prohibited. Our concern is that these definitions invite inequitable and unconstitutional applications. More specifically, they may be read to capture not only coercive and abusive conversion therapies, but also legitimate, responsible and caring forms of support that competent individuals may freely seek out to live according to their own beliefs and convictions. We are also concerned that these bylaws undermine state neutrality by endorsing and institutionalizing one perspective on human sexuality and identity, and expressly discriminating against and alienating others.

First, definitions of “conversion therapy” such as Saskatoon’s appear to capture *any* activity voluntarily sought by individuals who desire to address self-identified unwanted sexual attractions or gender perceptions, which could include activities such as:

- **religious education** concerning human sexuality and identity in churches and other faith communities;
- **voluntary counselling and/or support groups** intended to assist participants in achieving their own self-identified goals, such as modifying or abstaining from sexual behaviour or embracing their biological sex in accordance with personally held conscientious or religious beliefs;
- **pastoral care and spiritual support** within religious communities, including voluntary prayer; and
- **medical treatment** necessary to assist those who desire to reverse the effects of a previous decision to undergo social, pharmaceutical or surgical change efforts to present as a member of the opposite sex.

Each of these activities involves the legitimate and constitutionally protected exercise of fundamental freedoms of religion, conscience, thought, belief, opinion, and expression, as well as the rights to liberty and equality, guaranteed to Canadians by the *Charter of Rights and Freedoms*. If Council intends to exclude these activities from its proposed ban, we strongly urge Council to clarify that intention by *expressly* identifying these activities in exclusionary clauses (see suggested wording attached, drawn from the Coalition of Conscience and Expression's submissions to Parliament on Bill C-6).¹

Ambiguously defined offenses lend themselves to arbitrary enforcement. The people of Regina should not have to endure the expense and distress of litigation to prove the legitimacy of their constitutionally protected beliefs, expression and conduct.

Second, the conversion therapy bylaws in Saskatoon and elsewhere inherently discriminate against persons who hold traditional or religiously informed views of sexuality, marriage, and/or gender. This is extremely problematic from the standpoint of a multicultural and multireligious society. Government actors in Canada, including this honourable Council, are constitutionally bound to remain neutral in matters of belief. As stated by the Supreme Court of Canada, the duty of "state neutrality requires that the state *neither* favour nor hinder any particular belief [...] It requires that the state abstain from taking any position and thus avoid adhering to a particular belief"².

In the context of banning conversion therapy, the City of Regina's duty of neutrality prevents Council from legislating from the perspective that one's personal desire to voluntarily *reduce* certain behaviours or perceptions on the basis of fundamental beliefs is less worthy than another's personal desire to *affirm* any or all of those same behaviours or perceptions. To do so would, in effect, be a statement of the State's preference for certain beliefs over others.

And yet, this is precisely what Saskatoon's bylaw and other municipal bylaws appear to be doing. These bylaws imply that traditional or religiously prescribed understandings of sexuality and gender, and those who hold and recommend them to others – representing a great many Canadians – are a threat to society. CLF believes these bylaws are a clear breach of a municipality's duty to remain neutral as to religious or ideological commitments on the meaning and morality of human sexuality and identity.

The discriminatory effects of such breaches have practical consequences. It is well known that sexual minorities and persons with gender dysphoria face disproportionate risks of social isolation, depression, addiction, and suicide. Overly broad and discriminatory conversion therapy bylaws may exacerbate these risks by preventing or hindering persons from choosing voluntary access to legitimate and potentially beneficial supports, including those intended to assist persons experiencing gender dysphoria and those seeking to *de-transition* to their biological sex. The effect of this bylaw would be to endanger the health and safety of such persons by hindering them from pursuing reasonable and *legal* ends. Absent bias against traditional or religious sexual ethics, there is simply no rational justification for hindering such pursuits and the benefits they may yield for those who seek them.

¹ Available online: <<https://www.ourcommons.ca/Content/Committee/432/JUST/Brief/BR11007379/br-external/CoalitionForConscienceAndExpression-e.pdf>>.

² *Mouvement laïque québécois v. Saguenay (City)*, 2015 SCC 16, [2015] 2 S.C.R. 3, para 72 (emphasis added).

The people of Regina, like all Canadians, hold diverse and, at times, diverging, beliefs concerning human sexuality and gender, all of which are variously rooted in biology, culture, philosophy, anthropology, religion, conscience, or some combination thereof. The legitimacy of these differences and their public expression is clearly and firmly enshrined in the protections set out in the *Charter* and the *Civil Marriage Act*. Canadian law does not seek to resolve such incommensurability or to homogenize these differences, but only to create and maintain conditions that allow all individuals, families, and communities to flourish in the midst of this diversity.

Bylaws such as the City of Saskatoon's discriminate against those who hold traditional or religiously based beliefs on sexuality and gender, and who desire to live in accordance with those beliefs. It is also discriminatory against those individuals and communities who seek to assist them to do so. Proclamation of such bylaws risks not only alienating thousands of Regina's for their legitimate beliefs, but also preventing the especially vulnerable among them from obtaining the safe, credible, and potentially life-saving assistance they are seeking. However, all of these issues are avoidable through a neutrally worded definition of "conversion therapy" that expressly excludes such activities.

While CLF reaffirms its support for ordinances targeting coercive and abusive practices, we do not believe the municipal bylaws enacted by the City of Saskatoon and others are appropriately tailored to that end. Nor do we believe that these ordinances respect the rights and freedoms guaranteed by the *Charter*. Therefore, we strongly urge Council's reconsideration of the purposes underlying the bylaw and the means necessary to achieve them. In particular, we urge the City to craft a definition of "conversion therapy" that reflects the reality and legitimacy of diverse beliefs concerning human sexuality and gender, as well every person's constitutionally protected right to exercise those beliefs publicly and live in accordance with them with the assistance of others.

We welcome any questions or requests for clarifications Council may have and would be happy to assist in drafting or reviewing any proposed amendments as described above.

Yours very truly,



Benjamin Ferland, J.D.
CLF Associate Legal Counsel
Barrister & Solicitor

APPENDIX:

Proposed amendments to bylaw (additions underlined)

Business	Definition of Prohibited Activity
Conversion Therapy	<p>“Conversion Therapy” means the following when used for the purpose of changing a person’s sexual orientation, gender identity or gender expression, or for the purpose of repressing or reducing non heterosexual attraction or non heterosexual sexual behaviour:</p> <ul style="list-style-type: none"> (a) the offering or provision of counselling or behaviour modification techniques; (b) any other purported treatment, service, practice or the offering or sale of any goods; <p>but does not include those that relate to:</p> <ul style="list-style-type: none"> (a) a person’s exploration and development of an integrated personal identity without favouring any particular sexual orientation, gender identity or gender expression; or (b) repressing or reducing sexual attraction or behavior for any purpose unrelated to a desire to be heterosexual, including for the purpose of managing sexual addiction or maintaining celibacy; or (c) <u>the expression of religious doctrine, teachings, or beliefs, or the expression of views on sexual orientation, sexual feelings or gender identity or expression, including the provision of support to a person questioning their sexual orientation, sexual feelings or gender identity or expression by teachers, school counsellors, faith leaders, health care professionals, friends or family members.</u>

1) I believe this is a federal matter as too many provinces, territories & municipalities will confuse the Bylaw.

2) Canada has had issues with matters where the government has taken away parental rights of their children. with disastrous outcomes

ie. Indigenous Children Residential School issues.

3) As my issue is focused on children, the Bylaw needs to be separated into two Bylaws, one for children and one for adults

(at age 21 when their brains are fully developed). The current proposed Bylaw state "at any age".

4) The proposed bill takes on the task of protecting those wishing to define themselves as gay or requesting counseling for transgender.

Particularly in the case of children, they NEED to have all ideas & choices discussed & defined for them.

5) Perhaps a law protecting children from those who guaranty to "fix" them from becoming gay or trans is more appropriate.

Make laws that don't take the rights of parents & affect our right to freedom of religion away.

6) Clarification regarding dispensing of body chemistry altering drugs have not been addressed.

7) Why has the publicized proposed Bylaw been edited & changed over the weekend?

8) I believe this Bylaw ought to be denied or at the very least delayed.

Thank you for your consideration in this matter. I will await to hear from you.

Lin M. Huggett

City of Regina need not ban conversion therapy

Introduction

My name is Angèle Poirier and I've been a Regina resident and homeowner since 2014. I understand that this council is considering doing what Saskatoon did by banning "conversion therapy" in Regina. I will give five reasons why this is a bad idea, and point out a few problems with the [latest bylaw draft](#) (#2021- 51, page 113).

1. What's good for Saskatoon may not be good for Regina

Just because Saskatoon made a bylaw, doesn't mean Regina needs the same bylaw. Saskatoon's decision makers are fallible humans, just like the rest of us. I can think of many ways in which the two cities are different – population, demographics, geographic location, even special interest groups.

2. Misuse of terms

"Conversion therapy" is a catch-all phrase which could criminalize informal things like a father-daughter conversation, if the City of Regina adopts its latest draft. The definition of conversion therapy in the City's draft is copy-pasted from Kristopher Wells, who *almost* copy-pasted it from the Canadian Psychological Association, but modified it to make it broader. See the table below for the comparison. The CPA says "any *formal therapeutic* attempt," while K. Wells says "any *deliberate* attempt." Do you see how removing the word "formal" would now include parent-child conversations, whereas before, it did not? And, the CPA said "to change the *sexual orientation* of..." while Wells says, "to change the sexual orientation, *gender identity, or gender expression* of..." Do you see how this increases conversion therapy's facets from one (just sexual orientation) to three (sexual orientation, gender identity, and gender expression)? (As a side note, even [LGB Canada opposes Bill C-6](#), for many reasons, including the affirmation that sexual orientation and gender identity are two very different things.) Finally, the CPA only talks about the conversion of "bisexual, gay and lesbian individuals to heterosexual," which is very specific; Wells says "any person." (Even in the [CPA's publication in the Journal of Psychiatry](#), which the Community Wellness Committee cited in its recommendations to council, conversion therapy is restricted to changing sexual orientation "from homo- to heterosexual.") Despite all these changes made by Wells, he claims that the CPA endorses his guide. Yes, the CPA clearly opposes conversion therapy, but perhaps not necessarily Kristopher Wells' version of conversion therapy.

Kristopher Wells (go to page 113)	Canadian Psychological Association
Conversion therapy, or reparative therapy, refers to any deliberate attempt to change the sexual orientation, gender identity, or gender expression of any person	Conversion therapy, or reparative therapy, refers to any formal therapeutic attempt to change the sexual orientation of bisexual, gay and lesbian individuals to heterosexual

3. Parents must be allowed to parent

How many times has juvenile delinquency been blamed on the absence of a father figure? Promiscuity in teen girls because of a damaged relationship with their father? Parents have a huge influence on children's lives. Thirteen-year-olds don't get to pick what school they go to; they don't get to pick their religion, what language they speak, whether or not they take math or spelling or history. No, their parents make these decisions for them, and they inform other decisions that children make as they grow and mature. So why are we suddenly letting children pick their gender, and not letting parents inform this decision? When I was 13, I was convinced that there had been a mistake, and that I should have been born a boy. I hid my breasts the best I could, wore a ball cap even when I went to sleep, went to live with my auntie where nobody knew me, and insisted that people call me "Huck." What a torrid time that was in my life – thank goodness it only lasted a few months. I *wish* that someone – preferably my dad – would've explained to me that being born female was *not* a mistake, that the grass is *not* greener on the boys' side, and that my femininity would inform the way that I will someday change the world. Don't take these conversations away from parents.

4. Gender matters

Think of a time when you met someone and you couldn't tell if this person was born male or female. Did you ever stop wondering? It probably consumed you until you found out. We had a new kid in high school like that. We sleuthed for weeks. Long hair, but styled like Kid Rock. Very loose-fitting clothes. No makeup. Small breasts, if any, and in grade 11. Neutral name, like Darcy. Finally she joined the girls' basketball team. The mystery was solved.

Why is knowing someone's gender so important to us? Because gender matters. Our minds are wired to place information into categories. City councillor. Teacher. Mother. Girl. Boy. It sounds to me like the City wants to prevent kids from being encouraged to be comfortable in their own, natural-born bodies. It sounds to me like this council wants it to be a normal thing in Regina for kids to change their biological sex, just because the grass is greener.

5. This is premature

If this council writes a letter of support to the federal government, what's implied is that the letter reflects the majority position of this city's residents. But does this council know the majority position? I don't think so. Why not? Because most residents don't even know that this is going on. There have been a few media articles, yes. But more engagement with Regina's residents could and should have been done. This subject is not on Be Heard Regina. Councillors have not actively sought out the opinions of residents in their wards. What does the average resident think about this? And what might they think once they have all the facts? Until council knows the answer, any action, in my view, is hasty and premature.

Dear City Clerk;

I am interested in speaking at the Regina City Council Meeting on Wednesday July 14 at 1:00 pm regarding Conversion Therapy Ban bylaw 2021 – 51.

My concerns are as follows:

1. I cannot support this bylaw as it is. The wording in the bylaw is vague and difficult to interpret. That could open it up to loopholes we hadn't anticipated. It could ban helpful counselling that LGBTQ people want and need.
2. The bylaw and the Abstract sound as though they could inhibit freedom of speech in a far reaching manner – reaching into the Church and potentially the family, limiting the God given right of parents to raise and protect their own children. These statements in the Abstract concerns me very much;

“This Bylaw is enacted with the objective of denouncing conversion therapy and **protecting persons of all ages from all forms of conversion therapy in the City of Regina**. City Council has determined that a prohibition on conversion therapy in the City is necessary to accomplish this objective and is supported by scientific evidence.”

“Conversion therapy, or reparative therapy, refers to any deliberate attempt to change the sexual orientation, gender identity, or gender expression of any person. It can include prayer or religious rites, modification of behaviours, and individual or group counselling.”

3. This bylaw has the potential to be very divisive.
4. Has City Council had the opportunity to research the science mentioned here?

I respectfully submit my application to speak on Wednesday, July 14 at 1:00 pm.

Sincerely

Val Wright

I want to address:

- The definition of conversion therapy in the Abstract is not the same as the actual Bill.
- The exploration exemption provides no exemption.
- The need to keep Section D from the original by-law.

Thank you for your consideration.

Jose Ruba

Hello

My name is Tria Donaldson, and I am resident of Ward 3, in Treaty 4 territory and the homeland of the Metis.

I am a queer woman, and I am here today speaking in favour of a strongly worded bylaw to ban conversion therapy in Regina.

Conversion therapy is rooted in the harmful notion that queer and trans people are broken and in need of fixing. The pressure for young people to conform to homophobic and transphobic values causes very real damage.

Though based on US stats, a peer-reviewed study published by The Trevor Project in the [American Journal of Public Health found that](#) LGBTQ 2S youth who underwent conversion therapy were more than twice as likely to report having attempted suicide and more than 2.5 times as likely to report multiple suicide attempts in the past year.

Homelessness is also a challenge for LGBTQ2S youth who face rejection from their homes and faith communities. Which is why organizations like Regina's own Lulu Lodge are so important.

It warms my heart to see several members of council participating in the upcoming Drag Show fundraiser for Lulu's lodge. I hope that you will all be as brave as them today and take steps to support LGBTQ 2S people in Regina.

Just one note, I would like to call for amendments to the bylaw that bring it in line with the motion that was actually passed by Saskatoon council; which includes the phrase: No person shall contravene or fail to comply with any provision of this bylaw.

In the past, the City of Regina has looked to other levels of government to take action.

But the bill to ban Conversion therapy has stalled in the Senate and will fail if there is an early federal election called.

Given the absence of a federal ban, it is more important than ever that the City of Regina follows the example set by Saskatoon and moves forward with a ban on this hateful practice immediately.

I want to live in a city where politicians at all levels respect and value my queer and trans friends and family. And given the failure of 13 out of 14 Saskatchewan members of parliament to support this bill, and the continued silence of the provincial government, we are all counting

on the City of Regina to make the right choice and take immediate steps to make this city a little more safe for everyone.

Summary of my presentation:

- Conversion therapy is a widely discredited practice that puts a person through counselling in order to change their sexual orientation or gender identity.
- It is a dangerous and discredited practice aimed at changing a person's sexual orientation, gender identity, or gender expression, or to reduce non-heterosexual attraction or sexual behaviour.
- According to the Canadian Psychological Association, scientific research doesn't support conversion; it can result in negative mental health outcomes for 2SLGBTQ people.
- Banning conversion therapy should have been done a long time ago. It is time for Regina to protect people in the sexual and gender diverse community, often marginalized, who are suffering because of this harmful practice.
- As a Regina resident for 47 years, I am here to affirm the value and dignity of all people and reject any therapy or practice that labels LGBTQIA+ and Two-Spirit people as abnormal, broken, or otherwise not whole individuals. I join the majority of Regina residents in condemning the practice of conversion therapy or any efforts that attempt to change a person's sexual or gender identity through treatment that is hostile to a person's identity, unethical, spiritually and psychologically damaging, and not supported by evidence.

Susan Cameron

My name is Eric Bell,

My written summary is as follows:

I urge City council to pass this bylaw as it currently stands, without amendments. This process has gone on long enough. This should not be controversial. It is widely accepted and well documented that conversion therapy is an abusive, harmful practice that preys on LGBTQ2S+ children and youth, and has devastating impacts on its victims. Conversion therapy has been denounced by medical and health organizations worldwide. Despite this, we know that it is still happening here in our city. A recent Canadian study showed that as many as 1 in 10 LGBTQ2S+ people in Canada has been victims of the practice. Conversion therapy has caused immense harm for so many in our community. And, while the federal government passed a bill banning it in the country, it will not pass the senate in time before the next election. In the meantime, this bylaw will be an important stop gap to ban conversion therapy in our community until a federal law is finally put in place. Communities across Canada, from Saskatoon to Lethbridge, has successfully introduced bans in their cities. I urge city council to do the same- to listen to the science, the experts, and those of us in the local queer community who have worked so hard for this, and who have had to sit and listen to the bigotry and hate spread by some who wish to be able to legally continue to harm us through this abusive, horrible, disgusting practice. I urge, I beg, city council to please, do the right thing, and ensure that this bylaw passes in its entirety without any amendments that would water it down or allow conversion therapy to sneak through the cracks. It is time to end conversion therapy in our city once and for all. Thank you.

Eric Bell

Presentation to Regina City Council in Support of Bylaw No. 2021-51 to Ban Conversion Therapy

Good [morning/evening] and thank you to Regina City Council and the clerks for the opportunity to speak with you today.

My name is Nicholas Schiavo and I am the founder of No Conversion Canada - a national, nonpartisan, grassroots organization and registered nonprofit dedicated to ending conversion “therapy”/conversion practices here in Canada. No Conversion Canada works directly with conversion “therapy” survivors, the LGBTQ2+ community, civil society organizations, medical professionals, academics and policymakers to raise awareness about conversion therapy in Canada, develop comprehensive legislation to outlaw this abuse at all levels of government and develop fulsome survivor supports to foster healing.

No Conversion Canada has made formal submissions to several municipalities across Canada on this issue, including the Regina Community Wellness Committee, and has testified before the House of Commons on federal legislative efforts, namely, Bill C-6.

I would like to begin by stating that as a national organization, our work reflects many individuals, organizations and communities from coast to coast. We have a lot of experience working with survivors, local activists and civil society and presenting to City Councils, like we are today. That being said, should Regina City Council feel it is important to weigh local voices more prominently in this vote, we welcome you to do so. In our experience, municipal decisions on conversion therapy bring out well-organized and well-funded opposition which use vast networks to fear-monger, intimidate and spread misinformation. This process tends to be quite ugly and often leads to the re-traumatization of survivors, making it that much harder to advocate for safety. I would ask that you please listen to your community - in particular survivors and local LGBTQ2 individuals in making the right decision that will keep this community safe.

With that being said, on behalf of No Conversion Canada, I am speaking to you to voice our full support for municipal action to ban conversion therapy in Regina and urge you to vote in favour of the Prohibited Businesses Bylaw to help end this abuse and protect LGBTQ2+ residents as soon as possible.

Conversion therapy is not a “therapy” at all, but **fraudulent, deceptive, and unscientific practices that attempt to change, deny or suppress an individual’s sexual orientation, gender identity or expression. It is known to cause significant harm to vulnerable people with life-long effects.** Conversion therapy practices go by many different names such as reparative therapy, ex-gay therapy, gay cure, reducing unwanted same-sex attraction and “sexual orientation and gender identity and expression change efforts” (SOGIECE).

Today, despite the overwhelming consensus of medical and health professionals, conversion therapy is still widely endorsed by some faith leaders, cultural and religious communities and families under different guises. According to [data](#) from June 2021, **as many as one in ten (10%) gay, bi, trans, and queer men and Two-Spirit and non-binary Canadians have experienced conversion practices.** Of particular concern, the data finds that that **72% started conversion therapy before the age of 20.**

Conversion therapy has been widely denounced as a deceptive, dangerous, and harmful practice by dozens of major medical, health, and human rights organizations around the world including the United Nations, World Health Organization, World Psychiatric Association, Pan American Health Organization, Canadian Psychological Association, Canadian Psychiatric Association, Canadian Paediatric Society, Canadian Association of Social Workers, Human Rights Campaign and Amnesty International, to name a few.

Conversion therapy is a complex and nuanced enemy which requires a comprehensive response. While there is no “silver bullet” to ending conversion therapy, a layered approach – which includes grassroots, municipal, provincial/territorial, federal and international action – is shown to have the greatest impact in protecting the safety and freedom of LGBTQ2+ people. In short, municipal bylaws help save lives.

Municipal bylaws can institute governance policies that revoke business licenses or restrict the use of county grants, funding, facilities, donations, or other contributions to organizations that currently commit or promote conversion therapy. They can also levy large fines directly on businesses or organizations shown to be committing conversion therapy.

It's important to note that conversion therapy bylaws and legislation are commonplace in Canada and have existed in communities from coast to coast, for years. Provinces and territories that already have, or are in the process of developing their own legislation include the Yukon, Manitoba, Ontario, Quebec, New Brunswick, Nova Scotia and PEI. We have seen communities across Canada take this issue up directly by introducing municipal bans through bylaws and policies. These include the communities of Vancouver, Wood Buffalo, St. Albert, Edmonton, Spruce Grove, Beaumont, Strathcona County, Rocky Mountain House, Calgary, Strathmore, Lethbridge, Saskatoon, Montreal, Kingston and Saint John.

Municipal bylaws to ban conversion therapy are essential for a number of reasons:

- 1) They can provide an immediate, local resource to individuals who are being subjected to conversion therapy
- 2) They can help end this form of torture where provincial/territorial governments may be unwilling to do so. Please note, there is no provincial conversion therapy legislation in Saskatchewan.
- 3) Municipalities are best equipped for service delivery which is important as survivors may need help in contacting authorities, finding housing or accessing local mental health resources.
- 4) By revoking business licenses or levying heavy fines to stop organizations who commit conversion therapy, cities can have a wider impact in shutting down systemic perpetrators of conversion therapy and can often be quicker and less expensive than starting a criminal case.
- 5) Municipal governments can also take a proactive approach and provide funding or space in the community for local LGBTQ2+ groups and organizations to support survivors and the wider community at large.

Most importantly, **legislation at the local level to prohibit conversion therapy sends a powerful and direct message about the kind of community you want to create** – one that is open, inclusive and welcoming to all. No one should have to change who they are or who they love to find support and acceptance in your community.

While there are many individuals and organizations who will use misinformation and fearmongering to attack these life-saving protections, we ask you to **please be brave in**

doing what's right and standing up for the safety of the most vulnerable in our communities. We welcome the opportunity to work with any policymaker who is interested in standing up to this barbaric abuse, and we look forward to ongoing engagement with the City of Regina. Thank you for taking action on this important issue.

Nicholas Schiavo
Founder, No Conversion Canada

Additional Resources for Councillors

(For reference, will not be presented)

- [**Experiences With Sexual Orientation and Gender Identity Conversion Therapy Practices Among Sexual Minority Men in Canada, 2019–2020**](#) (Dr. Travis Salway, Simon Fraser University, et al. June 2021)
- [**Geographic Distribution of Conversion Therapy in Canada**](#) (Amrit Tiwana, Simon Fraser University, April 2021)
- [**Corriger Nos Pratiques : Les Approches Thérapeutiques Pour Intervenir Auprès Des Enfants Trans Examinées Dans Une Perspective Juridique**](#) (Florence Ashley, University of Toronto, 2021)
- [**Conversion Therapy In Canada: A Guide For Legislative Action**](#) (Dr. Kristopher Wells, MacEwan University, et al. October 2020)
- [**Ending Conversion Therapy in Canada: Survivors, Community Leaders, Researchers, and Allies Address the Current and Future States of Sexual Orientation and Gender Identity and Expression Change Efforts**](#) (Centre for Gender & Sexual Health Equity et al. February 2020)

Dear Mayor Masters and Regina City Council,

We are a collective of concerned local community service workers, social workers, psychologists and health care providers who work with the child and youth population. We are glad to see the outcome of the city councils vote to support the federal Bill C6 and furthermore support the recommended edits from experts and 2SLGBTQ+ organizations towards the wording of the bill.

We confirm and acknowledge conversion practices are alive and currently exist in our city. We have the privilege and honour to be the ear to our community's children and youth and we directly see the detrimental impacts that family and societal influences, rejection, anti queer, anti trans rhetoric and non affirming messages can have on 2SLGBT+ people. According to U.S. non-profit The Trevor Project, youth who were subjected to conversion therapy were more than twice as likely to attempt suicide.

Young people who experience family rejection based on their sexual orientation, including being subjected to conversion therapy practices, face especially serious health risks. Research reveals that LGBT young adults who report higher levels of family rejection during adolescence are 8.4 times more likely to report having attempted suicide, 5.9 times more likely to report high levels of depression, 3.4 times more likely to use illegal drugs, 3.4 times more likely to report having engaged in unprotected sexual intercourse compared with peers from families that reported no or low levels of family rejection. A study in Manitoba and Northwestern Ontario revealed that 28% of transgender and Two Spirit people had attempted suicide at least once.

Conversion therapy and practices are a dangerous and discredited practice, based on the false claim that being 2SLGBT+ is a mental illness that needs to be cured—a view with no scientific basis. These harmful practices use rejection, shame, and psychological abuse to force or influence young people to try and change who they are. Conversion Therapy and practise are known to be extremely dangerous and can lead to depression, decreased self-esteem, substance abuse, and suicide”.

Conversion therapy efforts have been known to include practices such as electroshock treatment or electroconvulsive therapy, lobotomies, chemical castration, aversion therapy, behavioural conditioning, gender coaching, regressive role play, hypnosis, extreme fasting, sleep deprivation, “corrective” rape, spiritual prayer, exorcism, and the use of various isolation tactics in a deliberate attempt to change, alter, deny, or suppress a person's sexual orientation, gender identity, or gender expression.

As a collective we echo statements denouncing Conversion therapy practices as being harmful and unethical practice from over 60+ major medical, health, and human rights organizations around the world including the World Health Organization, Canadian Psychological Association, Canadian Psychiatric Association, Canadian Paediatric Society, Canadian Association of Social Workers, Canadian Counselling and Psychotherapy Association, American Medical Association, Human Rights Campaign, Amnesty International, World Psychiatric Association, Pan American Health Organization, and New Brunswick Association of Social Workers.

The American Academy of Pediatrics endorses the position “there is no scientific evidence that reparative [conversion] therapy helps with gender dysphoria or prevents children from becoming transgender adults. Instead, experts and professional organizations believe that it inflicts lasting damage on children. It harms family relationships and makes children feel ashamed of who they are.”

Bill C-8, and the municipal bylaw are a good step to legally condemn the harms of conversion therapy practices but we also need to go further to support and affirm young 2SLGBT+ people in our community. When children and youth are seen, feel safe, feel heard, and validated during their journey of identity we create an environment that they can thrive and flourish.

We are championing our City council to use the in-depth recommendations and suggestions thus far in regards to Bill 6 to create a city bylaw that is unique and distinctive to our community. We are advocating for the City council to foster supportive, inclusive and affirming environments for the 2SLGBT+ people in our community that protects children and youth from the harmful practices of "Conversion / Reparative" Therapy practices.

Thank you for your time,

References

<https://www.noconversioncanada.com/>

https://www.auma.ca/sites/default/files/Advocacy/Programs_Initiatives/WIC/conversion_therapy_in_canada_-_a_guide_for_legislative_action_oct2020.pdf

<https://transpulsecanada.ca/research-type/quickstats/>

<https://egale.ca/egale-in-action/egales-statement-on-conversion-therapy-legislation/> <https://static1.squarespace.com/static/5bfdaab6365f02c7e82f8a82/t/5fb57964bb337818f2df7017/1605728617065/Conversion+Therapy+in+Canada+%28Oct+27%2C+2020%29.pdf>

<https://www.thetrevorproject.org/get-involved/trevor-advocacy/50-bills-50-states/about-conversion-therapy/>

<https://www.refinery29.com/en-ca/2021/04/10439096/conversion-therapy-illegal-canada-bill-c6>

<https://egale.ca/awareness/backgrounder-lgbtq-youth-suicide/>

<https://briarpatchmagazine.com/saskdispatch/view/open-letter-to-mayor-masters-and-the-regina-community-wellness-committee>

<https://www.nclrights.org/wp-content/uploads/2014/06/Conversion-Therapy-Toolkit.pdf>

<https://www.hrc.org/resources/policy-and-position-statements-on-conversion-therapy>

Please let me know if there are any further details you are requiring before Monday's deadline.

Thank you

Amanda Flahr, Brad Olson and Tammy Wagne

Name: Allen Fedorak

Date of Meeting: July 14, 2021

Topic on Agenda: Bylaw No. 2021-51 - The Prohibited Businesses Bylaw, 2021 - Conversion
Therapy Ban Bylaw

I wish to attend by teleconference

I intend to speak against the proposed bylaw.

Summary of presentation:

- Introduction
- Four principles which I hold on civic matters:
 1. Parents have the right to raise their children the way they want.
 2. That those we elect to serve us in civil government must respect and defend my right of belief and freedom of religion.
 3. That the laws and policies of civil government must provide for the safety and security of the citizens, especially the vulnerable that live among us.
 4. It is inappropriate for civil government to heap debt upon the backs of my children and future generations.
- My views on how this proposed bylaw infringes on the above principles
- My challenge to the City Council

To Whom It May Concern,

I would like very much to speak during the discussion of the conversion therapy bylaw that will be take place in Regina on Wednesday. When I was sixteen years old, my roommate and I were forced to undergo conversion therapy to be cured of our homosexuality. We were at a private boys's boarding school. As a result of this so-called therapy, my friend committed suicide and I suffered a nervous breakdown and was hospitalized for fifteen months. As you can well imagine, I am extremely angry about how homophobic psychiatrists destroyed our lives and collected a great deal of money while doing so. I have published two books about my experience, one in French and the other in English. The first one was *Comment réussir sa schizophrénie* (Montréal: VLB éditeur, 2000) and the second one was *What Rough Beast* (London: Austin Macauley, 2017). I am a retired professor at the Université du Québec à Chicoutimi, I do hope that you will allow me to speak on Wednesday.

Thank you very much.

Yours sincerely, Robert Dole

Joe Lomas

Submission to Regina City Council

July 14/21

re: 2021-51 The Prohibited Businesses Bylaw

Further to my letter of April 28th to Mayor Masters and Lori Bresciani

With respect to the federal Bill C-6

Thank you for the opportunity to submit to Council.

Certainly I can see the distinct resemblance to the federal Bill C-6. As much as the 2021-51 Bylaw reflects to the federal Bill, it also mirrors its flaws. In many ways, this proposed Bylaw is even worse than C-6.

It opens up many areas of discussion:

- 1) As in C-6, the Bylaw will severely restrict the right of the parent.
- 2) Again, as in C-6, the Bylaw is poorly worded as it will also restrict professional counseling from experienced and qualified psychologists.
- 3) The Bylaw is targeting youth at risk by advocating and condoning the practice of same sex behavior.
- 4) With respect to enforcement, the Bylaw refers to "Inspectors". Are we to assume this Bylaw will be enforced by a regular Bylaw Enforcement Officer? If so, how are they trained to handle this issue? Are they professionals from a recognized institution of higher learning?
- 5) The Bylaw only reflects the political will of a minority of the citizens of Regina; thus denying the political will of the majority of the citizens of Regina. In fact, this issue should be put to the citizens as a referendum.
- 6) The Bylaw should be completely overhauled as clearly it would most likely be defeated by an effective "Charter Challenge" at a later date anyway.

I am deeply disappointed in City Council as well as the City Legal Department. I believe City Council can do much better!

Joe Lomas,
Concerned Citizen

About UR Pride

Formed in 1996, we are Regina's largest and longest running 2SLGBTQ+ service organization. Our aim is to set the foundation for a safer, healthier, and more vibrant community for sexually and gender diverse people in Regina, both on campus and in the community.

Our programs include:

- support groups for seniors, youth, & trans people
- a community space
- free confidential counselling program for 2SLGBTQ+ people and their families, including folks who are questioning and exploring their identity

Our counselling program - Monarch Mental Health - offers professional counselling that does not prescribe what conclusions a person might come to about themselves. This service is of particular importance because 2SLGBTQ+ people experience harm by living in a society that continues to stigmatize and debate us.

First, a message to 2SLGBTQ+ people listening:

UR Pride wishes to express our unequivocal love & support for you. *You are loved and wanted in this world.*

We also wish to acknowledge the many 2SLGBTQ+ people who cannot listen today or chose not to speak today because it is too difficult to hear the disinformation, stigmatization, and - in some cases - hate that (despite Council's efforts) this conversation brings out.

Lest there be any doubt, conversion "therapy" happens in Regina

Rarely do the people engaging in these practices call what they are doing "conversion therapy". Yet our staff have supported people who have survived efforts to erase their identity, who have been forced to endure religious leaders or supposed 'therapists' who shame them for who they are, and who try to modify their behaviour against their will.

Since I appeared before Council in April, three separate survivors have sought me out to talk to me about their experience and to support my advocacy on their behalf, and behalf of all 2SLGBTQ+ people who could be vulnerable to these kinds of treatment.

Conversion therapy is harmful

We know this from the testimony of survivors. If you wish to hear directly from survivors harmed by these practices, I urge you to read transcripts of their words from the parliamentary committee hearings on Bill C-6.

Research has repeatedly confirmed the harm done by attempts to alter gender identity or sexual orientation. This scientific consensus has lead to dozens of major medical, health, and human rights organizations around the world denouncing the practice including the [World Health Organization](#), [Canadian Psychological Association](#), [Canadian Psychiatric Association](#), [Canadian Paediatric Society](#), and [Canadian Association of Social Workers](#)

The need for a bylaw

Some have asked whether a municipal bylaw is necessary given that federal Bill C-6 would criminalize certain conversion therapy-related activities.

It's important to note that while that Bill has passed the House of Commons, the Senate has not yet passed it. That means if a federal election is called before the Senate resumes in late September, the Bill will not become law.

Even if criminalization comes to pass, there is still value to having a variety of tools at different levels to tackle this problem. This is consistent with the approach on many other issues addressed by multiple levels of government.

In light of all this; vote to pass this Bylaw

Some delegates are likely to suggest wording changes that would weaken or soften the wording, trying to create loopholes that allow this harmful practice to continue in certain circumstances. Resist these attempts.

Invest in support for the 2SLGBTQ+ communities

We recommend that city council also

- Provide core funding to 2SLGBTQ+ support organizations such as UR Pride and TransSask Support Services
- Pressure the province to fund mental health initiatives to address harm done by these services and by a world that continues to tell us that we are lesser than others in our City.

Thank you for your time.

Aspen Huggins, Vice-Chair
UR Pride Centre

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From this perspective, we wanted to provide additional informational items to help our elected City Council members make an informed decision regarding the impacts of conversion therapy on the 2SLGBTQ+ community.

Banning 2SLGBTQ conversion Efforts

Presentation to Regina City Council

July 14, 2021

By Russell Mitchell-Walker

Eastside United Church

I am Russell Mitchell-Walker, minister of Eastside United Church. Thank you for the opportunity to speak to you today and for your initiative in supporting the creation of a bylaw which will move us toward a more inclusive city. Banning Two Spirit, Lesbian, Gay, Bisexual, Transgender, Queer(2SLGBTQ) Conversion Efforts is an important step to communicate to the 2SLGBTQ community in Regina that we are welcomed and accepted as we are in all communities within this city. You will note that I used the word efforts and not conversion therapy, as given what we know about these practices therapy is a misnomer.

Eastside United Church, is an Affirming Ministry, which works to be intentionally welcoming of all, including 2SLGBTQ folk. We also seek to live out that call publicly and explicitly. It is not enough to name that we are welcoming but we need to continually work to understand how we can be inclusive and welcoming of all. This is intentional. We speak out on issues such as we are today. This is public. We name what is needed to be welcoming, this is being explicit. As such Affirming Ministry churches stand out as different from the traditional churches who often hold traditional views on issues such as sexual orientation and gender identity.

Today we celebrate that this work to ban the harmful practice of seeking to change one's inherent identity is supported by a number of congregations and communities of faith. You will have received a letter that we have written to the City Council that has been signed by close to 50 faith leaders from not just Christian churches but also of other faiths having Faith Leaders signed from the Jewish, Muslim, Sikh faiths. There were a number of others from the Anglican and Catholic traditions who would have signed if they were allowed to by their hierarchy.

As a Christian, I believe I am called to a life of love and compassion, following the teachings in the gospels of Jesus, whose message was one of love, compassion, standing with the marginalized and oppressed, and creating a community of

inclusion, for the outcast, the lepers, the oppressed in society. 2SLGBT conversion efforts are neither loving nor compassionate as they work to go against one's inherent self identity and being. Those who engage in these practices often base them on a superficial reading of scripture, and not on the cultural and social context of the readings of the few passages that are believed to refer to homosexuality. Indeed, in all of Jesus' teachings and admonishments against behaviours and practices that were offensive and against God, he does not address homosexuality at all. Not once in any of the gospels is it addressed.

The message that the church has offered over the years that homosexuality is sinful, and needs to be changed has caused great pain, spiritual abuse, and leads to suicide rates for LGBTQ folk to be up to 4 times higher than their heterosexual peers. A good recent example of this spiritual abuse is in the movie *Boy Erased* with Nicole Kidman. I encourage you watch it to get a sense of the realities of the damage these kinds of spiritual practices do to an individual, who in this case willingly went for such so called treatment. We need to resist any attempts to allow this kind of practice to anyone, whether it is by choice or not, because it is abusive.

In looking at the proposed by-law I would like to make a few comments and suggestions. With regard to point (a), the inclusion of "the offering or provision of counselling or behaviour modification techniques", while this is important, following discussion in our group about it, and in consulting with Dr. Kris Wells, an expert in the area of 2SLGBTQ conversion efforts, he suggests including "behavioural or aversion therapies". With this change, it would read: "the offering or provision of counselling or behaviour modification techniques, behavioural or aversion therapies."

We also recommend (again after consulting with Dr. Kris Wells) that in order for the definition to be more comprehensive that the words "repressing, or discouraging" be added so it is changed to read:

*"Conversion Therapy" means the following when used for the purpose of changing, **repressing, or discouraging** a person's sexual orientation, gender identity or gender expression, or for the purpose of repressing or reducing non-heterosexual attraction or sexual behaviour"*

The addition of repressing or discouraging are also important elements of Conversion Efforts that need to be banned.

Finally under fines, it would be important to add more strength to the by-law by adding a clause that would restrict the use of grants, funding, facilities, or other contributions, financial or otherwise, to organizations or individuals that practice or promote conversion efforts.

All of these changes are important to ensure that this practice does not continue within the city, and would send a clearer message that the City is truly committed to supporting the 2SLGBTQ community under its jurisdiction.

Thank you again for your time and support.

RE: Prohibited Businesses Bylaw 2021-51

1. Whenever we pursue legislation, whether we are making rules in our own homes, or creating bylaws in our cities or laws governing our country, we must have clear and logical reasons to do so. Anytime we bring in a new rule or law, it must be to fix some problem or alleviate some suffering not addressed by any current legislation, and it must be within our jurisdiction to do so. Further, our rules or laws must serve the people for which they are created. To add a bylaw where there is no demonstrated need or where there already exists legislation which covers, or where it is outside of jurisdiction, would be a waste of taxpayer money and evidence of an ideological striving that is beyond a Council's mandate.

Therefore, I ask the Council: what are the statistics on the need for this bylaw in Regina? How many complaints have come in in recent years from Reginans suffering from conversion therapy, forced or not? How many businesses will this affect? Considering forced conversion, there are already laws that criminalize forcible confinement: has Regina Police Service reported abiding offenses here? What actual problem is this proposed bylaw fixing for Reginans?

2. Why has Council gone even further than the Federal Government's Bill C-6, and made ALL conversion therapy illegal, even that which is sought by consenting adults? Not only is the definition of conversion therapy far too vague, but not specifying a "forced" or "coerced" aspect results in a bylaw that is a gross over-reach, paternalistic in approach. There have been business-licensing issues before the Council in recent years, such as strip clubs and massage parlours, where the Council has made concerted efforts to not make moral judgements upon their owners or patrons, even when compelling evidence of harm in and related to such businesses is presented. Bylaw 51, as-is, would seem to create a double standard in the City of Regina.

This bylaw, as is, will take away the agency of Regina citizens, not empower or protect them.

Thank you.

Carla Taylor-Brown

Wednesday, July 14, 2021 | Cameron Fraser | Knox-Metropolitan United Church

Thank you, Mayor Masters and all Members of City Council, for having me again.

My name is Cam Fraser, my pronouns are he/him, and I am the minister at Knox-Metropolitan United Church an Affirming Ministry of the United Church of Canada and I speak with the endorsement of our Church Board.

We were pleased to speak in support of this issue both at the Community Wellness Committee and then again at the City Council meeting in April, and were very pleased that, at that meeting, Regina City Council sought to move towards the creation of a bylaw that would ban conversion therapy efforts in this community.

The Abstract to this bylaw in your meeting material today, acknowledges that

conversion therapy is harmful to persons of all ages and in all forms, whether or not the individual has consented to the treatmentⁱ

We think that this statement is incredibly important and appreciate that it has been emphasized.

That same Abstract acknowledges that a prohibition against such efforts is deemed necessary.

We agree with you.

As a church, we acknowledge that Christian organizations have long been and continue to be, not only part, but a major source of harm to 2SLGBTQ persons through overt attempts to change and convert, and by creating environments in which self-loathing and desperation to confirm sees people seeking to change things about themselves that should never have been for them a source of shame or condemnation.

This is one more area where sadly the church has not proven ourselves worthy of the trust given to us in regards to the precious lives of human beings.

We are working to do better, as are you here today.

Becoming a community where all people can thrive means paying attention to particular needs and that's what you're doing in this bylaw.

For KMUC, designating ourselves an Affirming Church was considered the beginning of the work and not the end, and we urge City Council to view this act in a similar light.

There are many issues that contribute to safety and a sense of well-being to 2SLGBTQ persons, many of which municipal governments are able to influence, and we hope this will be an important lens through which you view your ongoing work.

Housing, employment, representation, accessible participation in public life, access to health care and mental health support are issues that of course affect all people, and 2SLGBTQ members of our community have spoken about specific needs in regards to these things.

In adopting this bylaw, you make a very clear declaration that to this City, queerness, transness, being intersex, non-binary, bisexual is something to be celebrated, not changed, cured, prayed away, or in any other way “fixed”.

There are so many individuals and organizations in this city who are doing important, affirming, justice seeking work who can help you, and we hope you will seek such leadership and guidance as you go beyond the ban.

I hope that all of us, you as a Council, we as a church, and the whole of this community have been paying attention the events of these past months, both before and during these public conversations which have shown not only the violent rhetoric that particularly trans people must endure, but also the resilience, strength and leadership shown in this community by 2SLGBTQ persons – we are so much better for it.

The fact that 13 of 14 Saskatchewan MPs voted against a federal bill addressing this issue tells us something about the environment in which queer and trans folk in this province find themselves.

This is a moment for Regina to make a clear statement.

Concerns around the provision of legitimate therapies have been raised both here, nationally, and in other jurisdictions, and folks with expertise, including therapists have addressed these.

Concerns around family autonomy and religious freedom have been raised and folks with legal expertise have repeatedly reassured you that legitimate, caring conversations in open and affirming environments are not at stake here.

You are focused on what is overwhelmingly agreed to be harmful.

People are not going to misuse this bylaw to attack freedoms, there are checks and balances against this, and arguments to the contrary are seeking to sow confusion.

Supporters are seeking a bylaw that will protect people and their own dignity because, if I could repeat the words of the Abstract to this bylaw in your meeting material for today:

conversion therapy is harmful to persons of all ages and in all forms, whether or not the individual has consented to the treatmentⁱⁱ

Thank you for working to ensure that Regina is a safer place to be queer, to be trans, to be non-binary, to be bisexual, to know that you are cared for and invited to contribute to a community that is a good home for all who live here.

ⁱ <https://reginask.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=4323&Inline=True> pg. 113

ⁱⁱ <https://reginask.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=4323&Inline=True> pg. 113

Mayor Masters and Regina City Councillors,

Good Afternoon, Mayor Masters and City Councillors,
My name is Gisela Stuhm and I am a
Member of St James United Church Regina
I am also a Member of the LGBTQ2SIA+ Community in Regina

First I want to commend each of you on the work that has been done to date by the Wellness Committee and by City Councillors and for the brave and courageous decision that was made on April 15 th, 2021 to have a draft bylaw prepared prohibiting Conversion Therapy practices. The draft is now ready and is before you and this is the opportunity to make needed and necessary amendments and to pass a Prohibited Businesses by law that will have teeth, that is clear, direct, unambiguous and that will **prevent** potential abuses and that will **protect** many vulnerable LGBTQ2S individuals in Regina
The Prohibited Businesses by law must:

1. Protect **citizens of all ages**- children, youth, adolescents, adults and seniors.
2. Specifically Prohibit **behaviour modification, behaviour therapy and aversive Conditioning techniques** when the intent of their use is for the purpose of changing, repressing , suppressing or discouraging an individual's sexual orientation... etc
3. Specifically prohibit the **use of medication** when the intent of their use is for the purpose of changing, repressing , suppressing or discouraging an individual's sexual orientation... etc"
4. The Prohibited Business By Law needs to be applicable to practitioners if **money or a fee is charged or if the services are provided free of charge.**
5. The Prohibited Business By Law needs to be applicable to practitioners to clearly state consequences for **ongoing offences.**
6. The Prohibited Business By Law needs to have include **significant fines** incorporated into ByLaw. Significant fines themselves may be a deterrent .
7. **Vicarious Liability**

A city Prohibited Bylaw that allows for loopholes and leeway will be a feel good exercise only and none that is window dressing only.

Yes, the City of Regina will have a Prohibited Businesses Bylaw but it will not prevent abuses of practitioners and it will not protect vulnerable LGBTQ2S citizens. A Prohibited Practices Bylaw that looks good on the surface but potentially allows for these practices to continue unabated or that turns a blind eye to current practices would be a tragedy.

Identity is a fragile flower that can be readily stepped upon and easily crushed. Many denominations still view those who are lesbian, gay, bisexual, transgender, two spirit, queer, questioning as deviant and singular and therefore needing to be crushed and eradicated. This is a powerful message of “love the sinner, hate the sin” - a message that continues to be delivered to this day. The person is designated as sinful for being who they are but they are still loved despite their sinfulness. It is confusing to say the least. but I ask you how do you separate the essence of the person from the ones they love?

In conclusion I want to reiterate the position of the United Church of Canada in regards to the practice of Conversion Therapy:

“It is the belief of the United Church of Canada that our faith tradition affirms the dignity of all people, including people across the LGBTQ2SIA+ spectrum. We believe that LGBTQ2SIA+ and Two Spirit people are an expression of God's diverse creation and share with cisgender and heterosexual people an equal place in God's love.

We recognize that members of the LGBTQ2SIA+ communities continue to disproportionately experience marginalization, family estrangement, violence and exclusion in a predominantly heterosexual and gender binary culture. Knowing that our Christian Tradition has been used to cause great harm, we commit to making amends and to challenging these beliefs.”

Today I wish each of you an abundance of wisdom, clarity and discernment in the work that is at hand.

Gisela Stuhm

Member of St James United Church Regina

Member of the LGBTQ2SIA+ Community in Regina

Your Honor Mayor, and councilors.

As someone who suffered harm as the result of an attempt to convert me to non heterosexual, I am opposed to this bylaw. I am opposed because this bylaw would allow the harm I experienced, but would disallow recovery.

Often people come to faith based organizations asking for help, therefore I think that good legislation needs to define what can be done for people who are **voluntarily** seeking help to remain heterosexual, or return their "sexual orientation to heterosexual", or "to repress or reduce non-heterosexual attraction or sexual behaviours".

Just as in the case of Body Rub Parlors where the city, province, and country define a point to which they can go before their services are considered illegal; the bylaw needs to define the services that faith based organizations can provide if someone **voluntarily** comes and asks.

I request that city council clarify the following:

In the case of a religious organization whose faith and Holy writings, as historically and grammatically interpreted, teach that humans are made male and female, and that the proper expression of that sexuality is in the marriage of one male and one female for life. Is that organization in contravention of the clause 'a' in this bylaw that states “the offering or provision of counselling or behaviour modification techniques” when it teaches its faith to its members, adherents, or visitors and their children?

Does the phrase “whether or not the individual has consented to the treatment” in the abstract of the bylaw mean that the city would intend to prosecute a religious organization even if an individual, of their own free will and accord, requested “prayer or religious rites” or “individual or group counselling” if the activities were later deemed to be in contravention of the bylaw?

If this bylaw is passed, I would ask that any individuals or corporations who are known to be or suspected of being in contravention be notified and inspected so that they have the options allowed in the cities act for prohibited businesses.

I further request that city council consider that if this bylaw passes first and second reading, that they delay third reading of this bylaw to its next regularly scheduled meeting so as to soberly reflect on the possibility that this bylaw infringes on the religious practice of several different faiths.

If third reading is not delayed, before this bylaw passed I would request that the effective date be changed to accommodate:

At least several days after the bylaw is passed so that any presentations opposed to this bylaw, or any associated media interviews could not be construed as a contravention of the bylaw.

Time to allow for any individuals or corporations who are known to be or suspected of being in contravention be notified and / or inspected and notified so that they know their status and have the full 90 days to decide if they want to use the options allowed in the cities act for existing prohibited businesses.

Wes Ranson

This proposed bylaw is a complete ban on a broad range of counseling and therapeutic objectives related to individuals' gender identity, gender expression and sexuality, regardless of whether individuals are consenting to and personally pursuing those objectives.

Two exceptions were initially in place to the prohibition: the first (c) allowing for exploration provided it does not favour any particular sexual orientation, gender identity or gender expression; and the second (d) allowing individuals to access care to reduce or repress sexual attraction or behaviour if unrelated to a desire to be heterosexual (eg sexual addiction and sexual behaviour). I understand that this section exception has now been removed.

While the bylaw is proposed under municipal authority to prohibit a business, its abstract states clearly that it is in fact has the objective of denouncing "conversion therapy". Bylaws with the dominant purpose of expressing moral disapproval are *ultra vires* the authority of a municipality as doing so is within the exclusive authority of Parliament to legislate criminal law.

The concept of "business" incorporated into this proposed bylaw is much broader and a common understanding of the term. "Business" includes activities that do not involve any exchange of money, and an individual engaging in an activity while engaged in a "profession", "calling", or in "employment" or in providing goods or services would be deemed to be engaged in "business".

A mere "offer" of counseling or to sell a book for the purpose of changing a person's sexual orientation, gender identity or gender expression or to reduce sexual behaviour or attraction related to a desire to be heterosexual could result in a \$10,000 fine for an individual, \$25,000 for a corporation.

I understand that administration has removed the exception clause allowing individuals to receive treatment to receive services to repress or reduce unwanted sexual attraction or behaviour unrelated to a desire to be heterosexual will allow LGBTQ persons to access services and supports regularly accessed by individuals to address sexual addictions or maintain a commitment to celibacy. Without it, this bylaw becomes a discriminatory instrument prohibiting LGBTQ persons from services accessible to others. This is a significant violation of LGBTQ persons' equality rights under section 15 of the *Canadian Charter of Rights and Freedoms*.

Prohibiting even the offering of any service or book for the purposes of changing an individual's gender identity or gender expression could have a very expansive reach. For example, a counselor who offers a client a copy of the book that asserts there are harms of transitioning could be prosecuted for "conversion therapy". Likewise, a school staff member who requests that a student conform to the school's gendered dress code practice could be deemed engaged in "conversion therapy", as a practice for the purpose of changing one's gender expression. This could violate *Charter* protections for freedom of expression, individual liberty and security of the person and potentially the equality rights of individuals experiencing questions about their gender identity or gender expression.

Many religious teachings, traditions, practices and texts favour heterosexual marriage to the exclusion of other sexual expression, and a gender identity and expression that mirrors an individual's biological sex. Providing such religious texts, teaching or counseling in relation to sexuality could run afoul of an City official's interpretation of this bylaw. Further, in regard to teachings and counseling about gender, there is no exemption for counselling or teaching religious views which promote an individual aligning their gender identity and gender expression with that individual's biological sex. Doing so could be found under the proposed bylaw to be counselling, a practice or service for the purpose of changing an

individual's gender identity or gender expression. This aspect of the proposed bylaw would violation the freedom of conscience and religion, freedom of thought, belief, opinion and expression and the equality rights of religious groups and individuals.

Best regards,

Marty Moore, J.D.
Barrister and Solicitor
Justice Centre for Constitutional Freedoms

BYLAW NO. 2021-51

THE PROHIBITED BUSINESSES BYLAW, 2021

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to prohibit certain businesses and business activities in the City.

Authority

- 2 The authority for this Bylaw is section 8 of *The Cities Act*.

Definitions

- 3 In this Bylaw:

- (a) **“business”** means “business” as defined in *The Cities Act*;
- (b) **“City”** means the municipal corporation of the City of Regina or where the context requires the geographical area within city limits;
- (c) **“license inspector”** means any person employed with the City in the following positions and includes any designate of that person:
 - (i) City Manager;
 - (ii) Manager, Licensing and Parking Services;
 - (iii) Licensing Coordinator, Licensing and Parking Services; and
 - (iv) Licensing Officer;
- (d) **“person”** includes an individual, proprietorship, partnership, corporation, association, or other legal entity.

Prohibited Businesses

- 4 No person may engage in, offer or operate a business or business activity listed in Schedule “A” to this Bylaw.

Enforcement Officials

- 5 For the purposes of any inspection authorized by this Bylaw, enforcement of this Bylaw and sections 324, 325, 326 and 328 of *The Cities Act*, a Licence Inspector is a designated officer and authorized to inspect premises, enforce this Bylaw and undertake any action authorized pursuant to *The Cities Act*.

Inspections

- 6(1) The inspection of property to determine if this Bylaw is being complied with is hereby authorized.
- (2) Inspections under this Bylaw shall be carried out in accordance with section 324 of *The Cities Act*.
- (3) No person shall obstruct a person who is authorized to conduct an inspection under this section, or a person who is assisting in the inspection.
- (4) If a person refuses to allow or interferes with an inspection authorized by this section, or if a person fails to respond to a reasonable request for access to a property, the City may apply for a warrant authorizing entry in accordance with section 325 of *The Cities Act*.

Offence

- 7 It is an offence to contravene or fail to comply with any provision of this Bylaw.

Fines

- 8 Every person who commits an offence as described in this Bylaw is liable on summary conviction:
- (a) in the case of an individual, to a fine not exceeding \$10,000 and, in the case of a continuing offence, to a further fine not exceeding \$10,000 for each day during which the offence continues;
- (b) in the case of a corporation, to a fine not exceeding \$25,000 and, in the case of a continuing offence, to a further fine not exceeding \$25,000 for each day during which the offence continues.

Validity

- 9 A decision by a court that any part of this Bylaw is illegal, void, or unenforceable severs that part from this Bylaw, and is not to affect the balance of the Bylaw.

Coming into Force

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

READ A FIRST TIME THIS 14th DAY OF July 2021.

READ A SECOND TIME THIS 14th DAY OF July 2021.

READ A THIRD TIME AND PASSED THIS 14th DAY OF July 2021.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Schedule “A”**Prohibited Businesses**

Business	Definition of Prohibited Activity
Conversion Therapy	<p>“Conversion Therapy” means the following when used for the purpose of changing a person’s sexual orientation, gender identity or gender expression, or for the purpose of repressing or reducing non-heterosexual attraction or non-heterosexual sexual behaviour:</p> <ul style="list-style-type: none">(a) the offering or provision of counselling or behaviour modification techniques;(b) any other purported treatment, service, practice or the offering or sale of any goods; <p>but does not include those that relate to a person’s exploration and development of an integrated personal identity without favouring any particular sexual orientation, gender identity or gender expression.</p>

ABSTRACT

BYLAW NO. 2021-51

THE PROHIBITED BUSINESSES BYLAW, 2021

PURPOSE:	The purpose of this Bylaw is to prohibit certain businesses and business activities in the City.
ABSTRACT:	<p>This Bylaw is enacted with the objective of denouncing conversion therapy and protecting persons of all ages from all forms of conversion therapy in the City of Regina. City Council has determined that a prohibition on conversion therapy in the City is necessary to accomplish this objective and is supported by scientific evidence. Scientific evidence has identified that conversion therapy is harmful to persons of all ages and in all forms, whether or not the individual has consented to the treatment. In this respect, the City relies upon various expert statements and studies, including the statement of The Canadian Psychological Association as referenced in Conversion Therapy in Canada: A guide for legislative action (Wells, K (2020), as follows: “The Canadian Psychological Association endorses this national guide and opposes any therapy with the goal of repairing, changing, suppressing, or converting an individual’s sexual orientation, gender identity, or gender expression, regardless of age. Conversion therapy, or reparative therapy, refers to any deliberate attempt to change the sexual orientation, gender identity, or gender expression of any person. It can include prayer or religious rites, modification of behaviours, and individual or group counselling. Scientific research does not support the efficacy of conversion or reparative therapy and its associated practices.” In addition, the practice of conversion therapy has been denounced by numerous other medical and government bodies including the Canadian Government, the Canadian Psychological Association, Canadian Pediatric Society and the Canadian Association of Social Workers.</p>
STATUTORY AUTHORITY:	Section 8 of <i>The Cities Act</i> and in particular, clause 8(3)(d)(i)

MINISTER'S APPROVAL: n/a

PUBLIC HEARING: n/a

PUBLIC NOTICE: Required by sections 101 and 102 of *The Cities Act*. Published on the City webpage, notice board and Leader Post April 3, 2021.

REFERENCE: Community Wellness Committee, April 14, 2021, CWC21-6 and City Council, April 28, 2021, CR21-71

AMENDS/REPEALS: n/a

CLASSIFICATION: Regulatory

INITIATING DIVISION: Office of the City Manager

INITIATING DEPARTMENT: Office of the City Solicitor

BYLAW NO. 2021-52

THE BUFFALO POUND WATER TREATMENT CORPORATION PLANT RENEWAL
PROJECT BORROWING AND GUARANTEE BYLAW, 2021

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

1 The purpose of this Bylaw is to:

- (a) authorize Buffalo Pound Water Treatment Corporation as a City of Regina and City of Moose Jaw controlled corporation to incur debt obligations in the principal sum of \$60,000,000 plus any related interest or other costs of the debt resulting from this borrowing including any breakage costs resulting from the early termination of an interest rate swap facility; and
- (b) authorize the City of Regina to guarantee the principal sum of \$44,400,000 plus any related interest or other costs of the debt resulting from this borrowing including any breakage costs resulting from the early termination of an interest rate swap facility.

Authority

2 The authority for this Bylaw is *The Cities Act* and, in particular, Part IX and Divisions 5, 6, 7 and 8 of the Act.

Definitions

3 In this Bylaw:

- (a) **“Banker’s Acceptance Rate”** means the current discount rate at which the Toronto-Dominion Bank can sell or trade a banker’s acceptance within the secondary financial market;
- (b) **“Executive Director”** means the Executive Director, Financial Strategy and Sustainability, who has been appointed by the City Manager;
- (c) **“City”** means the City of Regina or where the context requires, the geographical area within the city limits;

Cities Act;

- (e) **“Negotiated Fixed Swap Rate”** means the current discount rate negotiated between Buffalo Pound Water Treatment Corporation and a counterparty through which Buffalo Pound Water Treatment Corporation and that counterparty agree to exchange interest rate cash flows (either from a

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

City Solicitor

floating rate to a fixed rate or from a fixed rate to a floating rate based on an underlying reference rate or index such as interest or foreign exchange rate) based on a notional principal amount for a fixed period in the future;

- (f) **“Unanimous Membership Agreement”** means the Unanimous Membership Agreement entered into on January 1, 2016 between the City of Regina, the City of Moose Jaw and Buffalo Pound Water Treatment Corporation.

Debt limit

- 4(1) The City received approval of the re-establishment of its long-term debt limit of \$450,000,000 granted by the Saskatchewan Municipal Board on October 5, 2016.
- (2) The City’s outstanding debt including loans previously guaranteed by the City as of June 30, 2021 totals \$292,037,274.
- (3) The City’s total outstanding debt including guarantees as of June 30, 2021 and the debt authorized pursuant to this Bylaw results in debt that is below the debt limit established by the Saskatchewan Municipal Board.

Authorization and amount of loan and guarantee

- 5(1) Pursuant to clause 5.2(f) of the Unanimous Membership Agreement and section 153 of *The Cities Act*, the City authorizes the following:
- (a) Buffalo Pound Water Treatment Corporation to borrow the principal sum of \$60,000,000 (Canadian funds) from the Toronto-Dominion Bank plus any related interest or other costs relating to the debt including any breakage costs resulting from the early termination of an interest rate swap facility for the purposes set out in section 6 of this Bylaw; and
- (b) the City to provide a guarantee of the principal sum of \$44,400,000 plus any related interest or other costs relating to the debt set out in clause (a) to the Toronto-Dominion Bank including any breakage costs resulting from the early termination of an interest rate swap facility.
- (2) The City is authorizing Buffalo Pound Water Treatment Corporation to incur the debt obligation provided for in subsection (1) as the City is the owner of 74 Class A voting memberships in Buffalo Pound Water Treatment Corporation, and Buffalo Pound Water Treatment Corporation requires approval of both the cities of Regina and Moose Jaw pursuant to clause 5.2(f) of the Unanimous Membership Agreement prior to the borrowing of money or the issuing of any debt obligation or amending, varying or altering the terms of any existing debt obligation.

- (3) The Executive Director of the City is authorized to negotiate, approve and enter into all necessary agreements with the Buffalo Pound Water Treatment Corporation, the City of Moose Jaw and the Toronto-Dominion Bank on behalf of the City and generally to do all things and to execute all documents and other papers in the name of the City, in order to carry out the borrowing and guarantee as provided in this Bylaw.
- (4) The City Clerk is authorized to affix the City's seal to all documents and papers required by subsection (3).

Purpose of the borrowing

- 6 The money borrowed by Buffalo Pound Water Treatment Corporation shall be used for the purpose of undertaking the construction and commissioning of a renewed water treatment plant including upgrades to the treatment processes, lake pump station, main plant, regeneration building, high lift pump station, process waste lagoons, structural, electrical, mechanical, piping and associated works.

Details of the borrowing

- 7(1) The \$60,000,000 loan will proceed by way of a loan agreement and an interest rate swap agreement with the Toronto-Dominion Bank.
- (2) The purpose of Buffalo Pound Water Treatment Corporation entering into an interest rate swap agreement is so that Buffalo Pound Water Treatment Corporation can manage, mitigate or eliminate the risks related to interest rate fluctuations.

Rate of interest

- 8(1) Under the loan agreement, Buffalo Pound Water Treatment Corporation is required to pay interest on the loan at the Banker's Acceptance Rate plus 0.80%.
- (2) Under the interest rate swap arrangement, Buffalo Pound Water Treatment Corporation will exchange the Banker's Acceptance Rate plus 0.80% with a counterparty and will instead only pay interest on the loan based on the Negotiated Fixed Swap Rate plus a 0.80% credit spread for the 20 years of the interest rate swap agreement.

Term

- 9 The term of the loan is 20 years from the date that funds are advanced to Buffalo Pound Water Treatment Corporation and the term of the interest rate swap agreement is 20 years from the date that funds are advanced to Buffalo Pound Water Treatment Corporation.

Payments and terms of repayment

- 10(1) Buffalo Pound Water Treatment Corporation is required to make payments on the principal amount of the loan and interest based on a 20-year repayment schedule.
- (2) The principal amount of the loan and interest shall be payable monthly from the date the loan is entered into until the end of the term.

Buffalo Pound Water Treatment Corporation's source of payment

- 11 Buffalo Pound Water Treatment Corporation will repay the principal and interest owing under the loan as well as any interest rate swap agreement termination fees from the revenue it receives from water rates that are charged to the cities of Regina and Moose Jaw.

Source of payment if City is required to pay

- 12 If the City is required under the guarantee to pay any principal, interest or interest rate swap termination fees under the loan or any interest rate swap agreement identified in this Bylaw, the City shall make the payments from any of the following sources:
- (a) municipal property taxes;
 - (b) the general fund reserve; and
 - (c) the general utility reserve.
- 13 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 14th DAY OF July 2021.

READ A SECOND TIME THIS 14th DAY OF July 2021.

READ A THIRD TIME AND PASSED THIS 14th DAY OF July 2021.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2021-52

THE BUFFALO POUND WATER TREATMENT CORPORATION PLANT RENEWAL PROJECT BORROWING AND GUARANTEE BYLAW, 2021

PURPOSE:	To authorize the Buffalo Pound Water Treatment Corporation to incur debt obligations in the principal sum of \$60,000,000 plus and any related interest or other costs of the debt including any breakage costs resulting from the early termination of an interest rate swap facility and to authorize the City of Regina to guarantee \$44,400,000 of this debt plus any related interest or other costs of the debt including any breakage costs resulting from the early termination of an interest rate swap facility. The money borrowed by Buffalo Pound Water Treatment Corporation shall be used for the purpose of undertaking the construction and commissioning of a renewed water treatment plant.
ABSTRACT:	This Bylaw provides the necessary authorizations for the Buffalo Pound Water Treatment Corporation to incur debt obligations in the principal sum of \$60,000,000 plus any related interest or other costs of the debt including any breakage costs resulting from the early termination of an interest rate swap facility as well as for the City to guarantee \$44,400,000 of this debt plus any related interest or other costs of the debt including any breakage costs resulting from the early termination of an interest rate swap facility. This Bylaw sets out the amount of money to be borrowed, the purpose for the borrowing, how the interest is calculated, the term of the loan, terms of repayment as well as the sources for repayment of the loan. This Bylaw also provides information on the City's debt limit and the City's current level of debt.
STATUTORY AUTHORITY:	Part IX and Divisions 5, 6, 7 and 8 of <i>The Cities Act</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A

PUBLIC NOTICE: Pursuant to sections 101 and 102 of *The Cities Act* and *The Public Notice Bylaw*, Bylaw 2020-28, public notice was issued in the Leader Post, City's public notice board and website on February 6, 2021 of the intent to authorize Buffalo Pound to enter negotiations with lenders for the purpose of funding the Buffalo Pound Plant Renewal Project. Public notice was also issued in the Leader Post, City's public notice board and website on June 5, 2021 of the intent to enter into a loan agreement.

REFERENCE: Executive Committee, February 17, 2021, EX21-14; City Council, February 24, 2021, CR21-21; Executive Committee, June 16, 2021, EX21-46; City Council, July 14, 2021, CR21-106

AMENDS/REPEALS: New bylaw

CLASSIFICATION: Administrative and Executory

INITIATING DIVISION: Financial Strategy and Sustainability

INITIATING DEPARTMENT: Financial Services

Regina Downtown Business Improvement District

Annual Report Presentation to City Council

July 14, 2021

Good Afternoon Mayor Masters and City Council.

I'm Judith Veresuk, Executive Director of the Regina Downtown Business Improvement District. I am pleased to be here today on behalf of the RDBID Board of Directors to present our 2020 Annual Report.

In your package, you would have received a copy of today's presentation, our 2020 Annual Report as well as several other RDBID publications.

Since many of you are new to City Council and Business Improvement Districts, I'll give you a quick overview of Regina Downtown and what we are all about. A business improvement district is created by City Council. RDBID was formed in 1981 so this is our 40th anniversary. We represent the commercial property owners within our boundary as they provide funding through a special levy.

Our purpose is to enable a sustainable downtown neighbourhood where entrepreneurship and cultural vitality flourishes and all Regina residents are able to thrive in an active, safe, accessible, inclusive and beautiful public realm. We work very closely with the City of Regina, however, our services are intended to supplement, not replace the services provided by the City.

Our boundaries go from Angus Street to Halifax Street, from the Railroad tracks to 13th Avenue, and along Broad Street south to College Avenue. Pre-Covid, over 35,000 people came to work downtown everyday. Over 20,300 people live in downtown Regina and the four adjacent neighbourhoods – Centre Square, Cathedral, Heritage and Warehouse. However, the total population of Downtown proper is approximately 750 as of 2020.

RDBID is self-funded. Funding for RDBID is provided by all commercial property owners within the boundary. Our Board sets the mill rate, which is presented and approved by City Council each year. The RDBID mill rate is applied to the assessed value of the property which results in the BID levy. The levy is collected, along with municipal property tax, education tax and library tax, annually. The City accepts payment on our behalf and transfers the BID Levy capture to RDBID to carry out projects, programs and activities in support of Downtown.

Our board is made up of thirteen individuals, one of whom is Councillor Mancinelli, who are dedicated to making Downtown Regina an attractive place for both business and residents. We have seven full time staff and over ten seasonal staff.

Our operations are divided into key pillars in our strategic plan – Member Engagement and Services, Placemaking, Business and Residential Attraction and Retention and Transformational projects.

COVID-19 required RDBID to amend many of our programs and initiatives to respond to the ever changing business landscape in 2020.

In 2020, we:

- Conducted regular Clean Team activities, including litter pick up, graffiti removal, powerwashing, touchpoint wipe downs
- Initiated the development of our Community Support Program, in partnership with the City of Regina and the RPS
- Supported our members through marketing, social media promotion, promotional materials, e-newsletter
- Continued implementation of our wayfinding signage program
- Installed additional seasonal lights and holiday décor
- Operated the visitor service pavilion
- Continued our Alley Door Art program
- Conducted our annual pedestrian count
- Hosted Regina Restaurant Week
- Hosted the Victoria Park Ice Rink program
- Implemented a holiday gift card rebate program
- As well as many other programs and initiatives that are detailed in our annual report.

As Downtown Regina continues to recover from the impact of COVID 19, RDBID will continue to evolve our programs and initiatives to best serve our membership, while respecting public health measures to protect our community.

We are excited to begin planning for post-COVID versions of our signature events, Cinema Under the Stars, Downtown Concert Series, Restaurant Week and Summer in the Square activations. Our 2021 Traffic Control Box art program installations were completed in June. And we continue to work closely on projects with City of Regina Administration on transformational programs such as the Downtown Design Guidelines, Downtown infrastructure renewal, the Transit Master Plan and the Community Support Program.

Lastly, we are also updating our 10 year strategic plan which will be our north star as we continue to work collectively with our members, partners and the City of Regina on the revitalization of the heart of our community.

I will be happy to answer any questions you may have with respect to the Regina Downtown Annual Report 2020.

Thank you.



Regina Downtown Annual Report

Date	July 14, 2021
To	City Council
From	Financial Strategy & Sustainability
Service Area	Financial Services
Item No.	CM21-12

RECOMMENDATION

That City Council receive and file this report.

ISSUE

In 1981, City Council created what is now called the Regina Downtown Business Improvement District pursuant to *Bylaw 2003-80*. The purpose is to promote and enhance the City's downtown for businesses operating in the district and improve the quality of life for those who use and visit downtown. Regina Downtown's activities are guided by a board of directors according to the responsibilities and obligations in Sections 25 and 26 of *The Cities Act* and *Bylaw 2003-80*.

Section 9 of *The Regina Downtown Business Improvement District Bylaw, 2003-80*, indicates that on or before May 1 of each year, the Board of the business improvement district will submit its annual report for the preceding year to Council, together with a complete audited and certified financial statement of its affairs with balance sheet and revenue and expenditure statements.

IMPACTS

As Regina Downtown is a Business Improvement District of the City of Regina, the audited financial statements have been consolidated into the City's 2020 Annual Report and Consolidated Financial Statements.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS

Regina Downtown's 2020 Annual Report will be posted on the Regina Downtown website.

DISCUSSION

Section 9 of *The Regina Downtown Business Improvement District Bylaw, 2003-80*, requires that:

- On or before May 1 in each year, the Board shall submit its annual report for the preceding year to Council together with a complete audited and certified financial statement of its affairs, with a balance sheet and revenue and expenditure statements.

In May 2020, City Council approved the Regina Downtown's 2020 Budget. The financial and non-financial results for the year ended December 31, 2020 are presented in the Regina Downtown's 2020 Annual Report and included as Appendix A of this report.

2020 Annual Report

Highlights from Regina Downtown's 2020 Annual Report, attached as Appendix A, include:

- The December 31, 2020, audited financial statements reflect a surplus of \$20,765 in revenue over expenses.
- Prior to COVID-19, the district held:
 - **Regina Restaurant Week:** 12 downtown restaurants offered an affordable fixed price menu. Members saw increased traffic and media promotion for the event.
 - **The Rink at City Square:** Was one of the District's greatest successes of 2020. The six themed skating events brought over 350 participants downtown. Members saw increased traffic downtown during the winter season.

With the onset of the COVID-19, Regina Downtown shifted focus to supporting members through the pandemic. A sample of the initiatives launched through the pandemic include:

- **"Reconnect at the Heart" Marketing Campaign:** The campaign informed Regina residents when Downtown businesses were open and advised on shopping options.
- **"Heart of the City" Podcasts:** Regina Downtown's Marketing Manager held 10, 25-minute audio interviews with Regina Downtown members.

- **Member Instagram Takeovers:** Regina Downtown worked with members to take over the Regina Downtown Instagram account for a day, allowing members to share content on their business with the Regina Downtown audience.

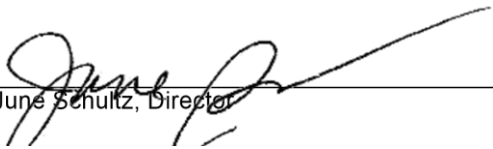
A full listing of the initiatives delivered through the pandemic is captured in Appendix A.

DECISION HISTORY

City Council approved the Regina Downtown Business Improvement District's 2020 Budget on May 27, 2020 (CR20-41).

Respectfully Submitted,

Respectfully Submitted,


June Schultz, Director

6/17/2021


Barry Lacey, Exec. Director, Financial Strategy & Sustainability

6/29/2021

Prepared by: Jonathan Barks, Financial Business Partner

ATTACHMENTS

Appendix A - Regina Downtown 2020 Annual Report




To Do:
Reconnect,
at the Heart

- Regina Restaurant Week
- Rink at City Square
- Member Spotlight

 **Regina Downtown**
BUSINESS IMPROVEMENT DISTRICT

Annual Report 2020



LETTER FROM THE BOARD CHAIR



The past year has changed the world for so many of us.

RDBID started the year with an exciting plan, which saw significant change in March 2020 with the appearance of COVID-19. We have all struggled with managing work, business, and home life through this extremely difficult time. To business owners who were forced to shut their doors due to challenges with managing during this period, we grieve your loss and wish you better times in the years ahead.

Like most organizations, RDBID took a moment to assess the new situation and then pivoted the organization to support members, quickly beginning to carve out the role we would play in supporting Regina's downtown, and in helping RDBID members resume business operations.

I am saddened by the impact COVID-19 has had on residents, families, businesses, and our economy, but I am incredibly proud of the hard work and determination of our downtown businesses, and of their resiliency throughout this year.

I am also very proud of the creative and innovative work done by RDBID to keep Regina's downtown businesses top of mind for Regina residents, to keep visitors to the downtown safe, and to connect RDBID members with the resources and support they needed to continue operating.

I want to commend our hardworking and dedicated staff for their determination to provide members with the services they required throughout 2020.

I also want to commend the RDBID board for your commitment to our members and Regina's downtown throughout this very difficult time.

This has been an incredibly hard year for so many, but it has also been a year in which we have pulled together to help each other. As we move into a new year, I look forward to the prospect of more normal times and an end to the challenges of 2020, and I hope we take with us a desire to continue working together for the betterment of all downtown Regina businesses and Regina residents.

Mike MacNaughton,
Chair, RDBID Board

2021 BOARD OF DIRECTORS

Mike MacNaughton (Chair) Twisted Pair Productions
Anna Gardikiotis (Vice Chair) R&A Group of Companies
Jaime Boldt (Finance and Admin Chair) Globe Theatre
Aaron Burnett (Executive Comm. Member) Colin O'Brian Man's Shoppe Ltd.
Jason Mancinelli Council Representative
Aaron Murray The Fat Badger
Doug Kosloski Sasktel
Mitch Molnar Mitchell Developments Ltd.
Victoria Gagné Clarence Campeau Development Fund
Terri Klyne Harvard Property Management
Steve Tunison Saskatchewan Gaming Corporation

Doug Bailey Cornwall Centre
Lisa McIntyre The Optical Shoppe

BOARD ADVISORS

Diana Hawryluk City of Regina
Judith Veresuk Regina Downtown Business Improvement District

Welcome new Board Members

Jason Mancinelli, Terri Klyne, Steve Tunison, Doug Bailey, Lisa McIntyre

Thank you outgoing Board Members

Jerry Flegel, James Camplin, Susan Flett, Alex Exner, Charlene Gavel

LETTER FROM THE EXECUTIVE DIRECTOR



What an incredibly challenging and heart-breaking year 2020 has been for so many of us. Our thoughts continue to be with all who have experienced losses over this very difficult year. RDBID went into 2020 with exciting plans, much of which we had to put on hold as we pivoted to focus on addressing the impact of the pandemic upon our members.

The year largely revolved around the creation of events and promotions focused on encouraging Regina residents to support locally, either by visiting downtown safely, shopping online, or by choosing curbside pick up or delivery services.

We targeted our efforts to support our members, by becoming a resource for information on federal, provincial and city COVID-19 support programs, and by assisting members in meeting all Saskatchewan Health Authority protocols, to keep themselves and their customers safe.

We were proud to be able to offer virtual support for members, which brought them together to talk through their challenges, and for employees which helped to provide community for those who had been laid off as a result of the pandemic.

I'm very proud of how our members have rallied this year, despite the many overwhelming challenges. So many members have found innovative options for continuing to offer services and support for customers, while meeting health and safety guidelines.

I want to thank our incredibly thoughtful, dedicated, and supportive board for skillfully piloting the organization and our members through 2020.

I want to thank RDBID employees for their unflagging optimism and their determination to support our members throughout this difficult year, and I want to thank our members for your ongoing determination to deliver services to the residents of Regina, despite the challenges of this year.

We have many exciting initiatives we intend to implement and act on in 2021. I look forward to providing you an update on our activities in our 2021 Annual Report.

Judith Veresuk,
Executive Director, RDBID

2021 STAFF

Judith Veresuk Executive Director
Nelson Mitchell Manager of Operations
Lindsay Des Rochers Manager of Visitor Services
Dominika Deneve Manager of Marketing and Communications
Bonny Bodnar Office Manager
Quentin Friesen Social Media Coordinator
Janell Ranae Rempel Research Coordinator
Ceiligh Dodds Member Engagement Coordinator

Anthony Simpson Clean Team Member
Jonah Peart Clean Team Member
Andrew Norton Clean Team Member



PRE-COVID PROJECTS

REGINA RESTAURANT WEEK

Overview: The 5th Annual Regina Restaurant Week took place in 2020. Twelve of Regina's Downtown restaurants offered an affordable fixed-price menu.

Member Benefits: Increased traffic to Regina's Downtown during a typically slow season, resulted in increased consumer traffic for Downtown restaurants and merchants. Participating restaurants received earned media coverage as well as paid media promotion throughout the campaign.

THE RINK AT CITY SQUARE

Overview: The Rink at City Square was one of our biggest success stories of last year, as it was the last program we were able to hold in 2020. RDBID hosted themed skate events including Summer in Winter, which encouraged participants to wear summer clothes over their snow gear while watching summer-themed movies and enjoying snacks. RDBID also collaborated with the Regina Pats to host a Regina Pats Skate Night for kids and adults to meet their favourite players and show off their skills. The six skate events hosted in 2020 brought over 350 participants to the rink.

Member Benefits: Increased foot traffic to Regina's Downtown during the winter season.





PHOTO

In 2020, the Regina Downtown Business Improvement District (RDBID) developed a wide variety of programs and initiatives to assist and support Regina's Downtown businesses as they addressed the many challenges associated with COVID-19. Initiatives developed and delivered by RDBID included:

SUPPORTING OUR MEMBERS

“Reconnect at the Heart” Marketing Campaign

Overview: The campaign included: city transit-bus advertising, television commercials, static and digital billboards, floor stickers, and posters.

Member Benefits: Made Regina residents aware that Downtown businesses were open through a variety of shopping options, and encouraged Regina residents to support local.

“Heart of the City” Podcasts

Overview: RDBID Marketing Manager, Dominika Deneve, hosted 10-25 minute long audio interviews with individual RDBID member businesses.

Member Benefits: Provided free online promotional opportunities for RDBID members to speak in detail about their business, products, and connection to Regina and its residents. A total of 25 podcasts were created between April and October.

Member Instagram Takeovers

Overview: RDBID worked with business members, assisting them in taking over the RDBID Instagram account for a day, enabling them to share content on their business with the RDBID audience.

Member Benefits: Facilitated increased awareness of profiled members by followers of the RDBID Instagram account. RDBID partnered with 20 Downtown businesses on Instagram Takeovers. Businesses said the Takeovers helped to drive consumers to their business both on the day of the event, and in following days.

RECONNECT: CAFÉ ROYALE

by @REGINA DOWNTOWN | NOV 9, 2020 | RECONNECT AT THE HEART



CAFÉ ROYALE – A REGAL SPACE WITH COFFEE TO MATCH



SPOTLIGHT: ITALIAN STAR DELI

@REGINA DOWNTOWN AUG 21 2020



ITALIAN STAR DELI

1611 VICTORIA AVENUE

In any business, there is always one thing that sets them apart and helps grow their name within their given community. For some, it is their unique set of products and services. For others, it may be their community presence, or it may even be their long and storied history. Well, for Regina's Italian Star Deli, it



Member Business Spotlights

Overview: Video profiles featured Regina businesses and were narrated by a representative of the business. Spotlights ran three to five minutes in length. RDBID also developed written business profiles which were used on social media channels.

Member Benefits: Provided free online promotional opportunities for RDBID members to speak in detail about their business, products, and connection to Regina and its residents. A total of eight video and six written Business Spotlights were created with RDBID members between April and October.

Member Virtual Tours

Overview: RDBID assisted a number of members to create virtual tours of their establishments, as they worked on developing their online presence. The tours enabled businesses to show online audiences how they had reorganized space and business processes in compliance with provincial health guidelines.

Member Benefits: Enabled members to show potential shoppers and visitors what they had done to ensure safety while visiting their establishment.

Taste of Downtown Campaign

Overview: RDBID initiated a "Taste of Downtown" campaign in which 14 of Regina's Downtown restaurants and coffee shops offered residents a unique opportunity to experience cuisines of the world, even if they were unable to travel due to COVID-19.

Member Benefits: Facilitated public profile of the numerous and varied restaurants in Regina's Downtown. Increased traffic to Regina's Downtown for the Taste of Downtown campaign, potentially resulting in increased consumer traffic for other Downtown merchants. RDBID and Downtown Regina restaurants received coverage in media stories about the campaign.

Earned Media Coverage

Overview: RDBID issued seven media releases between March and November, focusing on Downtown recovery initiatives, the Reconnect at the Heart campaign, Restaurant Week, Taste of Downtown, the Virtual Holiday Festival and more.

Member Benefits: Facilitated media coverage of a variety of members, as a result of the media releases. Media coverage of these events helped to encourage visitors to visit and support Downtown merchants. RDBID appeared in 29 media stories and media interviews featuring RDBID's pandemic response and various Downtown events between March and December.

Virtual Holiday Festival

Overview: In November, RDBID launched its first-ever Virtual Holiday Festival which included: holiday craft events with local artists, storytime book reading with the Regina Public Library, messages from Santa, dance performances by local dance troupe VIBEZYQR, performances by local bands in Downtown Regina venues and a live streamed Christmas Tree Lighting event with entertainment on F.W. Hill Mall.

Member Benefits: Enabled continuous profile of Regina's Downtown and its merchants to Regina residents through the various events and media coverage generated as a result of the festival. Over 9,250 people viewed the virtual festival programming. Business members and community partners were enthusiastic to have participated in the digital programming offered. Saw an increase in social media engagement (views, shares, comments, likes) with the digital content created with community partners. Creative City Centre has even started their own digital craft making series on Instagram since their involvement in the event.

Holiday Décor 2020

Overview: RDBID secured a Western Economic Diversification Canada grant to help brighten the downtown during the 2020 holiday season.

Member Benefits: An additional \$23,000 in lighting and décor was added to 27 businesses downtown along Hamilton Street, Victoria Avenue, Scarth Street/F.W. Hill Mall, 11th Avenue and Cornwall Street. These additions included building lighting, window painting, and the provision of holiday planters. RDBID also added garlands and bows to 51 light posts, wrapped lights around ten trees along Victoria Park on Scarth Street, and had lights strung across the F.W. Hill Mall.

In addition, RDBID installed a 40-foot tree on F.W. Hill Mall, and lighted all three of RDBID operated buildings (office, pavilion, and garage).

Gift Card Rebate Program

Overview: Companies purchasing \$1,000 or more in gift cards from Downtown businesses between October 15 and December 8, received a onetime rebate from RDBID based on the amount spent. Businesses received the full value of the purchase cost, and the purchaser received the full value of the gift card.

Member Benefits: Encouraged business gift card sales between October 15 and December 8. The program led to \$23,500 in gift card purchases from Downtown businesses, for which RDBID provided over \$5,400 in rebates.





Member COVID-19 Updates/Reopen Plan Guidance

Overview: RDBID provided members with daily and weekly updates on public health protocols and government COVID-19 programs available for businesses, between March and December. The frequency of updates decreased as announcements and new information decreased.

Member Benefits: Enabled members to make themselves aware of government requirements of Saskatchewan businesses in relation to COVID-19 and of government programs available to support businesses. Members said the updates were very helpful in assisting them as they managed through the pandemic and COVID-19 protocols.

COVID Conversations

Overview: Zoom meetings were held with retailers, personal service providers, and restaurants to assist them in managing through the initial phases of the pandemic.

Member Benefits: Provided members with the ability to discuss challenges and shared learnings with other members, enabling opportunities to learn from each other, and to support each other through various challenges associated with COVID-19. Eight meetings were held in 2020.

Downtown Parking Promotion Campaign

Overview: The Downtown Parking Promotion campaign encouraged Downtown visitors to use the PaybyPhone app. Every time the visitor made a purchase at a participating Downtown business and showed the merchant their active PaybyPhone transaction, they were entered to win gift cards to Downtown businesses. The campaign was run in both July and December.

Member Benefits: The initiative focused on driving shoppers to Regina's Downtown and encouraged visitors to purchase from Downtown merchants. Over \$750 in gift card prizes were distributed through the initiative.

RDBID and RWBID Consumer Confidence Survey

Overview: Regina Downtown BID and the Regina's Warehouse BID (RWBID) partnered on a consumer confidence survey, which collected input from shoppers to Downtown Regina and Warehouse District businesses. While the results were collected from only a sampling of shoppers, they did help the two organizations with program development and messaging around COVID-19 recovery initiatives.

Member Benefits: Enabled the targeting of programs and messaging developed as a result of the survey, to address needs and concerns of RDBID and RWBID consumers. Over 1,000 survey responses were received from across Regina.





Member Welcome Back Packages

Overview: RDBID provided Downtown businesses with “Welcome Back” packages which included: hand sanitizer, face masks, face shields, signs, physical distancing floor stickers, and safe distancing front door decals.

Member Benefits: Helped members to access resources required to re-open in compliance with Saskatchewan Health protocols. A total of 68 Welcome Back Packages were requested and provided to Regina Downtown members.

Staff Supper and Heart & Soul Cookbook

Overview: The Staff Supper project was a partnership between RDBID and RWBID. It provided an opportunity for food and beverage employees who had been laid off, or who were experiencing financial hardship due to COVID-19, to gather (via Zoom) for a meal and camaraderie. Employees ordered a meal from a selected Downtown or Warehouse District restaurant for pick up, and then joined a Zoom call in which members of RDBID and RWBID staff helped facilitate conversations between the participants. Participating restaurants included Crave Kitchen + Wine Bar, Copper Kettle, Avenue, Bar Willow, Legacy Catering, Prairie Smoke and Spice and Malinche. The Staff Supper initiative led to the development of the Heart & Soul Cookbook, which was released in April 2021.

Member Benefits: Provided food and beverage employees with social supports, and the ability to connect with colleagues facing similar challenges during COVID-19. A total of 300 individuals participated in seven Staff Suppers over the seven weeks of the initiative.

Clean Team

Overview: The RDBID’s Downtown Clean Team was expanded so that Downtown public outdoor facilities including high touch points, such as cross walk buttons, benches, and transit shelters, were cleaned on a daily basis.

Member Benefits: Enabled residents and visitors to feel safe visiting the Downtown, with the goal of facilitating increased shopping Downtown. In 2020, the Clean Team collected 3,300 lb of litter, removed 350 graffiti tags, and removed 19,500 lb of dirt from Downtown gutters. All high touch points were cleaned on a daily basis between June and September.

Security Patrols

Overview: RDBID contracted security patrols in Downtown beginning in March. During the provincial lockdown period when the Downtown was relatively empty, security vehicle patrols took place in the downtown (six times in a 24-hour period) seven days a week. As the province was re-opened, the patrols transitioned to bike patrols which took place in the evenings, two to three times per week.

Member Benefits: Provided a presence in the Downtown when there was limited traffic during the provincial lockdown. Supported members by addressing the needs of vulnerable individuals who were challenged with access to services during the spring and summer of 2020. Between July and October, a total of 81 incidents were reported/resolved by the bike patrol.



Heart & Soul Cookbook

Staff Supper was an initiative that ran for seven weeks between April and June 2020 in an effort to support food and beverage employees in Regina who had been laid off or experienced financial hardship due to COVID-19. Rather than opting for a standard wrap up report once Staff Supper ended its well received run, chefs and business owners were asked to provide thoughts from early in the pandemic, as well as a recipe or two. The result was *Heart & Soul, Recipes and Reflections from Staff Supper*, a 40-page cookbook that would allow the public to enjoy the recipes and share in the generous spirit of kitchens across the city centre.

While limited print copies of the cookbook are available for free, the Downtown and Warehouse BID’s partnered with the Regina Food Bank to offer the cookbook for download from their website as an incentive for donations.



Avenue Restaurant

A modern take on homegrown comfort food with French influence and global flavours

COVID-19 has definitely affected the restaurant industry greatly. We consider ourselves very lucky to be living and operating in Saskatchewan. We have such a great supportive community that continues to support businesses like ourselves during these tough times.

We missed serving our guests and giving them a memorable dining experience! Business has started to move upwards; it is great to see the dining room full of smiling faces and full bellies which gives us that satisfaction of a good and honest day's work that we've missed so much. We also miss conversing with the local farmers and seeing the farmers bring all the fresh products to our restaurants.

COVID-19 has taught us that we live in an amazing city, province, and country that supports us and we all care about one another. That's a good lesson to learn no matter what industry you're in.
—Dale MacKay

The first Top Chef Canada winner, Dale MacKay, is the chef and co-owner of the Grassroots Restaurant Group.

GM and co-owner Christopher Cho (right) serves up classic cocktails and new creations, alongside head Chef Chris Torjusen (left), where they will elevate classics like Beef Wellington, souffles and perogies.



Reconnect, at the Heart Marketing Campaign

With the on-set of COVID-19 in March of 2020 and the introduction of a provincial emergency order, many downtown businesses were forced to close their doors to the public or switch to a curbside pickup/delivery model.

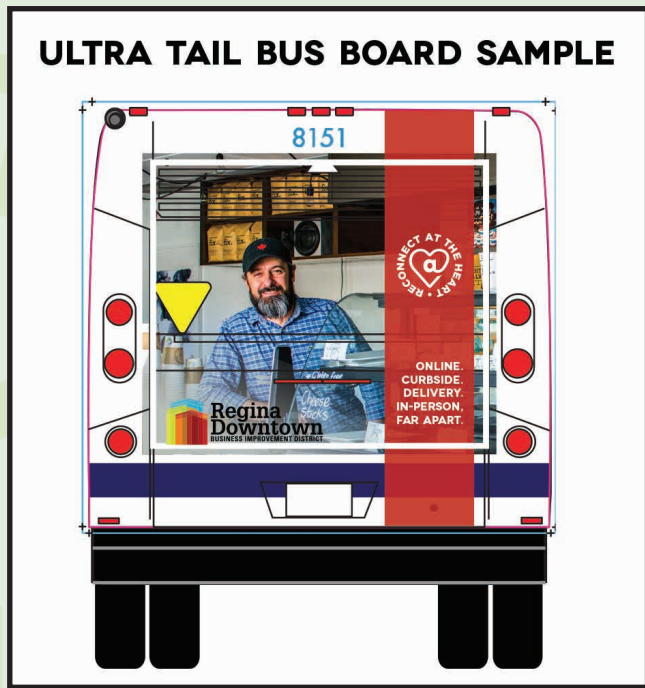
Instead of the planned awareness and event promotion marketing campaign for 2020, RDBID had to pivot the campaign to focus on downtown recovery, public education on new safety protocols, and the provision of practical tools that would reduce the amount of costs RDBID members incurred when re-opening their businesses.

In May 2020, RDBID launched the “Reconnect, at the Heart” marketing campaign to provide Regina residents with information on the various shopping options available from downtown merchants and to enable Regina residents to continue to support local safely, whether that be online, curbside, delivery or in-person, far apart!

Goals of the campaign:

- 1) To promote Downtown businesses by highlighting business owners and educating the public on the various ways they can support these businesses;
- 2) To educate the public about new provincially mandated safety protocols that will be in place when businesses re-open; and
- 3) To provide members with a package of tools to assist them in reducing the cost of re-opening.

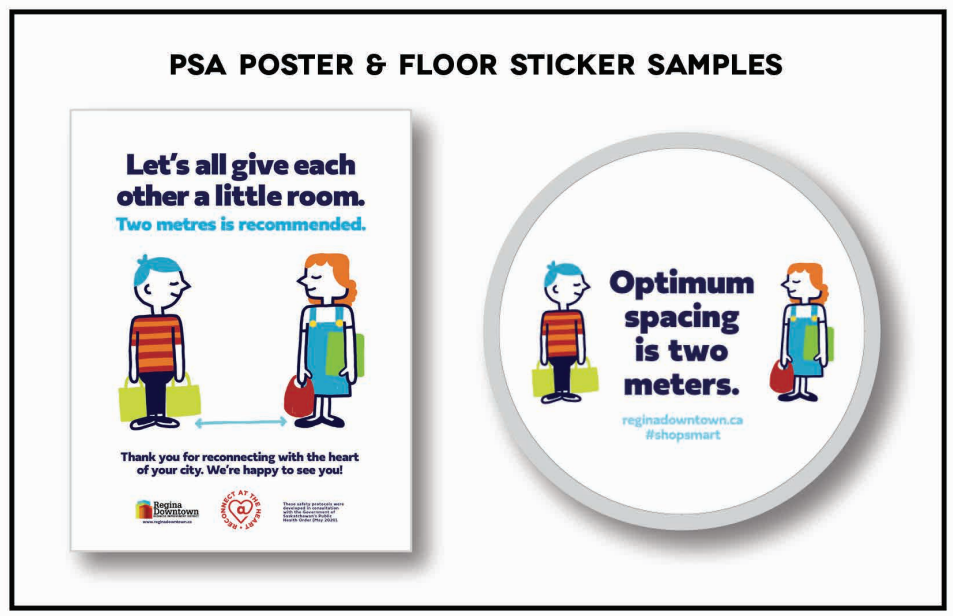
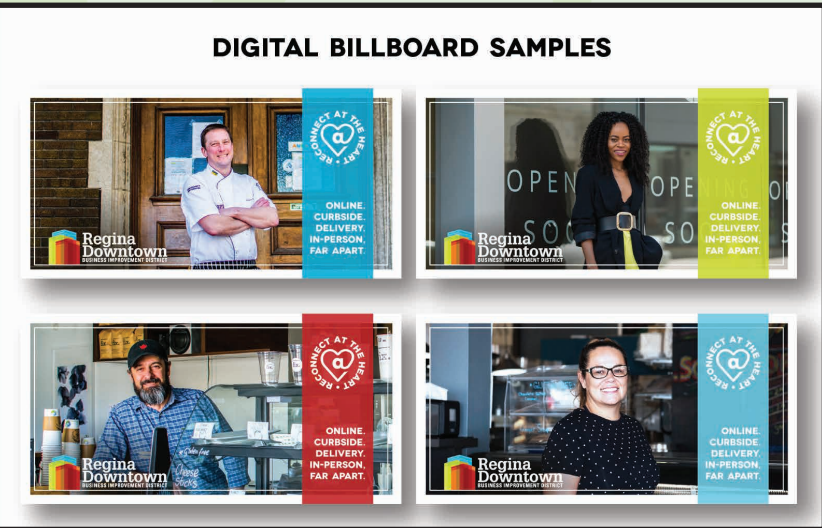
The campaign included: city transit-bus billboards, television commercials, radio ads, static and digital billboards, physical distancing floor stickers, PSA posters, monthly blogs, and social media ads.



Member Welcome Back Packages

As different sectors of Downtown Regina began the process of re-opening, the RDBID Team was pleased to offer Welcome Back Packages as part of the “Reconnect, at the Heart” marketing campaign. The goal of this initiative was to reduce the costs incurred by downtown businesses during re-opening.

Welcome Back Packages included: locally made hand sanitizer from Outlaw Trail Spirits Distillery, face masks made by Dean Renwick Design Studio, face shields made by Second Barrier/Sleek Signs, physical distancing floor stickers, window decals, and a selection of PSA posters to support public education on new safety protocols.





NON-COVID PROJECTS

Victoria Avenue Infrastructure & Beautification Project

Overview: RDBID worked with the City of Regina to facilitate clear communication with our members, as the City continued its Victoria Avenue Infrastructure & Beautification Project, completing Phase II through summer 2020. The second year of a \$6 million, multi-year infrastructure improvement and beautification project kicked off April 19, 2020. This construction season focused on new work between Cornwall Street and Broad Street, and finished work from the 2019 season between Albert Street and Cornwall Street.

Member Benefits: Provided clear and timely communications from City of Regina to our members regarding project plans, progress, impacts and solutions. Provided marketing support to promote businesses and encourage continued patronage throughout the project and advocacy on behalf of our members.

Urban Canvas Downtown Regina Public Art Program

Overview: RDBID, in partnership with the City of Regina, commissioned 13 visual artists to create innovative art for downtown alley doors, primarily between Scarth Street and Hamilton Street, from 12th Avenue to Victoria Avenue.

Member Benefits: Increased value to property while deterring vandalism, and added beauty, interest, meaning and value to public spaces in Downtown Regina.



FINANCIAL STATEMENT

Regina Downtown Business Improvement District

STATEMENT OF OPERATIONS
(in dollars)

For the Year Ended December 31, 2020

	Budget 2020	Actual 2020	Actual 2019
Revenue			
Business Improvement District Levy & Grants in Lieu	\$1,154,100	\$1,137,448	\$1,137,032
Other Funding	2,500	5,912	10,273
Special Projects/Grants/Sponsorships	84,950	142,131	307,623
	1,241,550	1,285,491	1,454,928
Expenses			
Organization Management	\$553,205	\$588,548	\$1,012,279
Member Engagement and Services	346,285	271,736	267,604
Place Making	347,050	357,627	350,987
Business Attraction and Retention	13,500	21,153	18,072
Transformational Projects	21,000	25,662	8,925
	1,281,040	1,264,726	1,657,867
Excess of Revenue over Expenses	(39,490)	20,765	(202,939)

PROGRAM PARTNERS/SPONSORS

RESTAURANT WEEK 2020

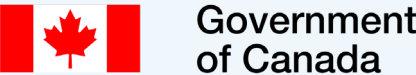
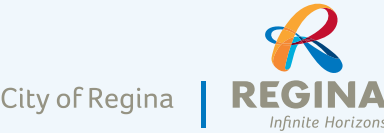
20 Ten City Eatery	The Cure Kitchen + Bar
Beer Bros. Gastropub	Famoso Neapolitan Pizzeria
The Capitol Restaurant + Cocktail Bar	The Fat Badger
Circa 27 at the Hotel Saskatchewan	Golf’s Steak House
The Copper Kettle	O’Hanlon’s Irish Pub
Crave Kitchen + Wine Bar	Wild Sage Kitchen and Bar

TASTE OF DOWNTOWN 2020

20Ten City Eatery	The Fat Badger
Avenue Restaurant	Fix. Coffee
Café Royale	Golf’s Steak House
The Copper Kettle	Italian Star Deli
Crave Kitchen + Wine Bar	Oi! Café
The Cure Kitchen + Bar	Queen City Cakes
Famoso Neapolitan Pizzeria	Victoria’s Tavern

ALLEY DOOR ARTISTS 2020

Amber Armstrong	Pepito Escanlar
Cristian Barreno	Phyllis Poitras-Jarrett
Stephanie Bellefleur	Marilyn Nelson
Clara Chen	Ingrid Van Opstal
Nicole Chen	Madison Pascal
Kevin Chow & Jamie Mason (Rawry & Pohly)	Brianne Urzada
Rosa Cruz	



**Regina Downtown
Business Improvement District**

1822 Scarth Street, 2nd Floor

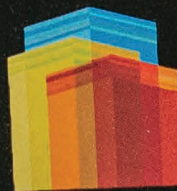
Regina, SK S4P 2G3

Phone: (306) 359-7541

Fax: (306) 359-9060

info@reginadowntown.ca

www.reginadowntown.ca



**Regina
Downtown**
BUSINESS IMPROVEMENT DISTRICT



SOUL

OF THE

CITY

240-2300 Dewdney Ave
Regina, SK, S4R 1H5

July 9, 2021

Office of the City Clerk
15th Floor City Hall
2476 Victoria Avenue
Regina, SK S4P 3C8

Good Morning,

I would like to appear on behalf of Regina's Warehouse Business Improvement District related to item CM21-11 Regina's Warehouse Annual Report on Wednesday, July 14, 2021.

Thank you.

Sincerely

Leasa Gibbons
Executive Director

#YQRWD

@WAREHOUSEYQR





SOUL

OF THE

CITY

240-2300 Dewdney Ave
Regina, SK, S4R 1H5

Regina's Warehouse Business Improvement District is a not for profit organization that is funded by property owners within our boundaries. For those not familiar, our district reaches from the Railyard tracks north to 4th Avenue, and Albert Street east to Winnipeg Street.

We'll be talking for years about the Covid-19 pandemic, how it pushed many business owners to the brink, tested our patience and our resolve, and even brought out the best in much of our community.

As an organization, the Warehouse District stayed in contact with members through calls and surveys and responded accordingly. We added security patrols to help keep businesses safe and partnered with Regina Downtown, Ascent, EDR and the Chamber on webinars to deliver information on financial relief programs and grants. When restrictions were eased we offered Welcome Back Packages that included floor and window decals, posters, face masks, and hand sanitizer manufactured by Outlaw Spirits, right in the District.

With food and beverage establishments some of the worst hit by the pandemic, we showed our love for staff and servers by partnering with Regina Downtown to offer a five dollar meal and beer to anyone who wanted to participate, and got chefs back in their kitchens.

When Humpty's on Albert shut down temporarily and, as a safety precaution, placed plywood sheets over their windows, Warehouse saw an opportunity to give thanks to Regina's tireless frontline healthcare workers; a local mural artist was hired to paint the plywood with colourful, hopeful images of our frontline health care workers.

No one includes a worldwide epidemic in their business plans—we would like to thank all our members, who have worked tirelessly throughout this past year and continue to find new ways of keeping their businesses alive and prospering. For some, the only choice to make was to close their doors, and we salute those hard working owners as well.

Our hope for the Warehouse District is simple: ten years from now, instead of talking about the pandemic of 2020 that turned the word upside down, we're talking about how 2021 was the beginning of an incredible new era of fantastic things happening in the District and our City.

Thank you, I would be happy to answer any questions.

#YQRWD

@WAREHOUSEYQR





Regina Warehouse Annual Report

Date	July 14, 2021
To	City Council
From	Financial Strategy & Sustainability
Service Area	Financial Services
Item No.	CM21-11

RECOMMENDATION

That City Council receive and file this report.

ISSUE

In 2003, City Council passed *Bylaw 2003-15* to create Regina's Old Warehouse Business Improvement District to encourage the development of a prosperous old warehouse district. Effective January 28, 2007, City Council approved the change of the District's name to Regina's Warehouse Business Improvement District (RWBID). The RWBID activities are guided by a board of directors according to the responsibilities and obligations in Section 25 and 26 of *The Cities Act* and *Bylaw 2003-15*.

Section 11 of *Regina's Old Warehouse Business Improvement District Bylaw, 2003-15*, indicates that on or before May 1 of each year, the Board of the Business Improvement District will submit its annual report for the preceding year to Council, together with a complete audited and certified financial statement of its affairs with balance sheet and revenue and expenditure statements.

IMPACTS

As RWBID is a business improvement district of the City of Regina, the audited financial statements have been consolidated into the City's 2020 Annual Report and Consolidated Financial Statements.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS

RWBID's 2020 Annual Report will be posted on the Regina Warehouse District's website.

DISCUSSION

Section 11 of *The Regina Warehouse Business Improvement District Bylaw, 2003-15*, requires that:

- On or before May 1 in each year, the Board shall submit its annual report for the preceding year to Council together with a complete audited and certified financial statement of its affairs, with a balance sheet and revenue and expenditure statements.

In May 2020, City Council approved the RWBID's 2020 budget. The financial and nonfinancial results for the year ended December 31, 2020 are presented within the RWBID's 2020 Annual Report and included as Appendix A of this report.

2020 Annual Report

Highlights from RWBID's 2020 Annual Report, attached as Appendix A, include:

- The December 31, 2020, audited financial statements reflect a deficit of \$67,764 in revenue over expenses. The deficit will be covered from the operating reserve.

While the onset of the COVID-19 made service delivery more challenging, the RWBID adapted to meet the needs of the district. The district was kept clean and secure through:

- **Safety Patrols:** In March, RWBID began conducting security patrols to ensure safety and property protection.
- **Clean-Up Crew:** Each summer, the RWBID partners with the North Central Family Center on the Clean-Up Crew project. The team works to maintain the area's cleanliness and appearance.
- **Pedestrian Count:** A key indicator of an area's vitality is the amount of pedestrian traffic the area observes. The 2020 pedestrian count will allow the district to target pedestrian services, allowing information sharing and the potential to attract further pedestrian traffic.
- **Member Audit:** RWBID conducted an audit of the district membership to ensure the accuracy of the member database.

As the RWBID members began re-opening for business, the RWBID distributed Welcome Back Kits to ensure the safety of members and customers. The kits included:

- 102 bottles of hand sanitizer
- 191 face masks
- 118 face shields
- 358 directional decals
- 336 informational posters.

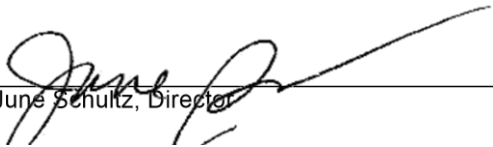
A full listing of the initiatives delivered through the pandemic is captured in Appendix A.

DECISION HISTORY

City Council approved the RWBID's 2020 budget on May 27, 2020 (CR20-42).

Respectfully Submitted,

Respectfully Submitted,


June Schultz, Director

6/17/2021


Barry Lacey, Exec. Director, Financial Strategy & Sustainability

6/28/2021

Prepared by: Jonathan Barks, Financial Business Partner

ATTACHMENTS

Appendix A - RWBID Annual Report 2020 - FINAL



ANNUAL REPORT

2020



BOARD & STAFF

We'd like to thank outgoing board members Mark Kowalyk, Krista Bebeau, Don Black, Megan McCormick, Katherine Melnychuk, and Joel Murray for their hard work and contributions. We're also very excited to welcome our new 2021 board members Jeff Boutilier, Jason Carlston, Amy Mantyka, Laureen Snook, Charmaine Styles, and our City Council Representative, Cheryl Stadnichuk.

2020 BOARD OF DIRECTORS

- Mark Heise (Board Chair) - *Rebellion Brewing Co*
- Mark Kowalyk (Vice Chair) - *Pro AV*
- Krista Bebeau - *Hillberg & Berk*
- Don Black - *Centennial Shopping Centre Ownership Group*
- Loree MacPherson - *Factory Optical*
- Megan McCormick - *Event Planner*
- Frank McNally - *ABADOO Promotion Group*
- Katherine Melnychuk - *McKercher LLP Barristers & Solicitors*
- Piper New - *Alton Tangedal Architect*
- Brandee Owens - *Steel Mace Valkyrie*
- Joel Murray - *City Council Representative, Ward 6*

2020 BOARD ADVISORS

- Kim Onrait - *City of Regina Representative*
- Leasa Gibbons (Executive Director) - *RWBID*

EXECUTIVE DIRECTOR

Leasa Gibbons

lgibbons@warehousedistrict.ca
(306) 585-3904



MARKETING COORDINATOR

Dee Kitsch

marketing@warehousedistrict.ca
(306) 585-3958



LETTER TO OUR MEMBERS

2020. Yeah, that happened.

We'll be talking for years about the COVID-19 pandemic, how it pushed many business owners to the brink, tested our patience and our resolve, and even brought out the best in much of our community.

As an organization, Regina's Warehouse Business Improvement District (RWBID) stayed in contact with members through calls and surveys and responded accordingly. We added security patrols to help keep businesses safe and partnered with Regina Downtown BID (RDBID), Ascent Strategy, Economic Development Regina (EDR) and the Chamber of Commerce on webinars to deliver information on financial relief programs and grants. When restrictions were eased, we offered Welcome Back Kits that included floor and window decals, posters, face masks, and hand sanitizer manufactured right in the District by Outlaw Trail Spirits.

With food and beverage establishments being some of the worst-hit by the pandemic, we showed our love for their owners and staff by partnering with RDBID to offer a five dollar meal and beer to anyone who wanted to participate, getting chefs back in their kitchens.

When Humpty's Family Restaurant on Albert St shut down temporarily and, as a safety precaution, placed plywood sheets over their windows, we saw an opportunity to give thanks to Regina's tireless frontline healthcare workers. A local mural artist was hired to paint the plywood with colourful, hopeful images of doctors, nurses, and EMTs.

No one includes a pandemic in their business plans—we would like to thank all our members who have worked tirelessly throughout this past year and continue to find new ways of keeping their businesses alive and prospering. For some, the only choice to make was to close their doors, and we salute those hard working owners as well.

Our hope for the Warehouse District is simple: ten years from now, instead of talking about the pandemic of 2020 that turned the world upside down, we'll be talking about how 2021 was the beginning of an incredible new era of fantastic things happening in the District.



Leasa Gibbons
Executive Director



Mark Heise
Board Chair



SERVING THE DISTRICT

Member services were more challenging, but the District was kept clean and secure while summer staff collected data and updated our member information.

SECURITY PATROLS

Beginning in March, security patrols were conducted throughout the District during the onset of the COVID-19 pandemic. With many or most businesses initially being forced to close, we wanted to ensure businesses and property remained protected with less people being on the premises.

CLEAN-UP CREW

Each summer, RWBID partners with the North Central Family Centre (NCFC) on the Clean-Up Crew project. The Clean-Up Crew helps maintain a safe and attractive environment in the Warehouse District by keeping the streets clean of litter and recyclables.

They aid in managing the area's image and appearance, which facilitates the ongoing rejuvenation and redevelopment of the Warehouse District.

PEDESTRIAN COUNT

2020 saw RWBID's first pedestrian count. One way of assessing a given urban area's vitality is by measuring its pedestrian traffic. Higher traffic means more people potentially stopping in a store front and spending money there.

Knowing which blocks in the District receive more pedestrian traffic allows us to see which areas could best be served by pedestrian amenities as well as provide information as to which areas could benefit from initiatives to increase pedestrian traffic.

MEMBER AUDIT

Our summer staff conducted a full-scale member audit in the District. They visited each of our more than 550 members to ensure members' information was correct in our databases.

This helps us ensure the information we have about our members is current and correct so that we can better serve them.

PROJECT: WELCOME BACK

As businesses began to re-open in differing capacities, we created Welcome Back Kits to ensure the safety of members and customers. We provided them free of charge and will continue distributing them as requested.

Welcome Back Kits helped members get started when suddenly specific items were required for re-opening. Included in the kits was hand sanitizer manufactured in the District by Outlaw Trail Spirits, and printing was done locally in the District as well.

In partnership with the Regina Chamber of Commerce and RDBID, weekly calls were held with industry specific topics featuring representatives from the provincial and federal government to quickly respond to concerns from business owners.

Additionally, we partnered on a series of webinars with EDR, RDBID and Ascent Strategy with industry experts providing support to business owners through the first three months of the pandemic.

When the initial shutdown forced restaurants to pivot to pickup and delivery, Humpty's decided that it was wiser for them to temporarily close. Concerned with leaving their building susceptible to vandalism, the owners chose to board their building's windows. To both help prevent tagging and honour the many healthcare workers fighting the virus, we gained permission from the owners to paint the plywood; Josh Goff, a local mural artist, painted a highly-visible and colourful tribute to frontline healthcare workers.



102

**BOTTLES OF
HAND SANITIZER**

191

**FACE
MASKS**

118

**FACE
SHIELDS**

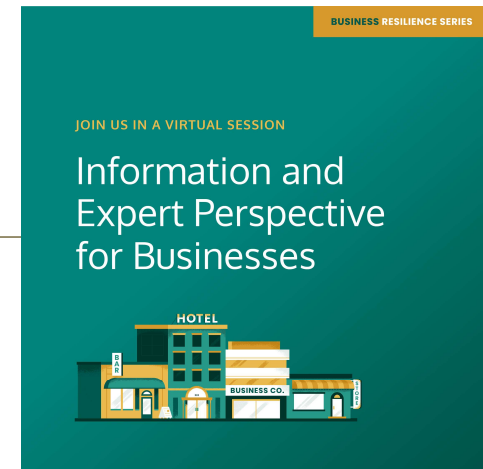
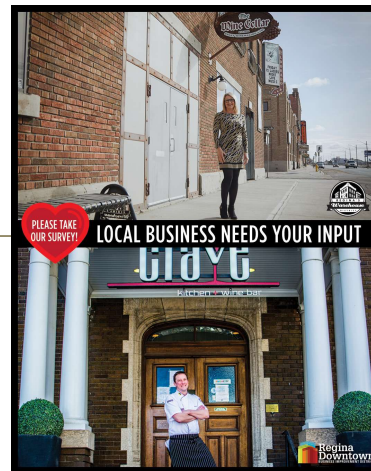
358

**DIRECTIONAL
DECALS**

336

**INFORMATIONAL
POSTERS**

PROJECT: WELCOME BACK



PROJECT: STAFF SUPPER

While many businesses struggled to adapt to COVID-19 restrictions and closures, the hospitality industry was particularly hard hit with servers, bartenders and many others employed in the food and beverage industry being laid off abruptly.

In response, the BIDs came together to launch **Staff Supper**. For five dollars, employees could order a special meal from a selected restaurant for delivery or pick up. They could then gather virtually via a Zoom call where they could talk about shared situations and commiserate about the COVID-19 pandemic. Over 300 meals were served over the seven weeks of the initiative, subsidized by both RDBID and RWBID. Beer was provided through Rebellion Brewing Co. and Pile O' Bones Brewing Co.

Rather than opting for a standard wrap up report once **Staff Supper** ended its well received run, chefs and business owners were asked to provide thoughts from early in the pandemic, as well as a recipe or two. The result was *Heart & Soul: Recipes and Reflections from Staff Supper*, a 40-page cookbook that would allow the public to enjoy the recipes and share in the generous spirit of kitchens across the city centre.

While limited print copies of the cookbook are available for free, we partnered with the Regina Food Bank to offer the cookbook for download from their website as an incentive for donations.



300

MEALS

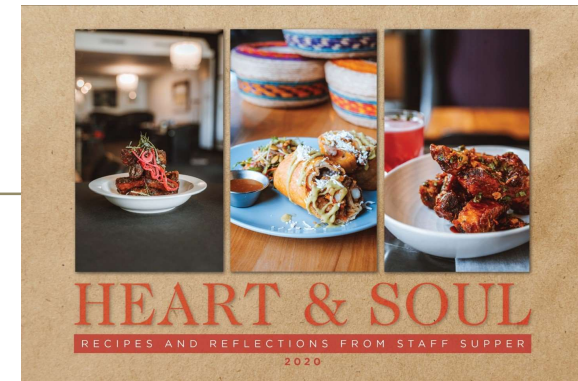
08

RESTAURANTS

01

COOKBOOK

PROJECT: STAFF SUPPER



BRANDING THE DISTRICT

In 2020, reimagining and pivoting to virtual space was crucial to successful placemaking, marketing and community initiatives.

FABFITFEB

In February, we held **FabFitFeb**, an annual social media contest designed to increase awareness of fitness businesses in the District as well as bring together the fitness community and encourage future collaborations.

Gym-goers entered the contest by posting a workout selfie to Instagram with the tag #FabFitFeb. Weekly prize packs were generously donated by gym owners and the grand prize winner received \$300 to the Warehouse District gym of their choice.

NUIT BLANCHE

Like any public event in 2020, **Nuit Blanche**, the annual nighttime arts festival, had to adapt in order to safely operate, and we were proud to partner with them in order to find a way to host the event safely.

This year saw a drive-through art exhibit light up the District the evening of Aug 29. Volunteers on bicycles led drivers to eight different locations to view various projections and performances. Over 250 vehicles cruised the District to take part in the event.

SCIENCE WITH EDR

For Global Biotech Week (Sep 28 – Oct 4), we partnered with EDR on two virtual science nights explaining the role of biotechnology in the making of our favourite beverages.

John Styles of Outlaw Trail Spirits hosted **Science with Styles** and Mederic Lanoix of Warehouse Brewing Co hosted **Science of Beer**.

HALLOWEEN AT REAL

When the folks at Regina Exhibition Association Limited (REAL) created a Halloween Trick or Treat event at Mosaic Stadium, RWBID took the opportunity to show support for the community by serving over 1,500 little ghosts and goblins at the **Witches of Warehouse** booth.

A1 Rent-Alls - The Party Store provided witchy props, balloons and table décor to accompany the custom candy chutes used to keep kids safe while they scooped up the treats.

BRANDING THE DISTRICT



PROJECT: THIS IS HOW WE DO IT

Keeping both our members and the public safe was our priority. When businesses re-opened in the spring and throughout the summer of 2020, we launched our **This Is How We Do It** marketing campaign to help ensure the safety of everyone in the District, whether they were employees, business or property owners, or the general public.

Digital billboards and social media posts featured Warehouse District businesses demonstrating methods they implemented to combat the virus (including contactless sales, sanitizing, or barriers) as well as those that created new products (hand sanitizer and face masks) in response to the virus. Retail and restaurant directories on our website were updated to show which businesses provided options such as online ordering and curbside pickup.

The billboard ads were shown on eight digital boards throughout the city over a span of four months, with up to 1,440 sets of eyes viewing them each day. Additionally, our web ads received over 27,000 views on Facebook. The success of this campaign helped ensure the safety of our members by communicating our expectations to the people of Regina regarding public health guidelines.



PROJECT: THIS IS HOW WE DO IT



PROJECT: GINGERBREAD TOWN

We took the 2020 holiday season as an opportunity to try new ideas under a new theme that we can't wait to build on in coming years.

A gingerbread house building competition was held featuring RWBID members. Gingerbread house kits were provided to participants who then had to find two edible components from other Warehouse businesses to use in their creations. Some even made gingerbread replicas of their businesses! The winner received a team lunch catered by Legacy Catering and Services.

Win the Wish List ran for five weeks, with each week highlighting a list of four RWBID members selected by other members or RWBID staff. Each list became a \$200 prize pack won in an Instagram giveaway. Five lucky winners enjoyed spending \$1000 at 20 different Warehouse District businesses!

We captured video of Jared Bugyi, owner of Queen City Cakes, creating one of his signature sugar cookie villages. The one-hour video, set to a festive playlist, is available on YouTube whenever you need a little holiday spirit on in the background.

Thanks to funding from the Western Economic Diversification Canada, we were able to make the District merry and bright with holiday light installations on a few businesses.



PROJECT: GINGERBREAD TOWN



FINANCIALS

STATEMENT OF OPERATIONS

(in dollars)

For the Year Ended December 31

	Budget 2020	Actual 2020	Actual 2019
Revenue			
Property Tax Levy and Grants in Lieu	265,079	264,290	265,981
Assessment Appeals	(1,960)	-	2,321
Grants	41,000	34,345	1,315
	304,119	298,635	269,617
Expenses			
Identity/Marketing	27,000	30,985	18,106
Administration	197,000	211,010	212,429
Business Development	67,000	61,434	41,789
Community Development	28,000	56,589	52,891
Advocacy	8,500	6,381	15,716
	327,500	366,399	340,931
Annual Deficit	(23,381)	(67,764)	(71,314)
Accumulated Surplus, Beginning of Year		221,494	292,808
Accumulated Surplus, End of Year		153,730	221,494



REGINA'S WAREHOUSE BUSINESS IMPROVEMENT DISTRICT

240-2300 Dewdney Ave
Regina, SK S4R 1H5

Phone 306 585-3904

Email info@warehousedistrict.ca

Web warehousedistrict.ca

@warehouseyqr #yqrwd





2020 Annual Debt Report

Date	July 14, 2021
To	City Council
From	Financial Strategy & Sustainability
Service Area	Financial Services
Item No.	CM21-13

RECOMMENDATION

That City Council receive and file this report.

ISSUE

Debt management provides a long-term view of the City's debt, with a focus on addressing the future funding requirements of the City of Regina. It responds directly to the "Achieve long-term financial viability" Community Priority and the Financial Policies section in *Design Regina: The Official Community Plan* (OCP) and is intended to ensure the City can deliver on all the Community Priorities in a financially responsible way.

The City's Debt Management Policy provides formal guidance regarding authorities, debt structural features, target debt ratios and other conditions and strategies related to the use of debt. The policy also requires the Director of Financial Services to provide an annual report to City Council on the status of City debt in the context of its debt limit and debt ratios to help determine the reasonability and affordability of debt. The annual debt report does not result in any new debt being issued or approved.

IMPACTS

Over the years, the City of Regina has demonstrated strong financial management, balancing service level sustainability with affordability. Maintaining long-term financial viability and service

sustainability is a key challenge facing the City. Financial practices and policies already in place will support this work.

The City uses a traditional approach in issuing debt. Debt is not used for ongoing operating expenditures but is mainly reserved for large capital projects.

The analysis completed by Administration and presented in the attached report confirms that all past debt issuances and obligations are affordable and allow the City to meet its current needs as per the criteria identified in the Debt Management Policy. The repayment of external debt and the related interest costs are budgeted for in the annual operating budget of the Utility and General Operating Funds. The external financing requirements for the Utility Fund are accommodated within the long-term utility financial model and funded through water rates. Principal and interest payments of debt undertaken for General Fund capital is included in annual operating budgets.

The City has a number of service partners whose financial results are consolidated with the City's financial reporting, such as Buffalo Pound Water Treatment Corporation (BPWTC) and Regina Exhibition Association Limited (REAL). Although these entities are responsible for the repayment of the debt they take on, the debt they borrow counts against the City's overall debt limit and may limit the ability of the City to access debt as a funding source for future capital projects.

This report does not result in any new debt being issued or approved. As new debt is considered in the future, it will require City Council approval. For each new debt issue, Administration will review and analyze the financial capacity to service new debt as part of the decision-making process. Also, it is important to note that City Council always retains the ability to adjust mill rates and utility rates to accommodate new debt servicing requirements from time to time.

Periodic reviews of debt levels and related policies are required to ensure the City's debt is effectively managed. The current Debt Management Policy and other financial policies were recently reviewed and updated.

OTHER OPTIONS

None with respect to this report.

COMMUNICATIONS

None with respect to this report.

DISCUSSION

The Annual Debt Report (Appendix A) provides details on the current and projected debt of the City. Due to strong financial practices, such as the Debt Management Policy, planned and sustainable debt issuances continue to be maintained. The City's consistent and strong credit rating of AAA reflects a strong commitment by the City to prudent fiscal planning through positive budgetary performance as well as strong financial management.

Key highlights from the Annual Debt Report include:

- The total debt outstanding at December 31, 2020 is \$293.8 million (65 per cent of debt limit).
- The current debt is planned debt.
- No new debt was issued in 2020, though an increase in debt for REAL was approved in December 2020. The increased credit facilities were not in place at the end of 2020.
- The projected debt for 2021 is \$353 million (78 per cent of debt limit).
 - The projected increase includes the full amount of the REAL loan guarantee.
- All ratios fall within the Debt Management Policy targets at current and projected debt levels.
- There are potential large capital projects that will require debt funding in the next few years, including:
 - Buffalo Pound Water Treatment Plant Corporation was approved for funding under the Investing in Canada Infrastructure Program (ICIP) for the plant renewal project. In February 2021, Council authorized administration to begin negotiating with lenders to borrow up to \$60 million (\$44.4 million guaranteed by the City). This debt will be borrowed in 2021.
 - ICIP was announced in November 2016, and all projects will be required to be completed by March 31, 2028. A total of \$132 million is still available under this program. The City's share of funding (27 percent) of projects approved under the ICIP program will likely be funded by debt.

Historically, the City has used a traditional approach to issuing debt for large capital projects. This approach put the City of Regina in a good position relative to the management of its debt in comparison to its peers across Canada. While debt has increased in recent years, this has been consistent with the plan for funding major capital projects.

The attached 2020 Annual Debt Report reviews the current debt position as at December 31, 2020 and provides information on future debt. Administration continues to review and assess the need for debt and other forms of financing to meet the needs in the long-term. One area of concern is the current condition of the City's assets, which if not mitigated appropriately, could present a significant

risk and increase the reliance on debt financing in the future. The City's capital program is under considerable pressure including the points noted below:

- Need to replace aging infrastructure. Age of infrastructure and lack of adequately funded asset maintenance programs in the past are starting to catch up on the City (like recreation facilities, some of which are reaching the end of their life span). To mitigate this pressure, City Council has approved capital funding programs such as the Residential Road Renewal Program in the past and two new programs in the 2020 Budget (Recreation/Culture Capital Program and Recreation Infrastructure Program).
- New infrastructure required to support a growing population and advance the OCP vision of being "Canada's most vibrant, inclusive, attractive, sustainable community, where people live in harmony and thrive in opportunity" (like maintenance of new roads, parks, and fire and police stations).
- Shortfall in the Facility Asset Maintenance Program. This program is intended to preserve existing City facility assets through prudent facility maintenance (includes roof replacements, structural maintenance, mechanical systems replacement, etc.). Funding allocated to the Facilities Asset Management Program has been increasing over the years but remains below the required level to support repairs and maintenance of existing facilities.
- Capital needs exceeding capital funding sources. The City invests some of its General Operating Budget to support general capital investments to help address this issue.

These challenges are not unique to the City of Regina and will require strong financial management and prioritization of capital projects.

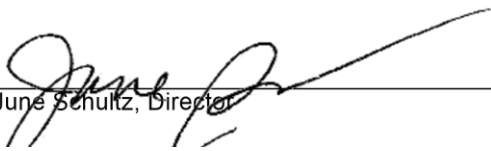
The financial impacts of COVID-19 on the City have been significant and potentially extend into 2022. Current financial impacts are being managed through expense reductions and use of reserves. Administration continues to analyze and monitor the situation, including possible impacts and opportunities as it relates to the City's debt. While debt can be used for operating purposes (within set limitations as outlined in *The Cities Act*), generally it should be used as a last resort, given the City's limited revenue generation abilities to repay debt, and the City's historical strategic use of debt to fund large infrastructure projects where the debt is paid by current and future users who benefit from the use of that infrastructure.

DECISION HISTORY

There is no delegated authority associated with this report as it is for informational purposes only.

Respectfully Submitted,

Respectfully Submitted,



June Schultz, Director

6/17/2021



Barry Lacey, Exec. Director, Financial Strategy & Sustainability

6/29/2021

Prepared by: Jonathan Barks, Financial Business Partner

ATTACHMENTS

Appendix A - 2020 Annual Debt Report

2020 Annual Debt Report

Contact: June Schultz, Director, Financial Services

Prepared By: Jonathan Barks,

Financial Analysis & Support

BACKGROUND

The City of Regina (City) maintains and follows a Debt Management Policy approved by the Executive Director, Financial Strategy & Sustainability with authority under section 25 (k) & (l) of the *Regina Administration Bylaw, Bylaw No. 2003-69*. The Debt Management Policy provides formal guidance regarding authorities, debt structural features, target debt ratios and other conditions and strategies related to the use of debt. This policy reinforces the commitment by the City to manage its financial affairs in a manner that will minimize risk and ensure transparency while still meeting the capital needs of the City.

In addition, the City's financial policies establish proper and effective financial management and control of the day-to-day activities. They set out principles and benchmarks to help guide Administration in making recommendations to City Council on decisions related to debt.

DEBT OVERVIEW

The City funds a variety of programs and services while investing in infrastructure to support these programs and services. Programs and services are funded from revenues generated through property taxes, user fees and grants from other levels of governments, and investments in capital assets are funded from reserves, development charges, grants and debt.

The City uses a conservative approach in issuing debt. Debt is not issued for ongoing operating expenditures but is mainly reserved for large capital projects. In this way, the City maintains the overall objective of the use of debt to:

- Smooth the effect of spending decisions on property taxation and user fees;
- Finance unexpected/emergency spending requirements; and
- Enhance liquidity.

To date, these strategies have benefited the City by providing consistently strong credit ratings. Positive and strong credit ratings, as determined by credit rating agencies, reflect the City's debt management ability and provide the following benefits:

- Facilitate borrowing and competitive rates for the City;
- Enable ease of and more access to debt; and
- Provide increased negotiating power with lenders.

Various strategies are employed to assess the trends, costs and affordability associated with the current and projected debt including the use of policies, established debt limits and ongoing monitoring of various ratios. Debt ratios are often used to assess a City's debt burden and debt trends. The affordability of debt is examined annually using the City's debt limit and four measures:

- Debt per Capita
- Debt Interest Payment Ratio
- Debt Service Ratio
- Tax-and-Rate Supported Debt Ratio

It is important to note that all debt taken on is planned debt. This report does not result in any new debt being issued or approved. As new debt is considered in the future, it will require City Council approval.

Typically, the City borrows simple types of debt with fixed term and fixed scheduled payments, like a mortgage. In securing debt, the City tries to find the most favourable interest rate and negotiates the loan period. *The Cities Act* specifies that The Saskatchewan Municipal Board (SMB) has the authority to establish the debt limit a city may incur. City Council has the authority to issue debt within this limit as per *The Cities Act*.

Analysis contained in the report is based on consolidated financial information and includes the following entities: City of Regina, Regina Downtown Business Improvement District, Regina Public Library, Economic Development Regina, Regina's Warehouse Business Improvement District, Buffalo Pound Water Treatment Corporation (BPWTC) and Regina Exhibition Association Limited (REAL).

ANALYSIS

CREDIT RATING

S&P Global confirmed the City's credit rating of AAA in May 2021. In confirming the City's credit rating, S&P Global identified the following strengths:

- Recognized the City's ability to implement adequate actions in 2020 to offset the revenue loss and increased expenses due to the COVID-19 pandemic without resulting in a deterioration in budgetary performance
- A robust financial management practices, built on a broadly supportive institutional framework and solid economic base, bolster the ratings
- Sustainable capital spending and strong operating cash flows provide the city with significant internal financing capacity, mitigating its need for debt

A credit rating of AAA is the highest credit rating and signals that the City is a low credit risk. Therefore, access to capital markets and favourable interest rates would be relatively more available to the City compared to organizations with lower credit ratings.

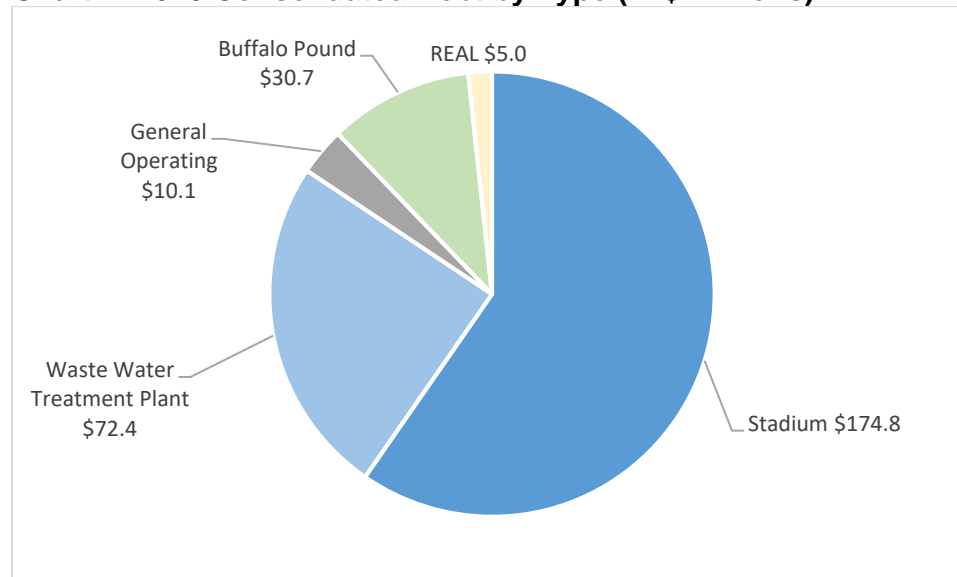
S&P Global noted that "in the next two years, the City of Regina will continue to implement strong long-term financial planning policies such that its budgetary performance remains very strong, generating after-capital surpluses on a five-year average. In addition, we expect that the planned additional borrowing will not push the city's debt burden beyond 60% of operating revenues."

Conversely the City's credit rating could be worse in the next two years if budgetary performance deteriorates, leading to sustained after-capital deficits that necessitate significantly higher-than-expected borrowing.

DEBT LIMIT AND DEBT BALANCE

The City's current debt limit approved by the Saskatchewan Municipal Board (SMB) is \$450 million. Any increase to the debt limit must be approved by SMB. As of December 31, 2020, as shown in Chart 1 below, the City's total outstanding debt was \$293.0 million, 65 per cent of the debt limit. This debt is made up of multiple issuances relating to General and Utility capital funding, major projects funding and debt of subsidiaries.

Chart 1: 2020 Consolidated Debt by Type (in \$ millions)



The December 2020 outstanding debt decreased by \$9.6 million from December 2019. The decrease is due to schedule debt repayments over the year.

The table below provides detail on the changes from 2019 to 2020.

Debt Comparison for 2019-2020 (\$ in millions)

Debt	2019	2020	Change
Stadium	\$179.0	\$174.8	\$ -4.2
Wastewater Treatment Plant (WWTP) Repayment Obligation	\$73.8	\$72.4	\$ -1.4
Buffalo Pound Loan Payable	\$31.6	\$30.7	\$ -0.9
General Operating Fund	\$12.0	\$10.1	\$ -1.9
REAL Debt	\$6.2	\$5.0	\$ -1.2
TOTAL	\$302.6	\$293.0	-\$9.6

Notes:

- Stadium project has a total debt financing of \$200.4 million, borrowed in 2014 which will be paid off in 2045. The total payments per year on this debt total \$11.4 million.
- WWTP is not a typical loan, but a 30-year repayment stream obligation to the company that constructed the WWTP. It will be paid off in 2043.
- Buffalo Pound Loan is a 25-year City guaranteed loan with BMO and will be paid off in 2042.
- General Operating Fund will be paid off in 2025.
- REAL debt is guaranteed by the City, and it counts against the City's overall debt limit.

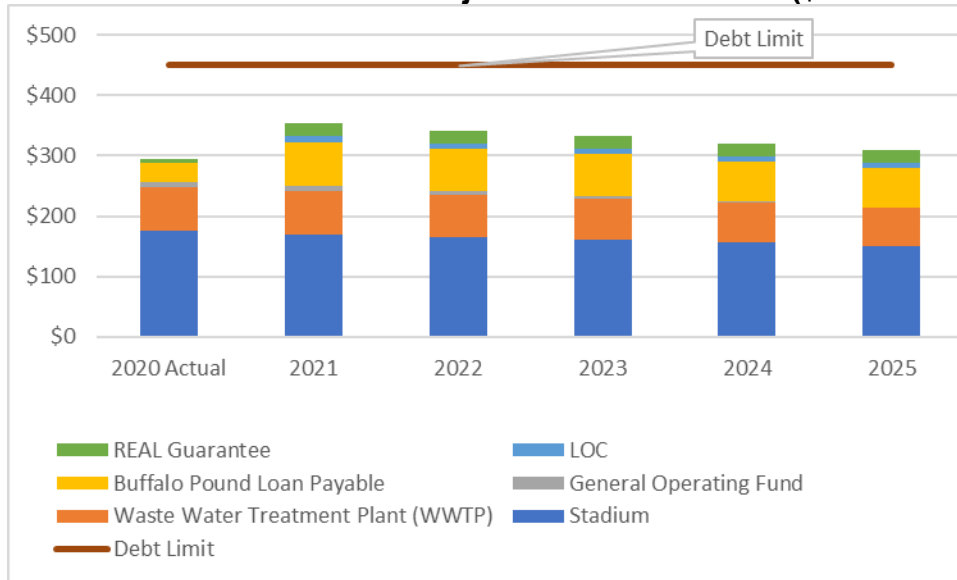
DEBT PROJECTION

Chart 2 below shows the current level of debt and the projected debt to 2024 based on the five-year capital plan in the 2020 Budget. The debt balance is expected to increase in 2021 to \$353 million, 78 per cent of the debt limit.

The increase is the result of the following items:

- In February 2021, Council granted approval Buffalo Pound to negotiate for the borrowing of up to \$60 million in debt to fund Buffalo Pound's plant renewal (CR21-21). The City's guarantee will be for \$44.4 million based on 74% proportional ownership.
- In December 2020, Council approved REAL increasing their guaranteed credit facility maximum to \$21 million, an increase of \$8 million compared to their previous facilities totalling \$13 million (CR20-96).
- The chart below includes known and approved debt. There is the potential for increased debt in the future for the City and its related entities, such as the Library, to finance capital plans. Addressing these needs may limit the ability to access debt as a source of financing without applying to the Saskatchewan Municipal Board for an increase in the limit. Prior to such an application, a full analysis and review would be undertaken to describe the opportunities, options, and risks for City Council consideration and approval. Further, additional debt could impact the City's credit rating, which in turn, can increase future borrowing costs.

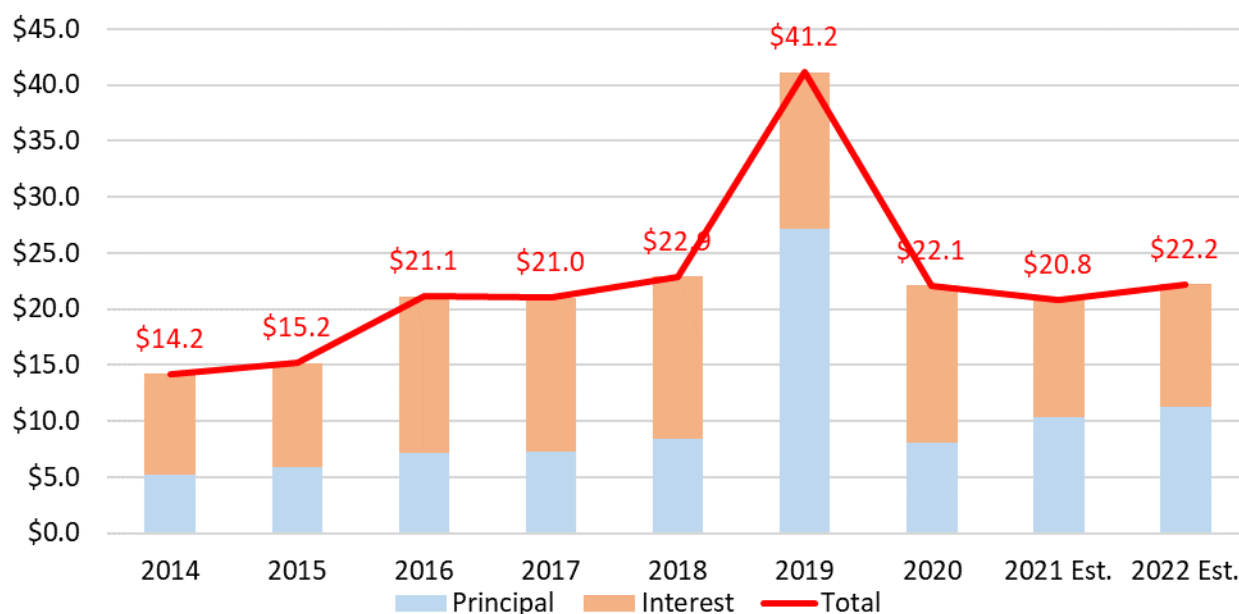
Chart 2: Consolidated Debt Projections for 2020-2025 (\$ in millions)



In addition to the absolute level of debt, debt servicing (the annual principal and interest payments on debt) is an important indicator for the City. It illustrates the extent to which past borrowing decisions present a constraint on a City's ability to meet its financial and service commitments in the current period. Since the principal and interest payments are paid from the operating budgets, generally low debt servicing costs provide municipalities with increased financial flexibility since they are not encumbered by fixed financial obligations.

Chart 3 shows a decrease from 2019 to 2020, primarily due to a one-time \$13 million balloon debt repayment in the General Fund and \$8 million balloon debt repayment in the Utility Fund in 2019. For 2021 and 2022, the annual debt service costs will be between \$21 million and \$22 million per year.

Chart 3: Debt Service Costs for 2014-2022 (\$ in million)



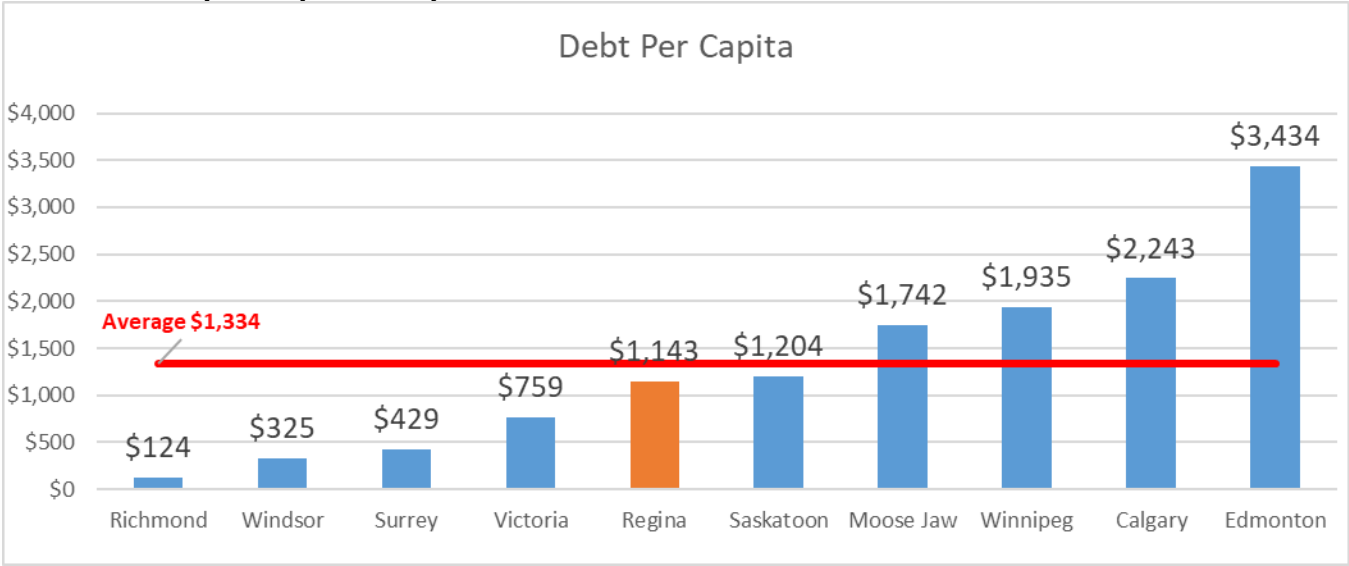
Within the chart, from 2014 through 2020, the City of Regina's debt service costs are generally stable. Stable debt service costs indicate that the City maintains flexibility in financing as annual servicing payments are consistent. While it has been gradually increasing, the forecast 2021 Debt Servicing to Total Revenue Ratio is still below the target maximum of 5% as noted later in this report.

DEBT PER CAPITA

Debt per capita is simply how much it will cost per resident if the City of Regina paid off its debt immediately. In the past few years, the City has taken on debt to fund several large capital projects. The City has and continues to be conservative in the issuance of debt and the debt level has historically compared favourably to those of other Canadian cities.

Chart 4 below shows that, of the selected cities, the City of Regina debt per capita (\$1,143) is average.

Chart 4: Debt per Capita Comparison to Other Cities



Notes: All other Cities are based on 2019 figures.

DEBT INTEREST PAYMENT RATIO

Calculation: Consolidated Debt Interest / Consolidated Revenues

The debt interest payment ratio (financial flexibility) measures the percentage of the City’s total revenue that is used for debt interest payments. It is a measure of the degree to which an organization can change its debt and still meet its existing financial and service obligations. The more an organization uses revenues to meet the interest costs of past borrowing, the less that will be available for current program spending.

This ratio is an indicator used by S&P Global, with a benchmark of 0 per cent to 5 per cent being the desirable range. Through the City’s debt management policy, a target of 2.5 per cent or less has been set and is being used for monitoring, reporting and future debt considerations.

Chart 5 outlines the City of Regina’s multi-year ratio comparison. The chart shows an increasing ratio but still below the target. The ratio increased to 1.22 per cent in 2014 due to the stadium construction; increased to 1.85 per cent in 2017 and 1.97 per cent in 2018 primarily due to the increased annual interest payment of WWTP construction and Buffalo Pound term loan. The ratio decreased in 2020 as the City was able to fund the Wascana Pool project without the use of debt. The debt interest payment ratio is expected to gradually increase through 2021 and 2022 due to planned borrowing for the Buffalo Pound plant renewal.

Chart 5: Regina Multi-Year Debt Interest Payment Ratio

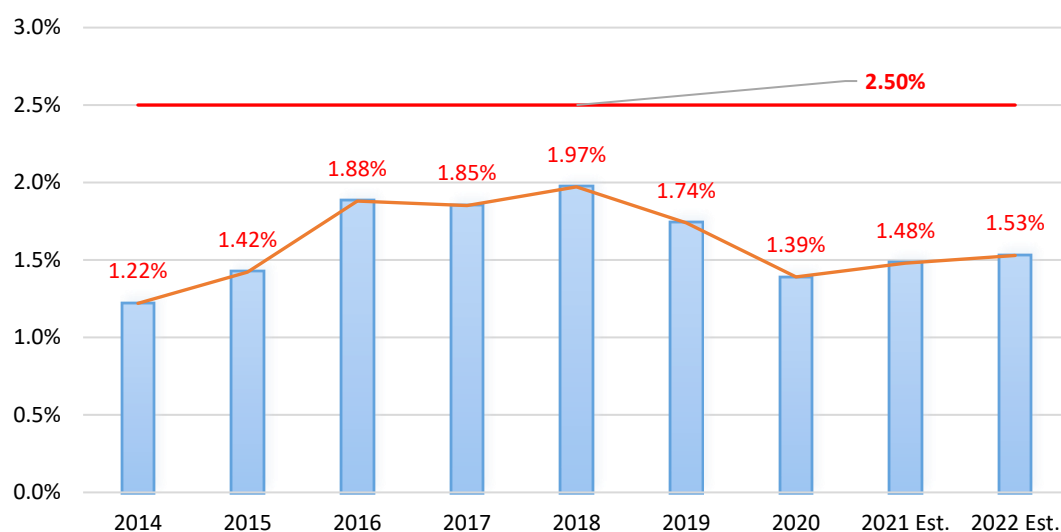
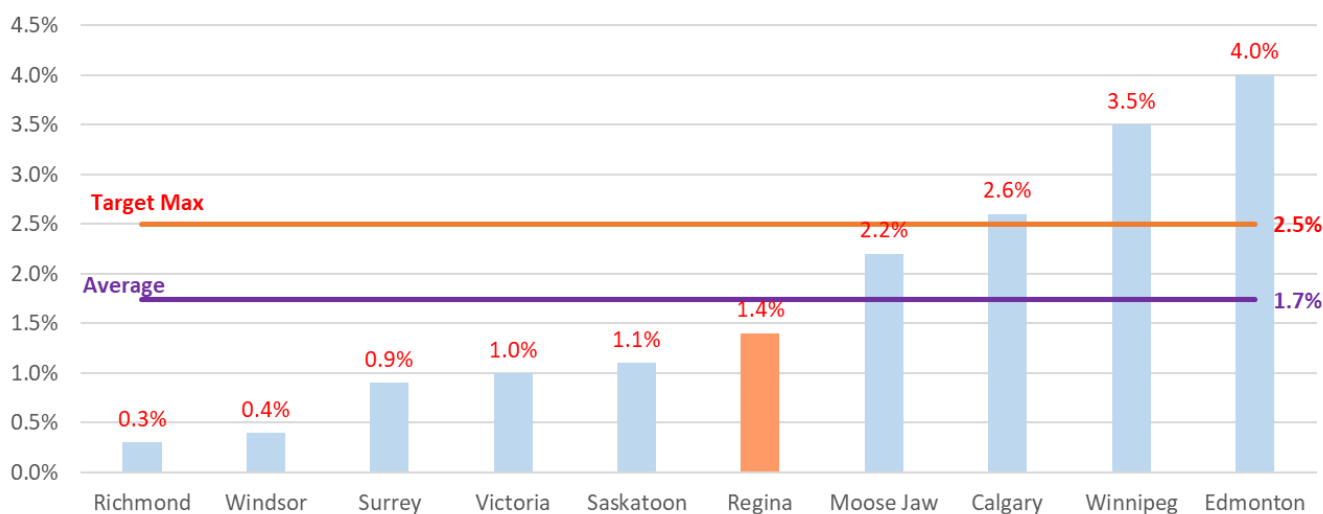


Chart 6 indicates that, among the cities selected, the City has an average debt interest payment ratio and is below the maximum. Regina's ratio means that 1.4 per cent of its revenue in 2020 was utilized for debt interest payments. A ratio more than 2.5 per cent is considered high by credit rating agencies such as S&P Global. This illustrates that Regina's Debt Management Policy allows the City to keep debt levels and debt servicing costs as low as possible, thereby limiting financial pressures on its operating budget and taxpayers.

Chart 6: Debt Interest Payment Ratio Comparison to Other Cities



Notes: All other Cities are based on 2019 figures.

DEBT SERVICE RATIO

Calculation: Consolidated Debt Interest & Principal Payments / Consolidated Revenue

The debt service ratio measures the percentage of revenue that is required to cover debt servicing costs (interest and principal payments). This ratio indicates the amount of total revenue that is being used to service the municipality's debt. A high debt service ratio indicates that there is less revenue available for providing services.

This is a key indicator used by S&P Global when assessing the overall debt burden of a municipality. A ratio in excess of 10 per cent typically results in debt servicing costs crowding other operating priorities out of the budget. Through the City's Debt Management Policy, a target of 5 per cent or less has been set and is used for monitoring, reporting and considering future debt considerations.

Chart 7 below shows that the City of Regina's debt service ratio was 2.8 per cent on December 31, 2020. Following a spike in 2014 due to a \$43.1 million balloon payment on Utility debt, the ratio saw a gradual increase until 2019 when it spiked again due to a \$12 million one-time balloon debt repayment in the General Operating Fund and an approximately \$8 million one-time balloon debt repayment in the Utility Fund. The City has no balloon payments required by any existing debt.

For 2021 and beyond, the City of Regina debt service ratio is expected to remain below the five per cent target set in policy. Several factors influence this ratio, such as the term of debt obligations, interest rate(s) payable and consolidated municipal revenue levels. This illustrates that Regina's Debt Management Policy allows the City to keep debt levels and debt servicing costs as low as possible, thereby limiting financial pressures on its operating budget and taxpayers.

Chart 7: Regina Multi-Year Debt Service Ratio

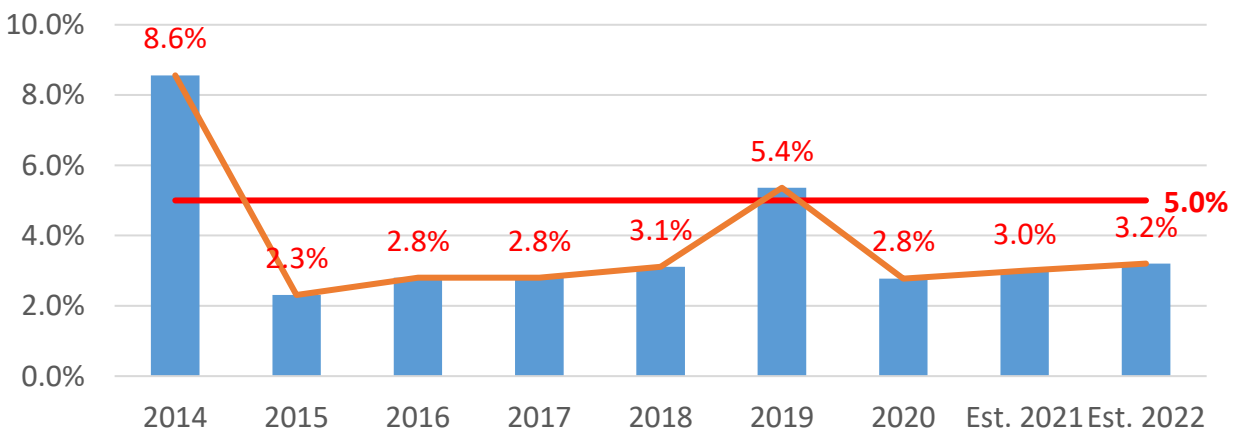
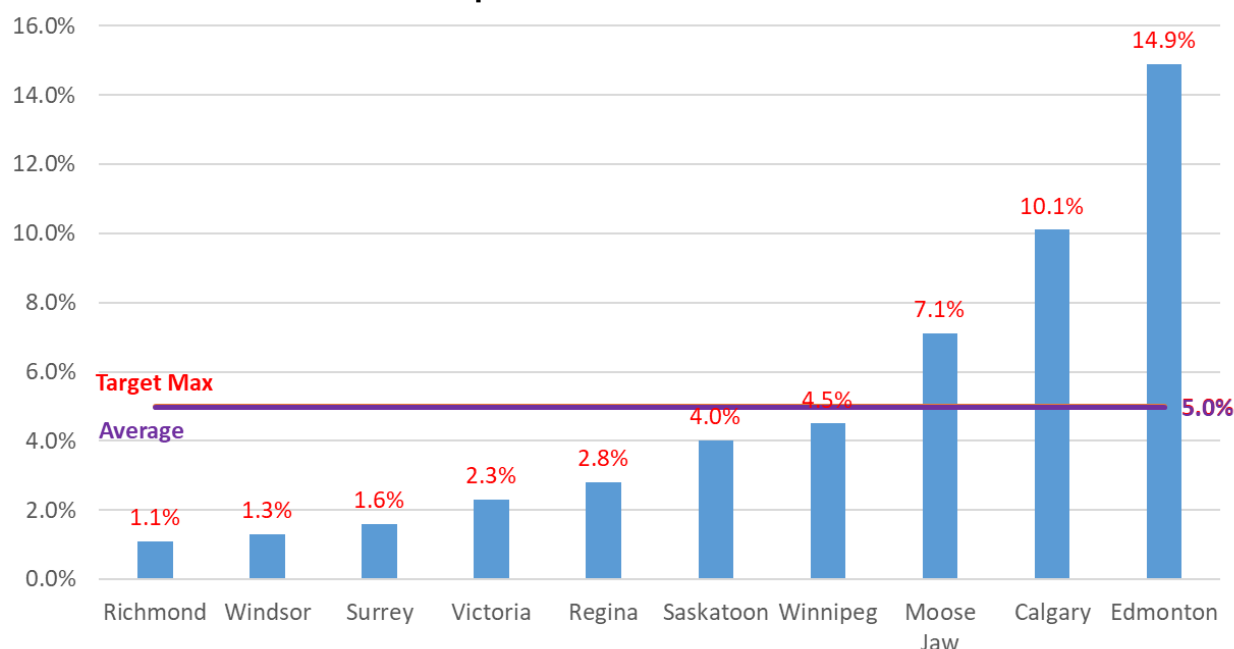


Chart 8 indicates that the City of Regina has the fifth lowest debt service ratio of the cities selected. Regina's ratio means that 2.8 per cent of its revenues in 2020 was utilized for debt principal and interest payments.

Chart 8: Debt Service Ratio Comparison to Other Cities



Notes: All other Cities are based on 2019 figures.

TAX AND RATE SUPPORTED DEBT RATIO

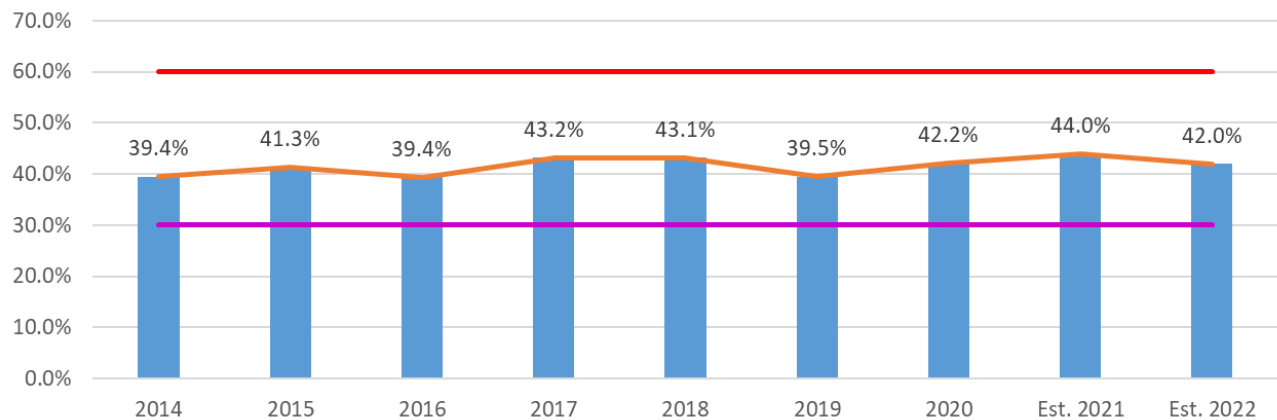
Calculation: Consolidated Debt / Consolidated Revenue

The tax and rate supported debt ratio is used to assess the amount of debt that is repaid with consolidated operating revenues. This is a key measure of the City's debt affordability because typically debt service costs are funded out of the general operating budget and thus compete directly with other public services for limited operating dollars.

As a key indicator used by S&P Global, a ratio in the range of 30 per cent to 60 per cent is considered moderate in the overall debt assessment of a municipality. Through the City's Debt Management Policy, a target of 60 per cent or less has been set and is used for monitoring, reporting and future debt considerations. This ratio can be impacted largely by consolidated municipal revenue levels. At a level above 60 per cent, S&P Global may consider reducing the current credit rating.

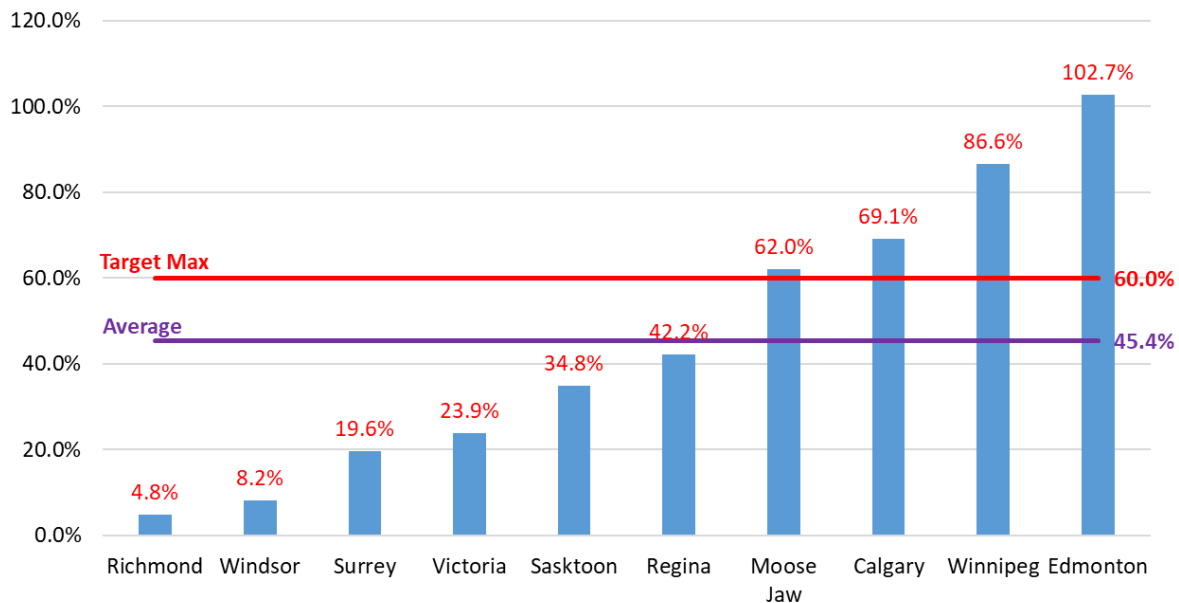
Chart 9 shows that the City's rate has stayed between 40 and 50 percent since 2014 and is expected to remain in this range in 2021. This range is considered healthy and the debt to revenue ratio could decrease in 2021 as consolidated revenues move toward pre-pandemic levels.

Chart 9: Regina Multi-Year Tax and Rate Supported Debt Ratio



As presented in Chart 10, the City of Regina has a below average tax and rate supported debt ratio in comparison to other cities across Canada. Regina's debt to revenue ratio is 39.5 per cent in 2020, below the average ratio of 43.8 per cent.

Chart 10: Tax and Rate Supported Debt Ratio Comparison to Other Cities



Notes: All other Cities are based on 2019 figures.

CONCLUSION

Overall, the comparison with other municipalities shows the City of Regina maintains a reasonable debt level, as Regina ranks near the peer group average for most of the debt ratios considered. The City of Regina is using 65 per cent of its \$450 million debt limit as at December 31, 2020. There are potential large capital projects that will likely require debt funding in the next few years, such as projects eligible for funding under the Investing in Canada Infrastructure Program (ICIP). Future debt may limit the City's ability to use debt as a financing option without prioritizing access to debt or analyzing the need to request an increase to the current debt limit. Increasing debt burden can result in a City's credit rating being downgraded. If downgraded, the City would likely pay higher interest costs on future borrowing.

The City of Regina will continue to manage its debt through financial policies that emphasize long-range financial management. These policies are supported by the development of various asset management and financial models that enable the City to analyze the effects of decisions with a focus on long term financial health and the ability to sustain existing programs and services. This approach demonstrates a commitment to long term planning and fiscal management.



Dewdney Avenue Corridor Rehabilitation Project Consulting Services over \$750,000

Date	July 14, 2021
To	Mayor Masters and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR21-111

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Delegate authority to the Executive Director, Financial Strategy and Sustainability or his designate, to negotiate and approve an agreement between the City of Regina (City) and the highest ranked proponent through a request for proposal public procurement process to engage consulting and professional services over \$750,000 in order to support the preliminary design, detailed design and construction services related to the Dewdney Avenue Corridor Rehabilitation (DACR) Project, any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreement.
2. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.

HISTORY

At the July 7, 2021 meeting of Executive Committee, the Committee considered the attached EX21-48 report from the Financial Strategy & Sustainability Division.

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

Respectfully submitted,

EXECUTIVE COMMITTEE



Jim Nicol, City Clerk 7/9/2021

ATTACHMENTS

EX21-48 - Dewdney Avenue Corridor Rehabilitation Project Consulting Services over \$750,000



Dewdney Avenue Corridor Rehabilitation Project Consulting Services over \$750,000

Date	July 7, 2021
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Land, Real Estate & Facilities
Item No.	EX21-48

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Delegate authority to the Executive Director, Financial Strategy and Sustainability or his designate, to negotiate and approve an agreement between the City of Regina (City) and the highest ranked proponent through a request for proposal public procurement process to engage consulting and professional services over \$750,000 in order to support the preliminary design, detailed design and construction services related to the Dewdney Avenue Corridor Rehabilitation (DACR) Project, any amendments to the Agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreement.
2. Authorize the City Clerk to execute the necessary agreements after review and approval by the City Solicitor.
3. Approve these recommendations at its meeting on July 14, 2021.

ISSUE

The Regina Revitalization Initiative (RRI) includes the redevelopment of a former CP Rail intermodal yard (Yards) which is a 17.5 acre brownfield site just north of City Centre. In January 2020, the Yards Neighbourhood Plan was approved by City Council and established the policy framework for

a mixed-use, pedestrian oriented, urban environment targeting the accommodation of a substantial residential population, mixed-use commercial, and enhanced public realm. The Yards Neighbourhood Plan forms part of the broader City's Official Community Plan (OCP) which guides the policy and development framework for all of lands within the City.

An integral component of the Yards Neighbourhood Plan includes upgrades to Dewdney Avenue, between Albert Street and Broad Street. This section of Dewdney Avenue will function as the primary access to and from the Yards Neighbourhood, and reconstruction of this section of roadway is viewed as a critical prerequisite for subsequent mixed-use marketing and development of all lands within the Yards Neighbourhood.

In 2018 and 2019, WSP Canada Inc. was contracted to complete functional servicing studies for all lands included within the Yards Neighbourhood Plan, which included a summary of servicing constraints and issues related to the subject lands and surrounding areas and associated costs, with particular emphasis on municipal services within the Dewdney Avenue Corridor Revitalization (DACR) study area. The next step toward implementation of the Yards Neighbourhood Plan is to complete preliminary design and detailed design of all municipal infrastructure within the DACR study area to facilitate subsequent construction.

Under the proposed scope of work, Dewdney Avenue will be transformed from its current state into a desirable landscaped roadway with enhanced pedestrian oriented aesthetics to meet the future Yards Neighbourhood and broader City needs of all residents, businesses and road users, including pedestrians, cyclists, transit and private vehicles.

Administration is planning to issue and award a Negotiated Request for Proposals (NRFP) for engineering consulting and professional services for the DACR project. City Council approval is required by *The Regina Administration Bylaw No. 2003-69, Schedule D, Section 7* to issue and award the NRFP, as the consultant's fees are expected to exceed \$750,000.

IMPACTS

Financial Impact

In 2018, the City entered into a funding agreement through the National Building Canada Fund (NBCF). Under the funding terms of the agreement, the Federal and Provincial Governments, and the City of Regina each committed \$11,222,507 to the RRI project, for a total of \$33,676,521. As part of the 2018 NBCF agreement, the end date of the RRI funding was identified as March 31, 2028.

Based on preliminary cost estimates assembled as part of the 2018/2019 WSP studies, total

construction cost associated with the DACR project is approximately \$14,225,000. Of that total, engineering consultant services related to preliminary design, detailed design, and construction services are expected to exceed \$750,000.

Policy/Strategic Impact

The Yards Neighbourhood redevelopment is a strategic City Building initiative. The redevelopment is aligned with the OCP under Section C; Growth Plan Goal 3 – *Intensification* and Section D5, Goal 2 - *City Centre*. The Yards is located within the City Center and the work will ultimately assist in attracting new residents. The revitalization of Dewdney Avenue is directly connected to Section D5; Goal 2, 7.71, *Investing in an attractive, safe public realm, including pedestrian-friendly and lively streets, and inviting, versatile multi-season public spaces*.

The Yards Neighbourhood Plan contemplates transformative upgrades to Dewdney Avenue, between Albert Street and Broad Street. This section of Dewdney Avenue will function as the primary access to and from the Yards Neighbourhood and reconstruction of this section of roadway is a critical prerequisite for subsequent mixed-use marketing and development on the Yards' lands.

Environmental Impact

City Council set a community goal for the City of Regina of achieving net zero emissions and sourcing of net zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that Council can evaluate the climate impacts of its decisions. The recommendations in this report have limited direct impacts on energy consumption and greenhouse gas emissions. The consultant, as part of the design, will be exploring options to implement energy efficient improvements.

There are no risk/legal or other implications or considerations.

OTHER OPTIONS

Nothing pertaining to this report.

COMMUNICATIONS

Nothing pertaining to this report.

DISCUSSION

The NBCF agreement contemplates investment in growth enabling municipal infrastructure. Public realm improvements into the Dewdney Avenue streetscape, as well as capacity improvements to local water and wastewater infrastructure are vital growth-related infrastructure for the Yards

Neighbourhood redevelopment and the Warehouse District.

Under the NBCF agreement, the scope of work for the RRI project included the following works:

- Environmental clean-up, including site redevelopment and remediation
- Site infrastructure construction (i.e. water, sanitary, storm, and other shallow utility infrastructure)
- Dewdney Avenue re-construction and streetscaping, public space including a park, and pedestrian bridge
- Sidewalks, transit shelters, and pathways
- Associated works

In 2018 and 2019, WSP completed conceptual servicing studies for all lands included within the Yards Neighbourhood Plan, which included a summary of servicing constraints and issues related to subject lands and surrounding areas and associated costs, with particular emphasis on municipal services within the DACR study area.

Preliminary design and detailed design of the DACR study area is the next step in the RRI implementation strategy. It is anticipated that detailed design and tender of associated works will be completed by Q2 of 2022. Actual construction associated with the project will take two years to complete, following award of tenders.

DECISION HISTORY

Dewdney Avenue Rehabilitation was first brought forward to City Council on May 30, 2011 as item, *CR11-65 – Regina Urban Revitalization Initiative*. More recently, at its meeting on January 29, 2020, City Council considered and approved item, *15-OCP-03 Proposed Yards Neighbourhood Plan*.

Respectfully Submitted,

Respectfully Submitted,



Shaun Bzdel, Director, Land, Real Estate & Facilities

6/28/2021



Barry Lacey, Exec. Director, Financial Strategy & Sustainability

6/29/2021

Prepared by: Paul Moroz, Manager, Land Development



Multi-Year Budgeting

Date	July 14, 2021
To	Mayor Masters and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	CR21-112

RECOMMENDATION

That City Council:

1. Endorse a two-year multi-year budget process with the following features:
 - a. The period of the multi-year budget be set at a static two-year budget with the first budget period being 2023-2024.
 - b. In the first year, City Council approves:
 - i. the first year of the two-year budget along with the mill rate and utility rate for the first year; and
 - ii. in principle, the second year of the budget along with the in-principle mill rate and utility rate for the second year.
 - iii. The first year of the capital budget and the second year of the capital budget in principle within a five-year capital plan.
 - c. In the second year:
 - i. an annual approval process will allow for limited adjustments to the second year of the budget and approval of the mill rate and utility rate for the second year;
 - ii. budget adjustments will be limited to annual adjustments of a more significant nature due to certain circumstances, such as: significant changes to Council's strategic priorities and/or unanticipated external economic, environmental, and political factors.

- d. A budget book will be prepared for the initial release of the two-year budget. In the second year, a supplemental document would be prepared summarizing any changes approved by Council for the second year of the two-year budget.
2. Direct Administration to consult with the City's service partners whose budget requests are included in the City's budget over the next year to determine their scope of inclusion in the multi-year budget.
3. Direct Administration to report back to City Council in 2024, prior to the development of the next two-year budget (2025-26), with a summary of the benefits, implications from the implementation of the first multi-year budget process, and potential improvements on the process.

HISTORY

At the July 7, 2021 meeting of Executive Committee, the Committee considered the attached EX21-49 report from the Financial Strategy & Sustainability Division.

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

Respectfully submitted,

EXECUTIVE COMMITTEE



Jim Nicol, City Clerk 7/9/2021

ATTACHMENTS

EX21-49 - Multi-Year Budgeting
Appendix #A (MYB)
Appendix #B (MYB)
Appendix #C (MYB)



Multi-Year Budgeting

Date	July 7, 2021
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Services
Item No.	EX21-49

RECOMMENDATION

The Executive Committee recommends that City Council:

1. Endorse a two-year multi-year budget process with the following features:
 - a. The period of the multi-year budget be set at a static two-year budget with the first budget period being 2023-2024.
 - b. In the first year, City Council approves:
 - i. the first year of the two-year budget along with the mill rate and utility rate for the first year; and
 - ii. in principle, the second year of the budget along with the in-principle mill rate and utility rate for the second year.
 - iii. The first year of the capital budget and the second year of the capital budget in principle within a five-year capital plan.
 - c. In the second year:
 - i. an annual approval process will allow for limited adjustments to the second year of the budget and approval of the mill rate and utility rate for the second year;
 - ii. budget adjustments will be limited to annual adjustments of a more significant nature due to certain circumstances, such as: significant changes to Council's strategic priorities and/or unanticipated external economic, environmental, and political factors.

- d. A budget book will be prepared for the initial release of the two-year budget. In the second year, a supplemental document would be prepared summarizing any changes approved by Council for the second year of the two-year budget.
2. Direct Administration to consult with the City's service partners whose budget requests are included in the City's budget over the next year to determine their scope of inclusion in the multi-year budget.
3. Direct Administration to report back to City Council in 2024, prior to the development of the next two-year budget (2025-26), with a summary of the benefits, implications from the implementation of the first multi-year budget process, and potential improvements on the process.
4. Approve these recommendations at its July 14, 2021 meeting.

ISSUE

The City of Regina's current planning framework, which includes the Budget, is driven by Council's approved City Vision and the Official Community Plan (OCP). One of the key priorities in the OCP is "Achieving Long-Term Financial Viability". Budgeting beyond one year makes it easier to determine the long-term impacts of decisions made today. It is useful for the City of Regina to examine a multi-year budget approach, as adopted by several cities, as it encourages increased focus on long-term financial viability.

Administration conducted a review of other cities to determine the advantages and disadvantages of multi-year budgeting. Based on this research, Administration recommends the City adopt a multi-year (two-year) operating budget beginning with a 2023-24 budget. The operating budget would show two years with Council approval each year. The current capital budget process would be essentially unchanged with a five-year capital plan being prepared with the first year being approved by Council and the second year approved in principle. Two years is recommended as it is a reasonable trade-off between long-term financial viability and not looking too far into the future for budgeting where it is difficult to predict, especially for the inaugural multi-year budget. This two-year operating budget approach is similar to the approach Saskatoon implemented for the 2020-2021 years.

IMPACTS

Financial Impact

There are no financial, environmental, risk/legal, or other implications or considerations. All work is expected to be performed by in-house staff. As Administration develops a more detailed implementation plan any one-time implementation costs will be brought forward in the 2022 budget process.

Policy/Strategic Impact

The recommendations support the OCP, and Strategic Plan to enable a longer-term perspective with more transparency to the public, City partners and other entities.

There are no accessibility, environmental, legal/risk or other impacts.

OTHER OPTIONS

Administration is recommending Option #1 in the Discussion section of this report - a static two-year 2023-2024 Budget.

Option #2 - a static three-year Budget (2023-2025)

City Council could adopt a static three-year budget. This option would have a one-year overlap into the next City Council's term.

Option #3 - a static four-year Budget (2023-2026)

Experience from other cities demonstrates that it is quite common to have a four-year budget which could align with the Council's election cycle or its strategic planning period. City Council could adopt a static four-year budget (2023-2026), but it would have a two-year overlap into the next City Council's term.

COMMUNICATIONS

A communication strategy will be developed to advise and educate residents of the change to the City's budget, followed by ongoing campaigns to encourage public participation in pre-budget planning.

DISCUSSION

The City of Regina's current planning framework, which includes the Budget, is driven by Council's approved City Vision and the Official Community Plan (OCP). One of the key priorities in the OCP is "Achieving Long-Term Financial Viability". Budgeting beyond one year makes it easier to determine the long-term impacts of decisions made today. It is useful for the City of Regina to examine a multi-year budget approach, as adopted by several cities, as it encourages increased focus on long-term financial viability

The number of Canadian municipalities adopting multi-year budgets has increased over the past few years. In so doing, many of these cities have improved their financial, budget, and strategic planning practices and processes. Additionally, they have benefited from a reduction in staff time and other

resources allocated to budget development by placing a greater emphasis on achieving long-term goals and objectives and less on the annual budget process and preparation of the budget document, especially after year one of the multi-year budget.

1. What is Multi-Year Budgeting?

Multi-year budgeting is defined by the Government Finance Officers Association (GFOA) as “a document that authorizes a municipality’s planned expenditures and anticipated revenues for two or more consecutive budgetary years”. A multi-year budget refers to the development and adoption of an expenditure and revenue document that spans across two or more years. The budget for each year can be approved one year at a time or several years at once depending on the legislative environment of the municipality. Typically, a defined mechanism is put in place to adjust the budget each year to deal with unexpected changes in revenue or expenditure.

Multi-year budgeting describes an approach to budgeting whereby fiscal budgets are planned for the longer-term instead of just for a period of one year. It increases the likelihood that longer-term consequences of spending decisions can be balanced against the affordability available over a longer budgetary cycle. Multi-year budgeting is considered a best practice by the Government Finance Officers Association (GFOA) and has been embraced by many Canadian municipalities.

2. Two Main Types of Multi-Year Budgets

There are two main types of multi-year budgets: the static multi-year budget and the rolling multi-year budget.

- **Static Multi-Year Budget:** Details the expenses and revenues for a budgeting cycle of two or more years. The budget is approved prior to the multi-year period with only minor adjustments made at the end of each budget year to reflect any significant change in expenses and revenue in the subsequent years. In the adjustment year, an additional year is not added at the end of the period. For example, in year two of a two-year multi-year budget it is only looking ahead one year. One key advantage of the static approach is in the subsequent years of the multi-year budget less time is typically spent on the budget process and document allowing for more time to be spent on other value-added activities, such as advancing the OCP and Strategic Plan. This is Administration’s recommended approach for the City of Regina related to operating budgets.
- **Rolling Multi-Year Budget -** Under this approach, a new budget year is continually added as the current budget year ends. Thus, the rolling budget requires an incremental extension of the existing budget so that at each point in time, the City will be looking ahead the same number of years. This is similar to how the City of Regina’s capital plan is developed. The benefit of this approach is that the City is continually guided by a two-year plan and the rolling approach may better reflect that a municipality’s operating environment is continually

changing. A drawback with this approach is that time will be required annually to create the new year added to the end of the period thus losing some of the efficiencies of a static budget. As well, an incoming Council could be potentially committed to budget decisions made by an outgoing Council if the City enters a contractual obligation based on multi-year budgets approved by an outgoing Council. This is not Administration's recommended approach for its operating budgets, however, the City's current five-year capital planning process would continue to follow this approach.

Therefore, similar to the City of Saskatoon, it is recommended that Regina adopt a static multi-year budgeting approach for operating, which is the most common approach adopted by municipalities in Canada, which, among other benefits, allows for the achievement of efficiencies in the budget process.

3. Advantages and Disadvantages of Multi-Year Budgeting

The following section briefly addresses the main advantages and disadvantages with respect to multi-year budgeting.

Advantages

Multi-year budgeting is a process that links long-term planning to budgeting for expenses and revenue for more than one year. By moving to a multi-year budgeting process, many local governments have saved time and improved their long-term financial and budget practices. The cities that have adopted a multi-year budget believe this budgeting process helps them keep an eye on the future and see where they are, where they are going, and where they plan to be. Additionally, these governments have benefited from a reduction in staff time and other resources allocated to budget development (especially for years after year one of the multi-year budget) allowing for a greater emphasis on achieving long-term goals and objectives and other more value-added activities.

Promotes Long-Range Thinking and Strategic Planning

Most programs, services and capital investments that the cities undertake have impacts and need funding over more than a single year. A multi-year budget will help strengthen a longer-term planning focus for the City and improve implementation of the strategic and business plans by ensuring longer-term goals and objectives are supported by longer-term funding plans. Also, positive and negative long-term implications of decisions become more obvious.

Improves Financial Management

By providing estimates for service needs, commitments, and funding requirements for a longer-term period, multi-year budgets help determine potential funding gaps and stimulate earlier discussions around strategies to address the funding gaps. This will help improve the City's financial sustainability.

Strengthens communication, accountability and transparency

Multi-year budgets can also improve accountability, transparency and decision-making by providing Council and citizens more contextual information about the consequences of current period decisions in future periods. Multi-year budgets help connect discussions regarding the achievement of long-term goals and short-term spending decisions.

Improves Efficiency

The current annual budget process requires substantial time and effort for Administration and Council on an annual basis. Although multi-year budgeting requires significant effort in the first year, it should require much less effort for annual adjustments in subsequent years, provided annual adjustments are limited to external factors such as federal or provincial budgets, Council directed changes to priorities, or unforeseen and significant changes to economic factors. This could potentially save time (but not necessarily a cost or FTE savings) each year and create capacity for other value-added activities, including strategic and business planning, budget monitoring and evaluation, and process improvement.

Reduces Uncertainty

Multi-year budgets provide a more in-depth estimate of service delivery expectations and the City's ability to fund those services over the long-term. Proper alignment of service cost projections with tax and other revenue sources provides a greater degree of certainty for the citizens about what services they will receive and what taxes they will pay for those services.

Disadvantages**Relies on Longer-Term Estimates**

One challenge with multi-year budgeting is the difficulty in accurately projecting revenues and expenses for multiple years. Projections are based on several controllable and uncontrollable elements including, but not limited to, collective agreements, inflation rates, population growth, and general economic conditions. Unanticipated changes in any of these factors could have significant impacts on budget plans. This can be mitigated by including the common practice of an annual review and adjustment step in the budget development process for significant items.

Impacts Council's Ability to Reallocate funding

A multi-year budget signals Council's intention about the services to be provided and the long-term financial direction of the City. This could be perceived as a constraint on Council's decision-making ability, or a loss of flexibility in making budgetary decisions. However, an annual review and adjustment process would mitigate this risk.

Additional Effort for Implementation

Transitioning to a multi-year budget can be difficult because it increases the workload of staff across the organization involved in the budget process during the first year of developing a multi-year

budget. The mitigation for this step is to allow sufficient time to implement the first year. For the City of Regina the mitigation for this item is to start multi-year budgeting in 2023 instead of 2022.

Mill Rate Estimation for the Second year

Politicians may be weary of quoting a mill rate for the second year as it could be perceived as a lack of flexibility. Even if the future mill rate can be adjusted the following year, some residents may hold Council more accountable to it. The mitigation to this would be to have clear communication up front that this is a mill rate estimate for the purposes of better long-term financial planning and there is the opportunity for Council to make changes when the second year arrives.

4. Does the City have Authority to Approve Multi-Year Budgets?

The City of Regina has the authority to generate multi-year budgets and has developed a five-year Capital plan for many years. Section 128 of *The Cities Act* prescribes that Council must adopt an operating and capital budget for each financial year and does not permit Council to pass a multi-year tax rate bylaw. Therefore, the City has authority to approve multi-year budgets if Council each year approves the mill rate and enacts the tax bylaw in an annual meeting. Unlike the mill rate, Council is able to approve utility rates for multiple years.

5. Capital Budget

Under the recommended option the City's capital budgets would remain the same as they are currently, which is a rolling five-year capital plan with the first year approved. The one difference from the current method is the second year would be approved in principle. Changing the capital plan to two years, the same as operating, would reduce the long-term nature of capital budgeting and thus it is being maintained as a five-year capital plan. In the future, Administration is considering an option of moving to a ten-year capital plan.

6. Utility Operating Budget

Similar to the General Operating Budget, the recommended option has the Utility Operating Budget being a two-year budget with the first year approved and the second year budget and utility rate approved in principle. This recommendation aligns both operating budgets and has the approval of the utility rate being the same process as the approval of the mill rate.

7. Jurisdictional Review

Multi-year budgeting does not have a standard approach in Canadian municipalities, but some municipalities have been successful in its implementation and have acknowledged the benefits of multi-year budgeting. Many cities in Canada have implemented a multi-year budget and the number of local governments in Canada adopting a multi-year budgeting approach has increased over the past years. To illustrate how common this approach has become, Appendix C shows that of the twenty Canadian cities selected, seventeen cities perform multi-year budgeting. Also, Saskatoon recently implemented their first two-year multi-year budget for the 2020-2021 years.

Below are some key observations and insights from the jurisdictional review in Appendix C among twenty cities in Canada:

- Multi-Year Budget Cycle:
 - ✓ Six Cities (30%) use a 4 year budget cycle;
 - ✓ Five Cities (25%) use a 2 year budget cycle;
 - ✓ Three Cities (15%) use a 5 year budget cycle.
 - ✓ Three Cities (15%) use a 1 year budget cycle; and
 - ✓ Three Cities (15%) use a 3 year budget cycle;

The most common budget cycle is a four-year term at 30% among these twenty cities, followed closely by those that use a two year budget cycle.

- Comparing Multi-Year Budget Cycle with Council's Election Term, of the ten cities that use the static method:
 - ✓ Zero of ten cities do not overlap Council's election term; and
 - ✓ Ten of ten cities' multi-year budget cycles have an overlap of Council's election term.

This overlap allows the new Council to make adjustments to the existing budget for their first full year, but does not require the tabling of a new multi-year budget in their first full year which would require an extensive and quick education process for newly elected councillors.

However, for the City of Regina, the Administration is recommending two-year (2023-2024) multi-year budget cycle, which has no overlap with Council's election term (2021-2024), primarily due to two major reasons. First of all, it is the first time the City of Regina has adopted a multi-year budgeting process, therefore adequate preparation time and consultation with stakeholders is necessary which is why the 2023 start date was selected. Secondly, the recommendation ensures the current Council avoids approving a budget period that extends into the term of the next Council.

- Comparing Multi-Year Budget Cycle with Strategic Plan Period:
 - ✓ 47% of cities' budget cycles are the same number of years as the term of the strategic plan period.

Nearly half of the cities' budget cycles have the same number of years as their strategic plan. This alignment can provide direction in setting budgets with future strategic planning initiatives. The primary reason is to allow for greater integration between the strategic decisions and the operational impacts, as well as showing how an operational decision made in any given year has implications in future years. Administration is not recommending this for

the City of Regina as a four-year multi-year would be difficult for its first multi-year budget as it builds its capacity, processes, and knowledge.

- Types of Multi-Year Budget:
 - ✓ 59% of cities adopted a static multi-year budget; and
 - ✓ 41% of cities adopted a rolling multi-year budget;

The most common type is a static budget, which is the type Administration is recommending.

8. Multi-Year Budget Options for the City of Regina

As noted earlier in the report, Administration is recommending a static method for operating instead of rolling primarily to capture efficiencies and to eliminate the risk of Council approving a budget that extends too far into the next Council's term. The current method of a rolling five-year plan for capital will be maintained as it has worked well for the City and continues the practice of a prudent long-term planning. Three multi-year static operating budget options are analyzed below:

Option #1 - A Static Two-Year 2023-2024 Budget (Recommended)

It is recommended that City Council adopt a static two-year multi-year budget with the initial budget being 2023-2024. In the first year of the process (2022), the first year of the budget (2023) will be approved with the second year (2024) approved in principle. Each year of the budget cycle will have an annual approval process which will allow for adjustments.

The initial 2023-24 multi-year budget would have City Council approving a two-year budget in late 2022. Council would be approving year two in principle to comply with legislation so year two is more of a forecast. In late 2023, for the second year (2024), the budget would be reviewed and approved by Council but the intent is for changes to be limited to annual adjustments due to certain circumstances, such as: significant changes of Council's strategic priorities, and/or unanticipated external economic, environmental, and political factors.

Pros:

- A 2023 implementation allows Administration to have sufficient time to prepare a new two-year budget process, multi-year budgeting policy, implementation plan with sufficient communication and consultation.
- The two-year multi-year budget period is a reasonable trade-off between long-term financial viability and not looking too far into the future where it is difficult to predict, especially for the inaugural multi-year budget. Saskatoon consciously made this similar trade-off by initially desiring a four-year multi-year budget but later deciding on two-years.
- Allows the current Council time to determine its priorities before approving a multi-year budget.
- Has the same end year as the current Council's election term.

- Gives the next elected Council (a term of 2025-2028) a chance to effect budgetary change immediately following their election in November 2024 to approve the next two-year budget 2025-2026. This allows the current Council to approve a budget that does not extend into the new Council's term.

Cons:

- The disadvantage with this option is it may be more difficult for a newly elected Council to orient themselves sufficiently to approve and effect budgetary change for the 2025-2026 budget immediately following a new election. This is mitigated by the fact that the 2025-2026 budget could be approved in Q1 of 2025 as is currently done in election year budgets at the City of Regina.

Option #2 - A Static Three-Year 2023-2025 Budget

Pros:

- This budget cycle would straddle the current and future Councils' election term (2021-2024), which allows the new council elected in 2024 more opportunity to familiarize themselves to the relevant information before approving a multi-year budget.
- This option aligns with the end year of the four-year term of the upcoming draft Strategic Plan (2022-2025).

Cons:

- A three-year multi-year budget is the least common period found in the twenty cities reviewed.
- Three years increases the uncertainty of assumptions in the future. Therefore, a two-year period is a reasonable trade-off to limit the future year adjustments and the accompanying rework while still looking more long-term.
- This option results in the current Council approving a budget that extends one year into the next Council's term.

Option #3 - A Static Four-Year 2023-2026 Budget

Pros:

- A four-year multi-year budget is the most common period found in the twenty cities reviewed.
- Experience from other cities demonstrates that a four-year budget is beneficial by having the same term length of the Council's election term and strategic planning period.

Cons:

- Four years is a significant period length for a budget, especially for a City implementing its first multi-year budget, such as the City of Regina.

- This option results in the current Council approving a budget that extends two years into the next Council's term.

9. Recommended Option

Administration recommends Option #1, moving forward with static two-year 2023-2024 multi-year operating budgets for the General and Utility funds, while retaining the current five-year rolling capital budget for both funds. This recommendation gives Council the flexibility to adjust the budget and mill rate on an annual basis and it is consistent with *The Cities Act*. It also does not have the current Council approving a budget that extends into the term of the next Council. In addition, it is a reasonable trade-off between planning for the long-term and using too long of a term that there are many adjustments in future years, especially in its inaugural multi-year budget. Of note, Saskatoon chose a two-year multi-year budget.

10. Implementation Plan

Appendix A outlines the high-level implementation plan for the recommended option.

DECISION HISTORY

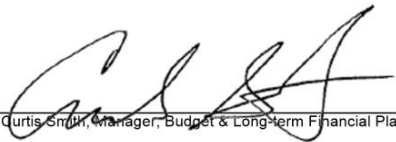
On February 28, 2011, Council submitted a Motion MN11-3 that Administration undertake a review of what might be possible if the City of Regina was to move to a system of budgeting that would involve longer term planning for both the capital and operating budgets.

On November 14, 2011, City Administration provided a report (EX11-50) to the Executive Committee of Council that included analysis of the benefits and risks, as well as other considerations for pursuing a longer-term planning for both the capital and operating budgets. The Executive Committee resolved that item M11-3 be removed from the list of outstanding items for the Executive Committee. It was also resolved that members support, in principle, the idea of multi-year budgeting and request the matter be placed on the agenda for an upcoming strategic planning session.

On February 23, 2015 Council submitted a new motion (MN15-1) directing the Administration to prepare a report no later than the third quarter of 2015 describing the features, benefits and potential work plan associated with producing a multi-year budget for the City of Regina beginning in 2017. A report was presented to Executive Committee on December 2, 2015 (EX15-20) recommending implementation of a multi-year budget. This report was rejected by City Council.

Respectfully Submitted,

Respectfully Submitted,


Curtis Smith, Manager, Budget & Long-term Financial Planning

6/25/2021


Barry Lacey, Exec. Director, Financial Strategy & Sustainability

6/29/2021

Prepared by: Sherry Geng, Corporate Policy Advisor

ATTACHMENTS

Appendix A	Implementation Plan & Timeline (2023-2024 Budget)
Appendix B	Jurisdictional Review
Appendix C	Jurisdictional Review Table

ATTACHMENTS

Appendix #A (MYB)
Appendix #B (MYB)
Appendix #C (MYB)

Appendix A – Implementation Plan & Timeline (2023-2024 Budget)

Multi-year budgeting requires the City to take a longer-term perspective when making decisions to undertake new initiatives and fund existing programs and services over multiple years. To implement a multi-year budget, there is a considerable amount of work required, such as preparatory work to ensure policies, tools, and work processes are created to ensure a smooth transition along with any stakeholder consultation.

Step 1 - Preparatory Work (2021-2022)

- Establish a new multi-year budgeting policy to be shared with Council. This policy will illustrate the key points of the multi-year budget process.
- Consult and communicate with relevant service partners and other stakeholders by early 2022 to determine the ability of these entities to implement multi-year budgeting.
- Internally develop a more detailed multi-year budget process to assist with implementing the first multi-year budget with proper technical and software supports.

Step 2 - First Year of Budget Cycle (2022)

- Q2 & Q3 2022 - Estimating operating expenditures and revenues for 2023 and 2024.
- Q2 & Q3 2022 - Development of five-year capital plans
- Q4 2022- The preparation and approval of official budget documents for a two-year multi-year budget with approval of revenues and expenditures and mill rate utility rate for 2023 and approval in principle of revenues, expenditures, and mill rate and utility rate for 2024.

Step 3 - Second Year of Budget Cycle (2023)

- In the second year of an approved two-year Multi-Year Budget, City Council may make adjustments to the second year of the budget.
- Q2 & Q3 2023 – Administration reviews the 2nd year of the budget (2024) to determine if any significant adjustments are required typically related to council priorities, major economic or other assumptions, based on the changes of Council's direction and unanticipated external factors, etc.
- Q4 2023 - The originally approved 2023-2024 Multi-Year Budget document will not be updated, however, any Council approved adjustments made in 2023 to the second year of the multi- year budget (i.e., 2024) will be included in a supplemental budget document, with an overview of any approved adjustments to the expenditures, revenues, capital investment, utility rate and mill rate.

Appendix B – Jurisdictional Review

Multi-year budgeting does not have a standard approach in Canadian municipalities, but many municipalities have been successful in its implementation and have acknowledged the benefits of multi-year budgeting. This appendix provides an overview of the multi-year budgeting frameworks and processes used in four cities. Summary information on 20 jurisdictions from nine Canadian Provinces is found in Appendix C. While it is beyond the scope of this document to go into detail on the processes used in these cities, it will provide a general, high-level overview on how various cities approach multi-year budgeting.

1. City of Burnaby (5-Year Rolling Operating & Capital Budget)

The City of Burnaby develops its annual five-year financial plan as its multi-year budget. This rolling five-year financial plan includes the budgets for revenues, expenditures and capital projects. This plan aligns the City priorities with its goals, and outlines the financial resources required to support the overall vision, values and goals of the City. It helps to plan better for the short, medium, and long term. Burnaby says “it is another step we are taking towards creating a more open and forward-looking local government”.

The budget is organized by type of operation (e.g., general fund and utility funds), with each operation considered a separate budgeting and accounting entity. Funds are budgeted and reported along departmental lines, with accountability and authority for budgetary approval and amendments resting with Council. Council delegates the authority for actual disbursement and implementation of the five-year budget process to the City Manager and Directors. All financial and operational policies related to accounting practices are adhered to in the development of the five-year budget.

The five-year budget process encompasses Burnaby’s Corporate Strategic Plan and outlines the City’s proposed revenues and expenditures. In compliance with the Community Charter, the budget has been developed with a city-wide perspective through community engagement, staff input and Council direction.

2. City of Calgary (4-Year Static Operating & Capital Budget)

Calgary is one of the most experienced jurisdictions in Canada with respect to multi-year budgeting. Calgary’s City Council approved its first Multi-Year Business Plan and Budget in 2004, which included a three-year Operating Budget and a five-year Capital Plan. It was effective for the 2006-2008 budget cycle. It then repeated the process for two subsequent three-year budget cycles (2009-2011 and 2012-2014).

In 2012, the Government of Alberta amended the Municipal Government Act to allow municipal elections to occur every four years, beginning with the 2013 municipal elections. As a result of this change to Alberta’s municipal election terms, the City of Calgary undertook reforms to change its multi-year business plan and budget process by extending the budget cycle to four years.

In November 2014, the City of Calgary adopted its first four-year business plan and budget, called Action Plan, which ran from 2015 to 2018. However, because legislation requires an annual budget to be approved, Council also passed the 2015 operating and capital budget at the same meeting. Calgary's four-year budget cycle follows the one-year overlap of Council's four-year electoral term – as it did under the three-year cycle.

According to a Multi-Year Business Planning and Budgeting Policy, Calgary begins each budget cycle with extensive public engagement. It supplements this exercise with education and awareness about the multitude of issues, challenges, and opportunities the City will need to address during the budget cycle. However, it does not perform significant public engagement on the budget in the intervening years of the budget cycle.

Calgary's process allows its Council to make annual business plan and budget adjustments in the budget cycle. According to the City's Action Plan Summary document, "this is done to allow City Council and Administration to respond to emerging events and unexpected issues (economic, demographic, financial), and maintain the integrity of four- year plans and budgets."

Calgary's multi-year budgeting policy limits the adjustments to the following circumstances:

- External factors such as provincial or federal budgets, or changes imposed on pension plan contributions or Workers' Compensation Board payments.
- Adjustments to the operating impacts related to capital project adjustments.
- Unforeseen changes to economic forecasts affecting costs, service demand volumes, or revenue projections.
- Council-directed changes to priorities, or results shown in performance reporting, that cause: requests to carry over operating variances, and/or business plan amendments that require budget changes.

Special emphasis is placed on what is termed "mid-cycle" adjustments. The mid-cycle adjustment occurs in year two of the budget cycle, and year three of the Council term (a four-year cycle). This mid-cycle adjustment includes an updated review of key planning documents, such as a socio-economic outlook, and opportunities to revisit Council priorities and citizen engagement. This adjustment will enable changes to the second half of the cycle, if necessary.

Notwithstanding the fact that Calgary has a multi-year budget process, it still provides annual accountability reports, such as a Corporate Annual Report and Audited Financial Statements, as required by provincial legislation. This annual reporting helps the Administration and Council in making more informed decisions in the annual adjustment process.

3. City of Whitehorse (3-Year Static Operating Budget and 4-year Capital Budget)

In 2013, the City of Whitehorse approved the first ever three-year (2013-2015) budget and four-year Capital Plan (2013-2016). Council approves, annually, the first of the three-year operating budget and the first of the four-year capital budget and adopts, in principle, the budgets and mill rate for future years. Annual adjustments are made to the budget and mill rate, and the budget is prepared on a static basis.

The City budget process builds on improvements from previous budgets and incorporates the first multi-year approach that more actively involves input from all members of Council through the Standing Policy Committees. Along with a four-year capital investment plan, this multi-year budget aims to control expenses, invest in priority services, drive efficiencies, and achieve sustainability and greater certainty for taxpayers, stakeholders, and the Federal and Provincial governments.

The annual adjustment process provides Council with flexibility to adjust the budget for legislative reasons, or special circumstances that require funding and resource adjustments. Such as:

- Changes to Council priorities that impact the delivery of services.
- Changes from external factors, such as federal and/or provincial policies that impact the budget, insurance premiums, and pension plan contributions.
- Unanticipated changes to economic forecasts and financial markets.
- Changes to the assessment base.
- Changes to the operating budget because of capital project adjustments.

4. City of Saskatoon (2-Year Static Operating Budget & Capital Budget)

From 2015-2017, the City of Saskatoon began to invest significant time and resources on research and preparation related to multi-year budgeting. In 2018, Saskatoon's Finance Department began to work on upgrading the current budgeting system and IT system to expand capacity and functions for multi-year budgeting and planning with internal resources and external consultants.

In April 2019, a first multi-year business plan and budget policy was approved related to multi-year budgeting. In November 2019, Saskatoon City Council approved a static two-year operating budget (2020-2021) and two-year capital budget (2020-2021), within a five-year capital plan (2020-2024).

According to the policy, in each year of an approved Multi-Year Business Plan and Budget, the City Council may adjust the current and future years of the business plan and budget. Adjustments shall be made once per year, near the end of the previous fiscal year. Therefore, in November 2019, Saskatoon released a Council-approved formal budget book: 2020-2021 Multi-Year Budget. On December 3, 2020, Saskatoon City Council approved the 2021 budget which represented the second year of their two-year multi-year budget. However, a new budget book was not created in the second year. Saskatoon only released a Council approved report: "2021 Business Plan and Budget Proposed Adjustments" which simply shows the changes to the 2021 year compared to the original two-year budget.

Annual adjustments to the Operating and Capital Budgets are be limited to the following circumstances:

- City Council-directed changes to its Strategic Priorities and/or the City's Strategic Plan that have significant financial impacts on service delivery.
- Significant changes to operating impacts resulting from Capital Budget adjustments.
- Unanticipated external factors.

Unlike the other three cities which were analyzed in this appendix, the City of Saskatoon decided to adopt a shorter budget cycle with a two-year term, primarily because of the many unpredictable assumptions and forecasts of population, economy, tax rate, interest rate, etc. in a longer term.

Appendix C – Jurisdictional Review Table

#	City	Multi-Year Budget Type	Budget Cycle – General Operating (years)	Budget Cycle - Utility (years)	Budget Cycle - Capital Fund (years)	Align or Straddle with Council Election Term	Strategic Plan Period	Council Election Term (years)	Population	Multi-Year Budget Start Year
1	Burnaby, BC	Rolling	5	5	5	N/A	5	4	202,799	2016
2	Vancouver, BC	Rolling	5	5	4	N/A	5	4	600,000	2016
3	Surrey, BC	Static	5	5	5	Straddle	5	4	394,974	2016
4	Calgary, AB	Static	4	4	4	Straddle	4	4	1,019,942	2006
5	Mississauga, ON	Rolling	4	4	10	N/A	4	4	668,549	2011
6	London, ON	Static	4	4	4	Straddle	5	4	346,765	2001
7	Lethbridge, AB	Static	4	4	10	Straddle	5	4	92,730	2006
8	Edmonton, AB	Static	4	4	4	Straddle	10	4	712,391	2014
9	Winnipeg, MB	Static	4	4	4	Straddle	4	4	632,063	2020
10	Whitehorse, YK	Rolling	3	3	4	N/A	3	3	185,300	2013
11	Yellowknife, NT	Rolling	3	3	3	N/A	3	3	20,000	2012
12	St. John's, NL	Static	3	3	10	Straddle	11	4	178,427	2016
13	Halifax, NS	Rolling	2	2	2	N/A	5	4	359,111	2016
14	Brandon, MB	Rolling	2	2	2	N/A	1	4	48,859	2004
15	Red Deer, AB	Static	2	2	2	Straddle	4	4	130,000	2021
16	Quebec City, QC	Static	2	2	10	Straddle	4	4	528,595	2020
17	Saskatoon, SK	Static	2	2	2	Straddle	4	4	275,000	2020
18	Ottawa, ON	N/A	1	1	10	N/A	4	4	812,129	N/A
19	Hamilton, ON	N/A	1	1	10	N/A	10	4	519,949	N/A
20	Kelowna, BC	N/A	1	1	10	N/A	3	4	242,124	N/A



Buffalo Pound Water Treatment Plant Corporation - 2020 Annual Report

Date	July 14, 2021
To	Mayor Masters and City Councillors
From	Executive Committee
Service Area	Financial Strategy & Sustainability
Item #	IR21-3

RECOMMENDATION

That City Council receive and file this report.

HISTORY

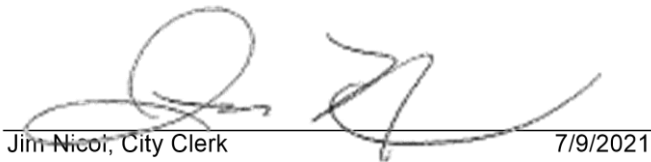
At the July 7, 2021 meeting of Executive Committee, the Committee considered the attached EX21-45 report from the Financial Strategy & Sustainability Division.

Ryan Johnson, representing Buffalo Pound Water Treatment Plant addressed the Committee.

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

Respectfully submitted,

EXECUTIVE COMMITTEE



Jim Nicol, City Clerk 7/9/2021

ATTACHMENTS

EX21-45 - Buffalo Pound Water Treatment Plant Corporation - 2020 Annual Report

Appendix A - 2020 BUFFALO POUND ANNUAL REPORT FINAL

Appendix B - 2021 BUDGET APPROVED SEPTEMBER 30 2020



Buffalo Pound Water Treatment Plant Corporation - 2020 Annual Report

Date	July 7, 2021
To	Executive Committee
From	Financial Strategy & Sustainability
Service Area	Financial Services
Item No.	EX21-45

RECOMMENDATION

The Executive Committee recommends that City Council receive and file this report.

ISSUE

The Buffalo Pound Water Treatment Corporation (BPWTC) was established as a non-profit corporation on January 1, 2016. BPWTC is responsible for the operation and maintenance of the Buffalo Pound Water Treatment Plant and provides the cities of Regina and Moose Jaw with a reliable and affordable supply of safe, high quality drinking water which meets the needs and expectations of consumers, as well as the water quality standards regulated by the Province of Saskatchewan. Under the terms of the *Unanimous Membership Agreement (UMA)*, BPWTC is owned jointly by the City of Regina (74 per cent) and the City of Moose Jaw (26 per cent).

Pursuant to the UMA, the BPWTC Directors have the authority to make strategic business decisions, including approval of the operating and capital budgets. This report is presented to City Council as information.

IMPACTS

As Buffalo Pound Water Treatment Corporation is a municipal corporation of the City of Regina, the audited financial statements have been consolidated into the City's 2020 Annual Report and Consolidated Financial Statements at the City's ownership share of 74 per cent.

OTHER OPTIONS

None related to this report.

COMMUNICATIONS

The approved 2020 Annual Report will be published on the Buffalo Pound Water Treatment Corporation website.

DISCUSSION

Section 7.2 of the *Unanimous Members Agreement (UMA)* sets out the following annual report and annual membership meeting requirements presented in this report.

1. BPWTC is required to submit to Council as an information item an annual report which includes the following information:
 - a. the Corporation's annual report, including the audited financial statements for the period ending December 31 and the Corporation's financial and operational performance against stated goals and objectives for the previous year, including a key performance indicators report; and an updated risk review;
 - b. any revisions to long-term strategic plans or capital asset plans;
 - c. an operating and capital budget for the next fiscal year and an operating and capital budget projection for subsequent fiscal years contemplated in the current strategic or capital assets plans;
 - d. pro forma audited financial statements prepared in accordance with generally accepted accounting principles;
 - e. accomplishments during the fiscal year along with explanations, notes and information as is required to explain and account for any variances between the actual results and the strategic and capital asset plans;
 - f. project major capital expenditures in excess of \$1 million;
 - g. matters that require the approval of the Cities; and
 - h. the projected five-year water demand as provided by each of the Cities.

The 2020 Annual Report and the 2021 Operating and Capital Budget are included as appendices to this report. BPWTC conducted its annual general meeting on April 19, 2021. This provides the requirement needed for compliance with the elements under the *Unanimous Member Agreement*.

2020 Annual Report

Highlights from BPWTC's 2020 Annual Report, attached as Appendix A, include:

- The December 31, 2020 audited financial statements reflect a \$11.5 million excess of revenue over expenses of which \$10.5 million pertains to the Corporation's net investment in Plant Renewal Project, Lake Pump Station Pump and electrical upgrades and other capital investments. The remaining surplus of \$1 million was used to bring the Corporation's unappropriated surplus in line with targeted levels. This included funding the capital replacement reserve, which reduces the amount of debt required for plant renewal. The Corporation has \$88 million of accumulated surplus of which \$82 million relates to the Corporation's investment in tangible capital assets, \$4 million relates to the capital replacement reserve and \$2 million is unappropriated.
- The Plant Renewal Project progressed in 2020 with the selection of a design-build team from Graham-Aecon Joint Venture Group, awarded in June 2020. In December 2020, Graham-Aecon submitted the final Preliminary Design Report, a major milestone in the project. The project expects to receive a Guaranteed Maximum Price (GMP) submission in August 2021. Once received, Buffalo Pound can accept the GMP and begin construction or reject the GMP and complete the project as a Design-Bid-Build. If the GMP is accepted, construction would begin in January 2022.
- Major capital asset renewal continued in 2020. Phases 2 and 3 of the electrical upgrade projects, which includes the Transmission Line which was completed in 2020 and Lake Pump Station Pump Upgrades and Backup Power will be completed in 2021.

2021 Budget

- The 2021 Budget adopted by the BPWTC Board of Directors includes the following approved rates:
 - Water Rate \$360.00/ML (megalitre) – 1.41 per cent increase from 2020.
 - Capital Water Rate \$250.00/ML – 16.28 per cent increase. This rate will be fixed for the 20-year term of the debt being used to pay for the plant renewal project.
- Electrical Rate \$0.11799/kWh (kilowatt-hour) – no increase.
- The BPWTC total Water and Capital Rates represent 29 per cent of Regina's water consumption rate that consumers pay, the balance of 71 per cent is what it costs the City to operate the water utility.
- The 2021 combined Water and Capital Rate increase was just over 7 per cent which represents \$0.04/m³ which impacts the water consumption rate of consumers by 1.9 per cent.
- The 2021 Operating Budget projects a \$11,600 surplus. Projected expenditures of \$13 million will be offset mainly by revenues from water and power charges.
- The Capital Budget continues investment in major infrastructure needs. Surpluses at year-end will be transferred to Operating and Capital Reserves. The Budget is provided in Appendix B.

DECISION HISTORY

Section 7.2 of the UMA outlines the annual reporting requirements for Buffalo Pound to City Council. These requirements include but are not limited to, annual financial statements and subsequent year operating and capital budgets. Buffalo Pound annual submittals were last presented at the June 30, 2020 meeting of City Council.

Respectfully Submitted,

Respectfully Submitted,


June Schultz, Director 5/28/2021


Barry Lacey, Exec. Director, Financial Strategy & Sustainability 6/3/2021

Prepared by: Jonathan Barks, Financial Business Partner

ATTACHMENTS

Appendix A - 2020 BUFFALO POUND ANNUAL REPORT FINAL

Appendix B - 2021 BUDGET APPROVED SEPTEMBER 30 2020

BUFFALO
POUND
WATER

BOARD OF
DIRECTORS

ANNUAL
REPORT



2020

BUFFALO POUND WATER MANAGEMENT TEAM



The Buffalo Pound Water Treatment Plant is located approximately 30 kilometres northeast of the City of Moose Jaw, Saskatchewan, on Highway No. 301, 17 kilometres north of the intersection with Highway No. 1.

The Plant's mailing address is PO Box 944, Moose Jaw, Saskatchewan, S6H 2V2.

The telephone number is 306-694-1377.

Information about the Buffalo Pound Water Treatment Plant is also available from the Plant's website. This may be accessed by going to:

<http://www.buffalopoundwtp.ca>

Plant management staff may be reached by e-mail at the following addresses:

Ryan Johnson

President & CEO

ryanj@buffalopoundwtp.ca

Keith Guillaume

Operations and Safety Manager

keithg@buffalopoundwtp.ca

Harry Gahra

Maintenance and Engineering Manager

harryg@buffalopoundwtp.ca

Blair Kardash

Laboratory and Research Manager

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Laurie Wilkinson

Office and Board Support Manager

lauriew@buffalopoundwtp.ca



BUFFALO POUND WATER
ANNUAL REPORT 2020



BUFFALO POUND WATER
ANNUAL REPORT 2020



This report summarizes the activities and major events of the Buffalo Pound Water Treatment Corporation (the “Corporation”) for the operations of the Buffalo Pound Water Treatment Plant (the “Plant”) during 2020. The report outlines the Mission and Goals, achievements and areas of concern. It’s intended as an information source for City administration personnel, elected officials and the general public. This report also contains the Drinking Water Quality and Compliance Report required by provincial regulations and the Audited Financial Statements.

**BUFFALO POUND WATER
BOARD OF DIRECTORS**

The Buffalo Pound Water Board of Directors (the “Board”) was created in 2016 by the Unanimous Membership Agreement (UMA), which replaced the previous Buffalo Pound Water Administration Board from 1951. The UMA is an Agreement between the Cities of Regina and Moose Jaw (the “Owners”) and the Corporation. In accordance with the Agreement, the skill based Board is comprised of seven independent members.





BOARD CHAIRPERSON'S LETTER

DALE SCHOFFER

FCPA, FCA, C.DIR

On behalf of the Board, I am pleased to present the Buffalo Pound Water Treatment Corporation's (BPWTC) 2020 Annual Report.

The Canadian arrival of COVID-19 in March of 2020 meant the past year was a challenging one for the Corporation, as it was for individuals and organizations the world over. Our staff and Management Team worked exceedingly hard over the year to promptly implement the evolving procedure and process changes required to meet or exceed all public health protocols in relation to COVID-19. I want to commend the Corporation's staff and Management Team for their ongoing commitment to providing a safe, clean, and reliable source of drinking water to our more than 260,000 Saskatchewan consumers throughout the year, and for their continued support to customers while much of the world was locked down.

I am very pleased to report that despite the challenges posed by this extraordinary year, the Corporation was able to achieve a number of significant milestones in 2020.

With input from the staff, Management Team and Board of Directors, the Corporation successfully updated its Strategic Plan, laying out a strong direction for the organization through to 2023.

In addition, the risk of a disruption in the water supply, as a result of power loss, was reduced with the completion of electrical capital upgrade work, and the work on the renewal of the Lake Pump Station to ensure the reliability of the future water supply progressed well.

Significant work was done on the Plant Renewal Project which will ensure the long-term viability of the Buffalo Pound Water Treatment Plant. In 2020, design work for the Project was awarded to the Graham-Aecon Joint Venture Group, the pre-design research and report was completed, and design development was initiated. Financial planning for the Project is well underway and remains on schedule and within budget. We look forward to the evolution of this Project in 2021.

As a Corporation, we are guided by the BPWTC's vision of being an expertly operated, independent, and trusted entity, that will be positioned to provide sustainable and reliable water as a critical service for generations to come. This vision is the basis for the BPWTC strategic plan, which ensures our ongoing focus on capital investment, staffing, processes, financial stability, risk management and governance.

While this year has been a challenging one for the Corporation, it has also been a very successful one. The successes achieved by the Corporation this year are due entirely to the skilled, diligent, and dedicated staff of the organization, under the leadership of President & CEO Ryan Johnson and his Management Team. I want to say a special thank-you to each and every employee of the Corporation for their commitment to, and support of, the Corporation and the many consumers we serve.

Dale Schoffer, FCPA, FCA, C.Dir



PRESIDENT AND CEO'S LETTER

RYAN JOHNSON
CD, M.A.SC., P.ENG.

On behalf of the Buffalo Pound Water Treatment Corporation's Management Team and staff, I am very pleased to present the 2020 Annual Report.

COVID-19

As readers can appreciate, 2020 began like any other year, but in March, with the arrival of COVID-19, morphed into a year that became unlike any we had dealt with in the past. The year 2020 will be remembered as being full of COVID-19 related challenges that were offset by our team's determination to succeed.

OPERATIONS

That team determination resulted in an overall positive year for operations despite the COVID-19 related disruptions and constant changes at the Buffalo Pound Water Treatment Plant. As both a critical and essential service, the Plant was able to continue providing safe drinking water to over 260,000 people in Moose Jaw, Regina and the surrounding region, without incident. Throughout the year, the Plant met all regulatory requirements and criteria in the production of safe drinking water and the Corporation met its obligations under the Unanimous Membership Agreement and Mandate established by the Cities of Regina and Moose Jaw.

Issues experienced by the Plant were minimal and were mainly due to loss of power, changes in raw water conditions and equipment failure. Regulatory concerns remain with the operations of the Plant's process waste ponds discharging higher levels of total suspended solids and chlorine residuals back into the environment than what is acceptable under the Permit to Operate. Short term adjustments continue to be made to processes and procedures to improve that operation. However, the Plant Renewal Project will satisfactorily address these deficiencies in the long term.

WATER QUALITY IMPROVEMENTS

Raw water quality continued to improve with increased water flows from Lake Diefenbaker and with releases from Buffalo Pound Lake, which has positively impacted operations. Over the past year, total dissolved solids decreased by 7% and dissolved organic carbon remained about the same as in 2019. Since 2015, total dissolved solids and dissolved organic carbon have decreased by 47%. Trihalomethanes at the Plant averaged 16 ug/L during 2020 compared to 78 ug/L in 2015.

WATER TREATMENT PROCESS

Beginning in February, the Plant ceased chlorination at the lake pump station on a semi-permanent basis. The removal of chlorination at the beginning of the treatment process was to reduce trihalomethane formation within the Plant and the Cities' distribution systems. From February through the remainder of 2020, trihalomethanes at the Plant were reduced by an astounding 69%, averaging 11 µg/L compared to 35 µg/L for the same period in 2019. As well, trihalomethane concentrations declined by 43% and 46% in Regina and Moose Jaw respectively. In addition, chlorine use at the Plant declined by 45%, the downside was that there was a 38% increase in coagulant.

SAFETY MANAGEMENT

The Corporation's Safety Management System Certificate of Recognition continued to be certified at the Bronze level by the Safety Association of Saskatchewan Manufacturers. The Corporation completed a required internal audit for the certification in 2020.

The Safety Management System continued to contribute to the strengthening of the safety culture core value, resulting in no lost time incidents during the year.

LABOUR NEGOTIATIONS

The Corporation and UNIFOR 595, which represents the Corporation's in-scope employees, successfully negotiated a five-year agreement. This agreement will provide continued stability through the Plant Renewal Project.

RISK AUDIT

The Risk Registry went through a triannual audit in 2020. Some minor adjustments were made to the living document, which is reviewed quarterly by the Management Team.

STRATEGIC PLAN

The Corporation's Strategic Plan was reviewed and updated. This process included input from the staff, Management Team, and Board of Directors. The newly updated Strategic Plan and Balanced Score Card now cover the 2020 to 2023 period.

PROJECTS

1. Electrical Capital Upgrade

Phase 2 of the Electrical Capital Upgrade Project for the transmission line was completed in 2020, further reducing the risk of a utility power loss.

2. Lake Pump Station Renewal

Construction on Phase 3 of the Lake Pump Station renewal commenced in 2019 and will be completed in early 2021. The project experienced some COVID related delays of materials supplied by third parties. The renewal project will increase the efficiency of the raw water pumps, replace the electrical substation and add backup generators to ensure the reliability of future water supply. In 2018, the Provincial and the Federal Governments committed \$20.6 million in grant funds for this work under the Provincial-Territorial

Infrastructure component of the New Building Canada Fund.

3. Plant Renewal Project (PRP)

The Plant Renewal Project (PRP) will ensure the long-term viability of the Buffalo Pound Water Treatment Plant by: addressing the increasing number of challenges associated with dynamic raw water conditions and limited treatment options; meeting future regulatory requirements; resolving ageing infrastructure issues and enabling the Corporation to fulfill its mandate for generations to come.

The PRP progressed on schedule in 2020. Following the detailed evaluation and review process, the design portion of the project was awarded in June to the Graham-Aecon Joint Venture Group, with Stantec and Associated Engineering providing engineering services. A Class 3 estimate was provided to assist with finalizing the financing plan.

With permission from the Cities of Regina and Moose Jaw, the Corporation submitted a request for PRP grant funding of \$222.8 million under the Investing in Canada Infrastructure Program – Green Infrastructure Stream. The Corporation is working with the funding agencies and await their formal decision.

The PRP progressed with the Corporation, advisors, the Graham-Aecon Joint Venture Group and the engineering design team, actively engaged. The Pre-design Report was completed in October; the design development continued as scheduled; scope was well managed and the costs remained within budget.

4. Computerized Maintenance Management System

In early 2020, implementation of the Computerized Maintenance and Inventory Management System was completed and staff has started collecting and utilizing maintenance data to improve maintenance practices and asset health.

OPERATING BUDGET

In April, a decision was made to delete and defer some operational costs to ensure the Corporation would not operate in a deficit, as water sales were anticipated to be below forecast due to the economic impact of COVID-19. Unknown to the Corporation at the time, 2020 turned out to be a very dry year resulting in increased water usage subsequently offsetting a large portion of the projected reduction in consumption. The overall operations generated a surplus of \$1.0 million. These surplus funds will be used to offset the amount of the loan required for the PRP.

CAPITAL PROJECTS

All Capital Projects progressed or were completed during the year. The strategy has been to have the Corporation self finance the PRP Engineering and Advisory Services. The Corporation will need to obtain grant funds from the Provincial and Federal Governments, and to incur debt, to cover the construction costs.

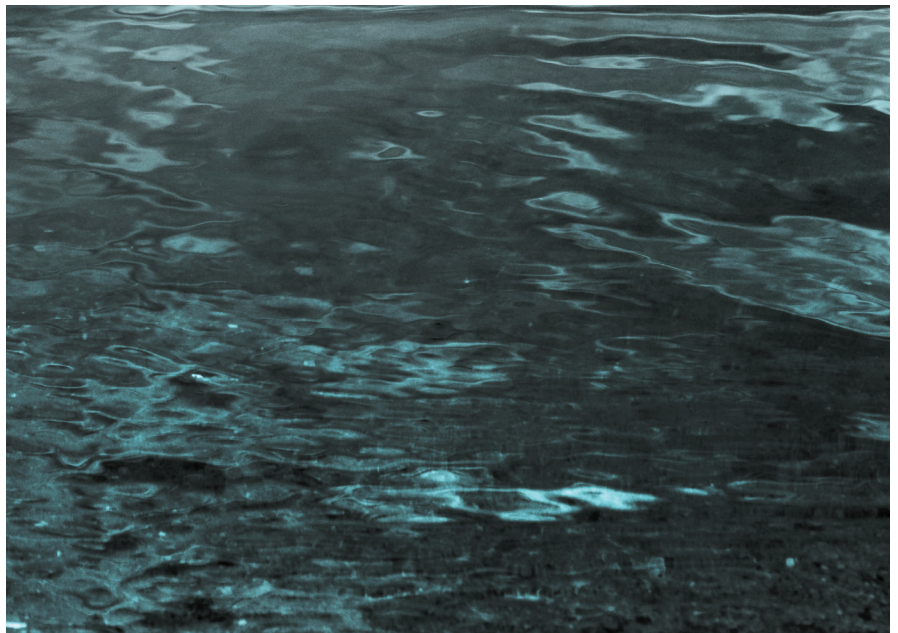
Any available funds not utilized for a project will be used to offset

the size of the debt or provide a contingency cushion. The Corporation has a Capital Reserve of \$36.3 million which is allocated to the PRP and the completion of any remaining Capital Projects. The reserve was reduced by \$10.3 million over the course of the year.

I want to specially thank the Buffalo Pound Water Management Team and staff for their collective hard work and dedication to ensure that the Corporation met its regulatory requirements, mandate, and objectives throughout the year, especially during a pandemic.

Finally, I would again like to express my gratitude to the Board of Directors for their continued insight and input they provide to ensure the Corporation is able to meet its mandate and mission.

Ryan Johnson, CD, M.A.Sc., P.Eng.





The Corporation will reliably and efficiently provide safe, high quality and affordable drinking water to the Cities.

To provide the Cities of Regina and Moose Jaw a reliable and affordable supply of safe, high-quality drinking water which meet the needs and expectations of consumers.

- Treated water that meets the quality expectations of the citizens of Moose Jaw and Regina, as well as meeting, or exceeding, all government regulated parameters.
- Operational practices and controls that ensure a continuous and safely-treated supply of water within an environmentally-responsible and cost-efficient operation.
- Judicious monitoring of the treated water from the Plant to the end of the Cities' distribution systems. Appropriate monitoring of the water in Buffalo Pound Lake, the Upper Qu'Appelle River and Lake Diefenbaker to identify long-term trends and areas of concern to protect the water supply.
- Water quality research to identify possible chemical and microbiological contaminants and to test and implement the best available treatment technologies, thus ensuring that the Water Treatment Plant can meet current and future expectations for regulated parameters.

Safety | Team Culture | Process Driven | Innovation | Continuous Improvement | Operational Excellence

Buffalo Pound Water (BPW) is an expertly operated, independent, and trusted entity, that will be positioned to provide sustainable and reliable water as a critical service for generations to come.

MISSION (WHY WE EXIST)	To provide a reliable and affordable supply of safe, high quality drinking water which meets the needs and expectations of consumers for the Cities of Regina and Moose Jaw.			
VALUES (HOW WE OPERATE)	SAFETY TEAM CULTURE ACCOUNTABILITY PROCESS-DRIVEN INNOVATION CONTINUOUS IMPROVEMENT			
VISION (WHERE WE ARE GOING) 3-YEAR BUSINESS PLAN 2018-2020	BPW is an expertly operated, independent, and trusted entity, that will be positioned to provide sustainable and reliable water as a critical service <i>for generations to come.</i> Deliver on Mission, and by 2020, Renewal Construction begins.			
CORE SERVICES	WATER QUALITY Regulatory Requirements and Customer Expectations Met 100% of the Time		WATER QUANTITY Meet Customer Demand 100% of the Time	
PROJECTS	RENEWAL PROJECT 2018 Renewal Vision is Clear 2018 Funding Pre-approval		CRITICAL PROJECTS Electrical Project SCADA Project Chlorine Project CMMS Project	
PEOPLE	SAFETY CULTURE Plant-wide Safety Management System	PEOPLE DEVELOPMENT & PERFORMANCE Performance Plans, Learning Plans, Plant-wide and Department Goals	COMMUNICATIONS & MANAGING CHANGE Internal Communication to Create One Team, Successful Change Implementation, Evolution of Project Management	BOARD GOVERNANCE Bylaws, Policies, Customer Services Agreement, Asset Transfer, Board Education & On-boarding
FINANCIAL & RISK MANAGEMENT	FUNDING SOURCES Grants, Loans, Research New Lines of Business	FINANCIAL OPERATING PERFORMANCE Budget Variance	RISK MANAGEMENT Risk Registry & QMS Framework	ASSET LIFECYCLE MANAGEMENT Asset Maintenance Plan

MANDATE, MISSION, GOALS AND VALUES CONTINUED

STRATEGIC PLAN 2018 – 2020

The Corporation's Strategic Plan for 2018 -2020 is above. The Plant's Key Performance Indicators (KPIs) use targets that are set by the Board through the Strategic Plan's Balanced Scorecard. These are reviewed by the Board and the targets adjusted accordingly at the Annual Retreat.

All of the targets in the Strategic Plan were met at year end with the exception of:

- (i) The Customer Service Agreements between the Corporation and Cities should be completed in 2021.

In January 2020, Allen-Hardisty Leadership Group (Consultant) was re-engaged to facilitate the strategic planning process. Re-engaging this firm ensured strong continuity since the development of the Corporation's first Strategic Plan 2015 – 2017.

The strategic planning process was designed to be a more mature, evolved and inclusive planning process that included employee engagement at the kick-off phase, with significant emphasis on Management Team engagement throughout the entire process.

The Board approved the 2020 - 2023 Strategic Plan and Balanced Scorecard on September 30, 2020. The renewed Strategic Plan was rolled out to staff in October, 2020 and will take effect January, 2021.



THE YEAR IN REVIEW

RESOURCES

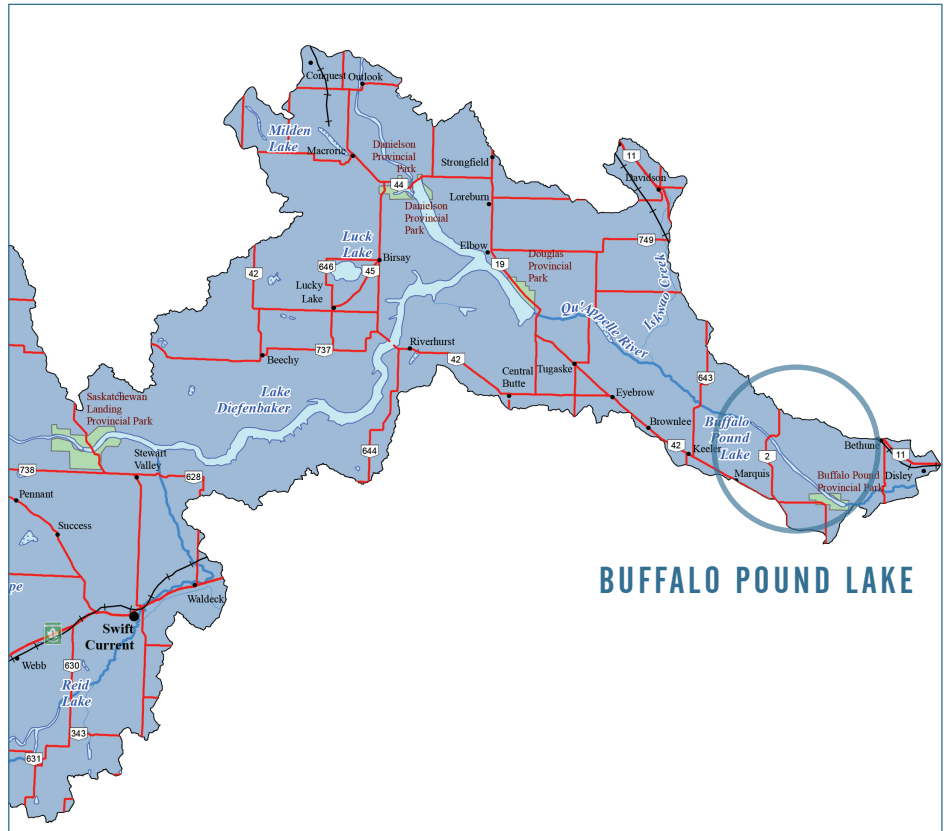


FIGURE 1: UPSTREAM SOURCE WATER IN SASKATCHEWAN

WATER SOURCE

Water for Regina and Moose Jaw is taken from Buffalo Pound Lake, a shallow reservoir in the Qu'Appelle Valley which is a part of the Upper Qu'Appelle River. The lake is 29 km long, 1 km wide but has an average depth of only 3 metres. The surface area of Buffalo Pound Lake is 2900 hectares inferring it has a capacity of 90 million cubic metres at the “full supply level” of 509.3 metres above sea level. Water levels in Buffalo Pound Lake are controlled by the Saskatchewan Water Security Agency and maintained by the release of water from the Qu'Appelle Dam on Lake Diefenbaker. From 2015 through 2020, the mean annual water release from Lake Diefenbaker has increased from 1.8 to 4.8 m³/sec. Rain, snow melt and flood waters from the Moose Jaw River have compromised water quality. The lake water is potentially affected by discharges

from point sources (upstream cities) and non-point sources (agricultural and recreational).

Buffalo Pound Lake is generally free of industrial pollution but is naturally rich in nutrients (phosphate, nitrogen and dissolved organic carbon) which encourage the growth of phytoplankton (typically diatoms in the winter and green algae or cyanobacteria in the summer). Weed growth can also be extensive. Algae and weeds pose many treatment challenges such as high chemical demands and undesirable tastes or odours. The lake and watershed appear to also be impacted by ground water and surface runoff infusing minerals.

PLANT TREATMENT

Raw water from Buffalo Pound Lake passes through a series of treatment stages designed to remove impurities such as algae, bacteria, clay particles and dissolved organic materials. The objective of this treatment is to produce water that is clear, colourless, odour free, aesthetically pleasing and safe to drink.

The treatment process consists of six stages: cascade de-gasification, coagulation/flocculation, clarification, filtration, carbon adsorption and disinfection.

Lake water enters a pumping station located on the south east shore of Buffalo Pound Lake through two submerged intakes. Raw water is pumped to the Plant via two pipelines connecting the pumping station to the main treatment Plant. The pipelines are 1.05 and 1.35 metres in diameter, extend a distance of approximately 3,000 metres and rise 82 metres. After reaching the Plant, water is initially divided into two streams, each with cascade de-gasification, coagulation/flocculation and clarification. The streams are then recombined for the final stages of treatment, including filtration, carbon adsorption, disinfection through ultra violet radiation and chlorination.

Cascade operation is used to remove excessive dissolved gas levels in the raw lake water. Excessive dissolved gases are most commonly produced by photosynthetic cyanobacteria and algae. During cascade de-gasification, the water falls over a series of steps which releases excess dissolved gasses and prevents the formation of gas bubbles in later treatment processes. Clarification and filtration processes could be impeded by gas bubbles that attach to particles of floc, causing them to float rather than sink, and by causing air binding in the filters.

If conditions warrant, Powdered Activated Carbon (PAC) is added to reduce taste and odour. The use of PAC, while relatively infrequent, is occasionally necessary when granular activated carbon contactors are offline or to temporarily reduce the odour loading when the contactors are online.

Coagulation and flocculation are the next steps in treatment. Aluminium sulphate (alum), for the summer season, and polyaluminum chloride (PACl), for the winter season, is vigorously mixed with the water. In the process of coagulation, the alum and PACl neutralizes the surface charges of colloidal and dissolved organic particulate matter contained in the water. This forms a fluffy precipitate (floc) that entraps suspended materials such as algae and clay particles. The water is then stirred slowly in flocculation tanks to allow floc particles to become larger and denser prior to their removal.

The floc-bearing water then enters clarifiers, where most (more than 95%) of the floc with its entrapped impurities settles out by gravity while clear water is constantly removed from the top. Settled floc is removed from the bottom of the clarifiers as sludge and pumped to holding lagoons where it's further separated into clear water (returned to the lake) and solid sludge (removed for disposal).

Any floc that was not removed by clarification is removed in the filtration stage. Water is passed through mixed-media filters consisting of a top layer of coarse anthracite followed by successive layers of fine silica sand, and even finer garnet sand. The floc trapped by the filters eventually accumulates and is removed by backwashing with clean water. The filtration step completes the removal of particulate impurities.

The removal of dissolved organic impurities, which are responsible for taste and odour, happens in the carbon adsorption stage of treatment. Large rectangular tanks (contactors) contain Granular Activated Carbon (GAC) to a depth of three metres. Water is lifted by Archimedes screw pumps from the bottom of the filters and taken to the top of the contactors where it is allowed to flow down through the GAC. GAC contains many microscopic pores which adsorb dissolved organic impurities. Water is in contact with the GAC for 30 to 80 minutes, depending on flow rates, and emerges freed of the dissolved organic materials, like cyanobacteria and algae, which cause objectionable taste and odour. GAC filtration is normally in operation from May through December.

The final water treatment process directs the water going two stages of disinfection. The first stage is ultraviolet disinfection, which inactivates protozoa. In the second stage, chlorine is added to inactivate remaining microorganisms.

All stages of water treatment are now essentially complete. Prior to delivery, chlorine levels are adjusted to disinfect and counteract any possible contamination during its travel to the cities' reservoir and distribution systems. Water delivered to the City of Moose Jaw is also fluoridated during pumping, when their equipment is working properly.

The carbon used in the contactors retains its effectiveness for taste and odour reduction up to seven months, after which time it must be regenerated or replaced. It's cost effective as well as environmentally responsible to regenerate the spent GAC rather than to discard it and purchase new. Regeneration is accomplished by heating the spent GAC to 850°C in an oxygen-free

atmosphere contained in a fluidized bed gas-fired furnace. Spent GAC is transferred by pipeline as a slurry from the contactors to the furnace, regenerated to process specifications, and returned to the contactors for reuse. Carbon regeneration is usually performed at the Plant generally from mid-November to mid-April.

ENVIRONMENTAL PROTECTION AND CONSERVATION

The Plant, like any large industrial facility, has the potential to affect the environment. The Plant has facilities in place to handle all process wastes including alum sludge, off gases from the carbon regeneration facility, laboratory wastes, various solid wastes generated by Plant operations, process waste water, and sewage. The Plant uses a considerable quantity of electrical energy in its operation; conservation efforts give returns in the form of reduced demands on the environment and lower operating costs.

A series of sludge lagoons is used in the treatment of the alum sludge waste stream. This form of sludge management can be very effective in ensuring that the sludge is not released to the environment. Sludge is exposed to a natural freeze-thaw cycle that dewateres it to produce a nearly dry granular material which is transported to a landfill site. Buffalo Pound is one of the few water treatment plants in Canada with the ability to manage waste sludge in this manner.

The natural gas-fired furnace in the carbon regeneration facility produces off gases which are thoroughly scrubbed before being released to the atmosphere.

Waste disposal agencies are contracted to handle laboratory wastes and solid wastes generated

**THE YEAR
IN REVIEW
CONTINUED**

**RESOURCES
(CONTINUED)**

by the Plant. As necessary, firms specializing in hazardous waste disposal are contracted to dispose of chemical wastes.

The Plant recycles fiber based materials and metals.

Sewage generated by the Plant is pumped to treatment and evaporation lagoons located on Plant property. The primary lagoon has a geotextile fabric and bentonitic clay liner to prevent seepage.

Due to the environmental impact of the Plant's operations, an Environmental Strategy is being developed.

WATER QUALITY MONITORING

A well-equipped accredited laboratory is located on site and used to monitor the quality of raw and treated water as well as at several intermediate steps in the treatment process. Major process control parameters (turbidity, pH, chlorine residual, particle counts, dissolved oxygen and temperature) are monitored continuously by instruments communicating with the Plant process computer system. Analyses are performed in-house for parameters regulated on a daily to monthly schedule; for other parameters required less frequently, (most trace-level

organics and metals) samples are sent to commercial laboratories. Analytical results are compared to Canadian Federal guidelines and to Water Security Agency objectives.

In 2020, there was one incident with a filter valve that allowed a small volume of non-compliant water into the filter clearwell. At no time was the health or safety of consumers at risk. Refer to the Compliance Report for additional details.

Analyses for a wide variety of physical, chemical, and microbiological parameters are performed in the Buffalo Pound Laboratory. Some 65 different constituents are routinely determined. The 2020 results are summarized in Appendix 1. Over the course of the year, those analyses exceeded 4,000 in number.

The quality of the regenerated granular activated carbon is monitored by Plant staff for a variety of physical and chemical parameters.

A vigorous in-house quality control program is maintained to ensure data generated by the Plant Laboratory is valid. The laboratory is accredited by the Canadian Association for Laboratory Accreditation (CALA) to ISO/IEC 17025 for 23 chemical and seven bacteriological parameters.

THE YEAR IN REVIEW CONTINUED

PLANT OPERATIONS AND MAINTENANCE



WATER PRODUCTION

Monthly water production and potable water sales (in megaliters) were as shown in Table 1. (See also related Graphs 1 and 2.) Total sales to the Cities in 2020 were 29,554.15 ML to Regina and 5,084.60 ML to Moose Jaw. Sales to Regina decreased 2.35% from 2019 and sales to Moose Jaw decreased 2.14%.

Sales to SaskWater Corporation in 2020 increased by 7.38%, to 221.55 ML. Sales to SaskWater represent less than one percent of the Plant's production.

Graph 3 shows annual water withdrawn by year since the Plant began operation in 1955.

2020 WATER SALES
IN MEGALITRES (ML)

TABLE 1

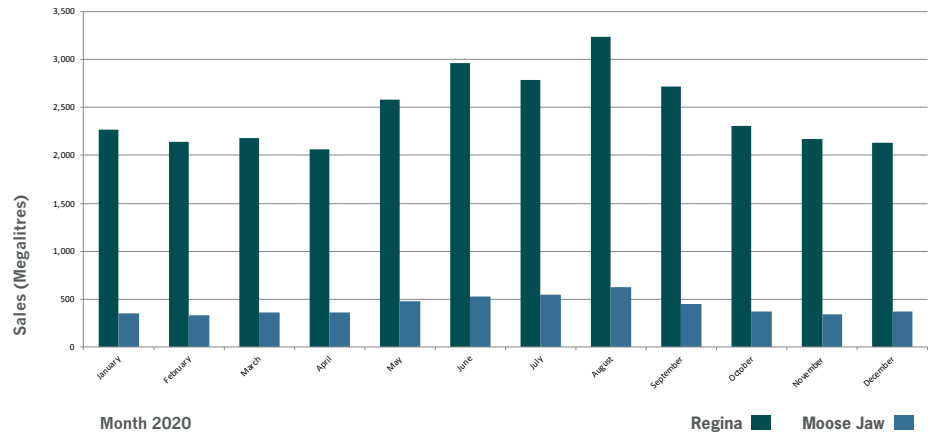
Month	Regina	Moose Jaw	SaskWater Corp.	Totals
January	2268.35	354.37	11.97	2634.69
February	2142.64	326.38	12.77	2481.79
March	2175.45	356.60	14.20	2546.25
April	2067.47	355.54	16.98	2439.99
May	2581.61	476.75	23.64	3082.00
June	2962.20	524.55	23.90	3510.65
July	2786.00	548.00	21.62	3355.62
August	3239.57	624.81	27.20	3891.58
September	2721.57	448.55	18.36	3188.48
October	2304.84	365.31	18.01	2688.16
November	2169.23	338.09	17.07	2524.39
December	2135.22	365.65	15.83	2516.70
Totals	29,554.15	5,084.60	221.55	34,860.30

THE YEAR IN REVIEW CONTINUED

PLANT OPERATIONS AND MAINTENANCE (CONTINUED)

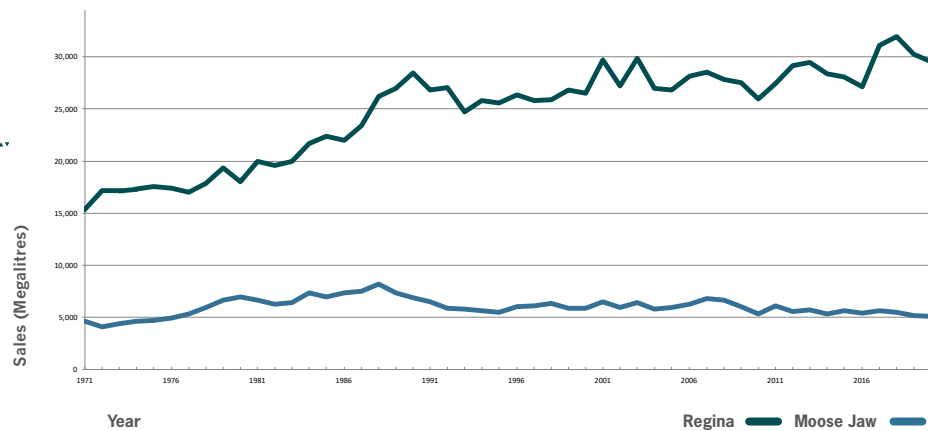
GRAPH 1

MONTHLY POTABLE WATER SALES TO REGINA AND MOOSE JAW



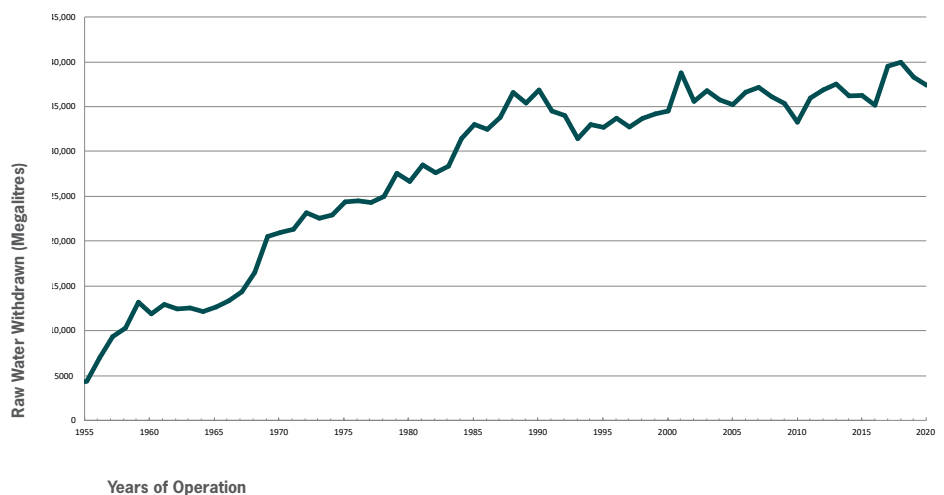
GRAPH 2

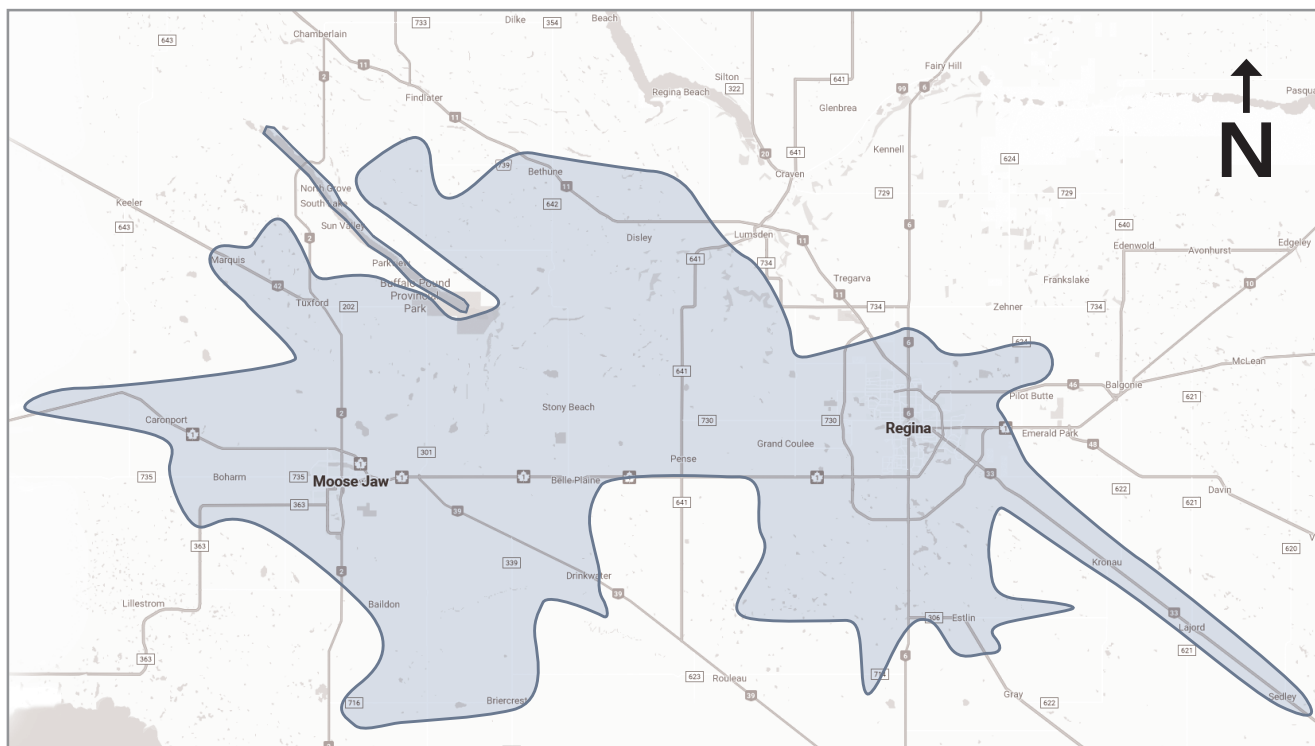
ANNUAL POTABLE WATER SALES TO REGINA AND MOOSE JAW



GRAPH 3

ANNUAL RAW WATER WITHDRAWN FROM BUFFALO POUND LAKE





BUFFALO POUND REGIONAL WATER SYSTEM SERVICE AREA

A map representing the Region where over 260,000 people obtain their potable water from the Buffalo Pound Water Treatment Plant.

PLANT OPERATIONS

The processes employed at the Plant are modified during the year as water quality in Buffalo Pound Lake changes. Ice came off of Buffalo Pound Lake on April 8th. The lake froze over November 14th.

Lake water quality continued to improve in terms of Dissolved Organic Carbon (DOC) and mineral content. Average DOC concentrations declined to 5.4 mg/L from 8.5 mg/L in 2016. Furthermore, the character of DOC continues to change to a less humic form. This has resulted in a continued reduction in the production of trihalomethanes in our treated water.

Trihalomethanes (THMs) at the Plant averaged 16 µg/L (weekly analyses); as compared to the 61 µg/L annual average produced in 2016. Most of this THM reduction is due to the reduced formation of the brominated forms of THMs [Bromodichloromethane (CHBrCl₂), Dibromochloromethane (CHBr₂Cl) and Bromoform (CHBr₃)]. This

reflects the lower mineral content of Buffalo Pound Lake. Bromide occurs naturally in lake water as a result of local run off and ground water intrusion. Bromide is oxidized by aqueous chlorine to hypobromous acid and can then react to form the brominated forms of THMs. Chloroform (CHCl₃), which is most impacted by the character and concentration of the DOC has not changed significantly over the last two years.

The granular activated carbon contactors (GAC) were put into operation May 19th. They remained in service until December 10th.

Cold water temperatures bring about different problems for water treatment. The kinetics of alum coagulation is much slower in cold water, so the Plant used a Polyaluminum Chloride coagulant from January 1st until May 7th and again after November 30th. Polyaluminum Chloride forms a better floc somewhat faster than alum, which benefits the Plant by

reducing chemical addition and residuals production. Another benefit from Polyaluminum Chloride use is that the finished water is of slightly higher pH, and so is somewhat less corrosive. The Plant does not have provision for the addition of alkaline chemicals that could raise the pH of the treated water to more appropriate levels.

A cationic polymer was added as a flocculent aid at doses that ranged 0.1 – 0.15 mg/L. This treatment is done to strengthen floc interbridging and resist zones of high shear within treatment equipment and clarifier short-circuiting.

There were no production events that occurred where the Owners' demands were not met.

The peak day of demand was 162.1 ML on June 26th.

THE YEAR IN REVIEW CONTINUED

PLANT OPERATIONS AND MAINTENANCE (CONTINUED)



CARBON REGENERATION FACILITY

The carbon is regenerated during the winter so that it can be used to remove taste and odour from the water the following summer. The 2019/2020 regeneration season was from November 19, 2019 to March 23, 2020. The 2020/2021 regeneration season commenced November 17, 2020.

WASTEWATER FACILITY

The clarifier underflow removes particulate matter (alum sludge) from the raw water. The effluent stream is directed to sludge lagoons where the sludge is deposited and the clear water overflow returns to Buffalo Pound Lake. The sludge from the stockpile location was removed to the Moose Jaw landfill. The sludge from the lagoon was excavated to the stockpile location.

MAINTENANCE AND CAPITAL PROJECTS

Effective maintenance plays a key role in keeping the Plant running efficiently and producing high quality water. All vessels are drained, cleaned and inspected at least annually. All critical Plant equipment is inspected, tested and maintained at least annually to help ensure satisfactory operation during peak flow demands. All water quality monitoring instruments are checked or calibrated in accordance with the Board's Quality Assurance/Quality Control Policy. The results from major on-line instruments are verified with laboratory testing.

THE YEAR IN REVIEW CONTINUED

CAPITAL PLAN

PLANT CAPACITY

The two primary measurements of Plant Capacity are Firm Capacity and Total Capacity. Firm Capacity is typically the capacity of the smallest bottleneck in the Plant without the use of redundant equipment. Redundant equipment is used only when main equipment systems are down for maintenance or servicing and are able to maintain the Plant capacity for both planned and unplanned downtime periods. Total Capacity is the Firm Capacity plus any additional capacity that can be provided by redundant systems if used rather than kept back in reserve – which currently does not exist in all unit operations. A review done on an equipment-by-equipment basis throughout the existing Plant arrived at the Firm Capacity of 205 ML/d.

The Plant distributes water to the City of Regina, the City of Moose Jaw, SaskWater, Buffalo Pound Provincial Park and the Buffalo Pound Water Treatment Plant Truck Fill. Plant Demand is the total water taken by these users and is largely the City of Regina and City of Moose Jaw. SaskWater, Buffalo Pound Provincial Park and the Buffalo Pound

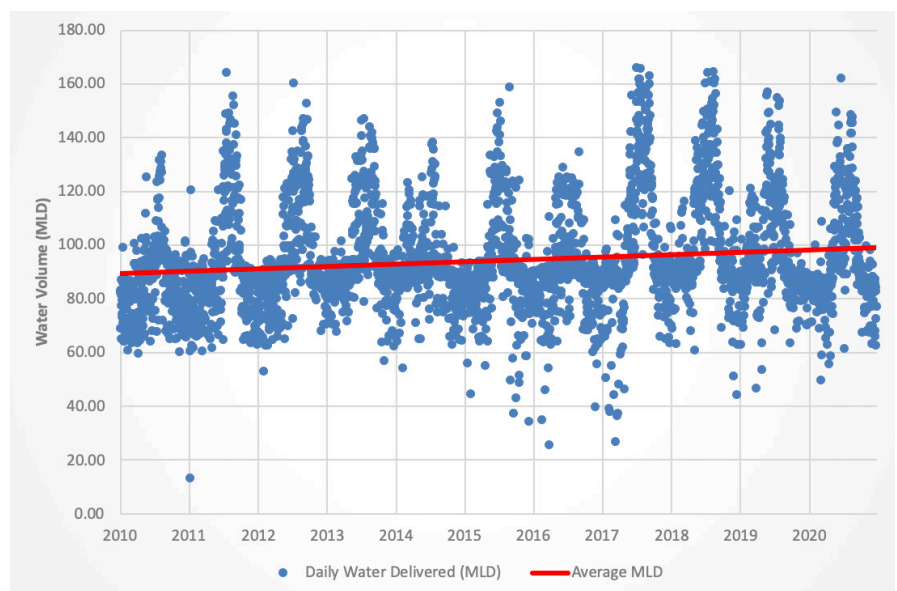
Water Treatment Plant Truck Fill represent only a very small portion of total flow – less than one percent.

Diurnal fluctuations within each city are assisted by reservoirs in each city. The equalization volumes available permit Plant Capacity to be measured around daily peak flow demands.

Water demand is also tightly correlated to population. An examination of the data for both Cities shows that despite an increasing population, water demand has remained relatively stable. This is attributed to the efforts of each City and their respective water use and conservation strategies.

Ideally, a plant is designed such that it will reach capacity at the end of its useful life. The last capacity expansion was in 1989 which was over 30 years ago. This is beyond the lifespan of most mechanical, electronic and electrical assets. Using 175 ML/d as the current daily peak demand (and therefore our current capacity requirement), the Plant is at approximately 85% of this capacity that has not increased or decreased much over the past decade.

BPWTP WATER DEMAND 2010-2020



However, if conservation efforts stagnate, city populations growth rates rise, commercial demand increases, or additions of nearby populations occur, an increase in demand would result.

Assuming per capita consumption stabilizing in 2019 and a moderate population growth, as has been indicated by the cities in their Official Community Plans, the water demand may equal Firm Capacity in approximately 2037.



THE YEAR IN REVIEW CONTINUED

CAPITAL PLAN (CONTINUED)

CAPITAL PROJECTS

Capital Projects are infrastructure projects that may increase capacity, improve performance or renew the lifecycle of an asset or group of assets. These projects are typically undertaken when the scope cannot be performed with internal staffing and resources. The Board

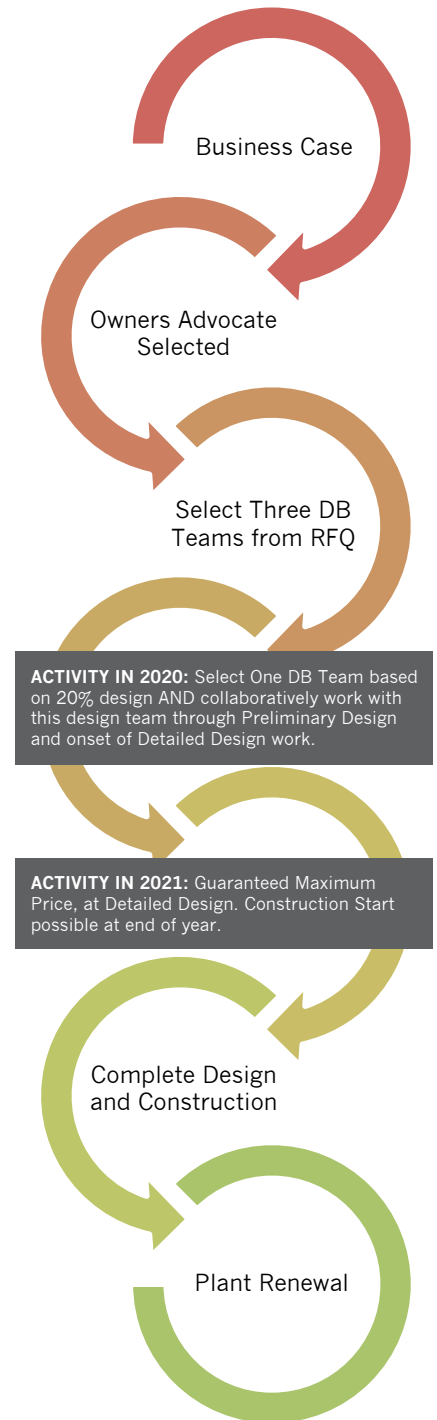
of Directors formed a committee to oversee the Capital Projects at the Portfolio level. The Capital Projects Committee currently oversees the Plant Renewal Project, Lake Pump Station Renewal, UV Corrective Actions, DCS Controls Upgrade (SCADA), and several smaller capital projects.

PLANT RENEWAL PROJECT

External engineering assessments and analysis identified a growing body of risks and costs to maintain the existing water treatment plant. This identified list of needs has approached a cost equivalent to a total plant replacement. It was therefore prudent for the Board to objectively evaluate options to address these needs. To that end, a financial consultant was retained to develop a Business Case Strategy, which in turn was used to retain a consultant to develop a Business Case for the sustainment or renewal of assets best capable of delivering treated water to Corporation's customers.

The Corporation retained the services of CH2M Hill Canada Ltd. (CH2M) to perform a business case to evaluate the range of investment options and provide direction on the delivery method using a Value for Money (VfM) analysis. The major findings from this Business Case were that the Progressive Design Build (PDB) procurement method was the most advantageous for the Corporation to use that would allow the market to identify the best renewal options. CH2M was selected in February 2018, to provide technical consulting services as Owner's Advocate to oversee procurement of the PDB team, and to assist the Corporation in overseeing the design, construction, and commissioning of the Plant Renewal. This work will be completed as part of an integrated team of Corporation staff and CH2M. CH2M has since been purchased by Jacobs.

In 2018, Jacobs assisted the Corporation in retaining the services of a Legal Advisor and Fairness Advisor. Aird and Berlis LLP were retained through a competitive process as Legal Advisor to provide expertise on Canadian best practices used in procurement documents and in design build agreements for



THE YEAR IN REVIEW CONTINUED

CAPITAL PLAN (CONTINUED)

municipal water treatment design build projects. RFP Solutions were retained, also through a competitive process, to act as an independent observer with respect to the fairness of the implementation of the PDB procurement process and to report on their observations.

Three PDB teams (engineering consultant(s) with general contractor(s)) were selected to use their collective strengths to innovate a solution for the Plant Renewal Project. After the evaluation of the 20% designs put forward on December 20, 2019, the successful proponent was the Graham-Aecon Joint Venture team with the notice to proceed with engineering design was awarded at the beginning of June 2020 for approximately \$19.8M. Since the award, the design team has advanced the design and worked collaboratively with the Buffalo Pound Water Treatment Plant personnel and the owners advocate engineering group. A significant milestone reached in late December 2020 was the final Preliminary Design Report (PDR).

For the last six months of 2020, the Plant Renewal Project design collaboration has been progressed through 11 design review meetings covering the following areas: Site civil, equipment redundancy, key equipment sizing, design criteria (process, building mechanical, civil, electrical, I&C, structural, and architectural), administration building layout, key new area process design, value engineering, residual ponds and Geotech concerns, fire water/clearwell/bypass options, lifting strategy, backwash supply system, low lift pump room, BAC area, ozone area, chemical building update, UV header pipe, additional residual pond design, and the new facility model review. Through these design review meetings, the information

covered started more general and has moved to more detailed design. Outside of the design reviews, there was considerable collaboration with the BPWTC staff involving planning condition assessments, assisting with filter pilot plant operations, walk through of the existing facility (via electronic Matterport) to clarify best practices and improvement opportunities, and finalization of the lab and maintenance areas and workstations within the administration building. There were also additional discussions focused on understanding how the work will proceed including a risk registry, construction sequencing, procurement strategy, and asset management planning. In summary, collaborative meetings have occurred almost every week and have had consistent involvement from operations, maintenance, laboratory, leadership team, and our owners advocate engineering team.

In the coming year, the design team will be providing design updates and pricing with the Initial Design Development submission in early March 2021, followed by a preliminary GMP (Guaranteed Maximum Price) submission expected in August 2021. Each of these steps provide more detailed design work and increasingly tighter cost certainty. The final GMP submission, along with the Construction Services Proposal, should be provided in September 2021. The Corporation may accept the GMP and commence construction, or reject the GMP and complete the project as a Design Bid Build. If the GMP and Construction Services Proposal is accepted by early December 2021, construction activities are anticipated to commence in January 2022.

The current cost estimate provided in the PDR is an AACE Class 3 which continues to hold a higher level of uncertainty due to the preliminary level of design and the need to carry potential construction cost risks. The Corporation is using a construction budget of \$222.8 million. This project has been seeking substantial grant funding through the Federal and Provincial Governments anticipating a response in 2021. The balance of the cost will be obtained by the BPWTC through a loan with the Cities of Regina and Moose Jaw providing the necessary guarantees and should be in place around the time grant funding is confirmed.

OTHER PROJECTS

The Lake Pump Station Renewal construction contract was awarded to Westridge Construction in February 2019 with site work starting in April 2019. Like the Main Plant Substation project, this project includes a new substation and backup diesel power generation system that will provide the power for the raw water pumping at the lake. This project also includes upgrades to the pumping system that will replace the pumps and add variable frequency drives and improved controls to improve operational efficiency. The project has seen delays related to delivery timing lags for the pumps and valves, with a final commissioning date expected in May 2021. However, the substation and generators have been installed and commissioned sufficiently to be available through the 2020-21 winter period.

The Lake Pump Station Power Line commenced construction in November 2019. The construction portion of this work was completed in April 2020, with the final payment to the contractor with all remaining holdback completed in late June 2020. There remains a very small amount of engineering work to finalize drawings, reports, and operations manuals.

The Equipment Supply procurement process for the Control System Upgrade Project was started in 2019, with Spartan Controls selected with the contract signed in June 2020. The Equipment Supply procurement will likely be novated to the Plant Renewal Project and will be designed to match the needs of the final plant design. This was a change from the initial idea of installing a new control system in advance of the upgrade but should be able to be incorporated into the new plant design and constructed effectively. The existing control system will need to be relied on for an additional period of time, but efforts are underway to mitigate potential breakdowns until the new system is in place.

After the UV Facility work was completed, there remained numerous deficiencies that was to form an additional capital project. These items were carefully reviewed with many of the items covered by the scope of the Plant Renewal Project and the general facility restoration. Of the items that were remaining, these are currently being prepared to be processed through several individual RFPs being developed by AECOM. This work is being planned to be completed before the Plant Renewal Project construction commences.

THE YEAR
IN REVIEW
CONTINUED

PLANT SAFETY

PLANT SAFETY

The Safety Management System (SMS) continues to maintain its Certificate of Recognition (COR) and is functioning effectively within the organization. With the COVID pandemic hitting in March, 2020, the Buffalo Pound Water Treatment Corporation had to make adjustments to ensure the safety of all staff was paramount and the facility was able to continue to operate as an essential service. Measures were put into place internally to mitigate risk using the Provincial Health Authority guidelines along with the Corporation's own risk analyses and will stay in place until such time as they may be eased upon. The Corporation continues to monitor its processes, communicates with staff and adjusts accordingly.

The Occupational Health Committee is functioning well and continues to meet approximately every 10 weeks. An internal audit was completed in 2020 as it is a requirement of the COR. As programs, processes and procedures continue to change, or be developed, staff are trained accordingly prior to implementation. Given the challenges with internal communications that COVID caused, there were still 41 weekly Tool Box meetings conducted in 2020. Bi-monthly staff meetings were ceased in March of 2020 due to COVID.

The Safety Association of Saskatchewan Manufacturers (SASM) continues to be the safety association with whom the Corporation has an active membership. This membership provides the Corporation with valuable training, resources and guidance in the continued development of the Safety Management System. The internal audit for 2020 was completed and submitted on time.

The Corporation reported 0 lost time incidents, 0 near misses and 3 no lost time incidents with 2 being internal and 1 being a contractor on site that resulted in minor property damage. All 3 incidents followed the SMS Incident Investigation Procedure and corrective action was implemented.

There were 2 prime contractor incidents that were dangerous occurrences. The sites were shut down until properly investigated by the prime contractor and the Corporation. Corrective actions were implemented from all investigations.

THE YEAR IN REVIEW CONTINUED

RISK REVIEW

RISK REVIEW

The Corporation operates within a complex environment and is exposed to a variety of risks that can impact the ability of the Plant to achieve its mandate. The Corporation's Board and Management Team manages risk through a formal risk management framework. The Corporation's risk management framework is designed to address the top business and asset risks that could arise from internal and external sources.

The Corporation implements the risk management framework through a risk management process to identify, analyze, evaluate and treat risk. The Management Team is responsible for identifying, analyzing and evaluating risks. The Board is responsible for reviewing the top risks and determining if the appropriate controls and mitigations are in place and evaluating the effectiveness of the risk management framework.

The Corporation risk assessment process considers the entire system from the source water to the customer boundary. The following is a description of the types of risks the Corporation manages.

AGEING INFRASTRUCTURE

Since the Plant was first constructed and started operating in 1955 there have been combinations of expansions and upgrades. As the Plant and infrastructure age, there is a risk of increased failure that could cause service impacts, compromise regulatory compliance or increase operations and maintenance costs.

REGULATORY CHANGES

The supply of drinking water requires strict compliance with health, safety and environmental regulations. Federal and Provincial regulators continually review and update

regulations and there is a potential for changes in regulations to require investment in new or upgrades to existing infrastructure and increase operation and maintenance costs.

THIRD PARTY INFLUENCES

Damages or other negative influences are a consistent source of risk for water supply organizations. A power supply interruption, damages to infrastructure and contamination of the watershed could cause service impacts, compromise regulatory compliance or increase operations and maintenance costs.

CLIMATE AND WEATHER

Extreme and even more modest changes in climate and weather conditions are potential sources of risk. An increase in frequency or intensity of such events could cause service impacts, compromise regulatory compliance, increase investment in infrastructure resiliency, or increase in operations and maintenance costs.

GENERAL BUSINESS

There are several types of risks that could arise that the Corporation views as part of its general business. These include, general economic conditions, human resource management, reputation, purchasing and information systems. While the cause and impacts for each are different, there is the potential for any of these risks to have financial and non-financial impacts on the Corporation.

In addressing risks that arise, the Corporation uses several strategies that include:

- Capital Investments
- Operations Procedures
- Enhanced Maintenance
- Emergency Response Plans
- Communication with Third Parties
- Transfer of Risk

The Board of Directors reviewed the Risk Registry at its June 24th retreat. The consultant from Jacobs, Mr. Paul Smeaton, presented the Board with an initial draft of the Risk Registry review. The Board reviewed existing risks along with identifying new risks while making some revisions to the initial report. The Board subsequently approved the Risk Registry on September 30th.

For 2020, there were 39 active risks. However, many of these risks will be mitigated through the Board's actions relating to Capital Investment; Operational Procedures, Enhanced Maintenance, Emergency Response Plans, Communications and Risk Transference.

The Risk Profile decreased from 2002 identified risks in 2019 to 1802 in 2020. The decrease is mainly from the mitigation of high profile risks related to the electrical system vulnerabilities.

ASSET MANAGEMENT

Initially, in order to minimize the COVID risks, the maintenance crew was split into two groups and efforts were focused on ensuring all critical assets were maintained to ensure uninterrupted water supply. After the risks were managed appropriately, the split shifts were suspended. As a part of the Plant Renewal Project design, Plant employees also assisted in assessing the conditions of all major assets including the raw water line, clarifiers, channels etc. Depending upon the condition of these assets they will either be replaced or refurbished.

Since the majority of the Plant assets are being replaced during the Plant Renewal Project, Long Term Asset Management plans will be developed during the Project execution.



NATIONAL WATER AND WASTEWATER BENCHMARKING INITIATIVE

The Corporation has been participating in the NWWBI since 2014. The NWWBI is the national standard for Canadian water, wastewater and storm water utilities to benchmark and report on goal based outcomes across financial, environment and social “bottom lines”. The data provides a strategic management model to compare Buffalo Pound results to similar pan-Canadian water treatment utilities and improve the Plant’s operational performance.

Due to its national reach, it takes considerable amount of time to process the data and report back on the data to the utilities. The performance data for 2018 was received in early 2020 and was reported to the stakeholders.

As demonstrated by the sufficient capacity and Protect Public Health measures, the Plant maintained its water demand and provided safe drinking water to its customers.

The environmental stewardship goal is made up of two measures (i.e. percentage of water wasted and the GHG emissions from the energy consumed). Over the last several years, the amount of wasted water has been stable. In 2018, the

amount of wasted water was 6.2% of yearly production which is not statistically different from other similar utilities. The ageing filters, which require frequent backwashing, are one of the leading contributors of the higher levels of wasted water. There are a number of initiatives underway to improve the filter performance and reduce process waste water generated during filter backwashing process. The goal of the Plant is to continuously improve its environmental stewardship.

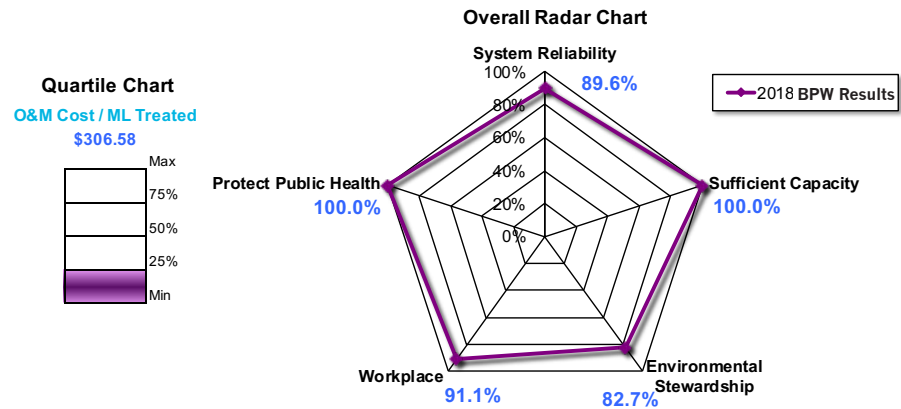
The residuals created by Green House Gas (GHG) were higher due to the amount of electrical energy used to bring the water to the Plant from the lake and the amount of natural gas used to regenerate the granular activated carbon.

In 2018, the System Reliability goal was lower due to the lower capital reinvestment rate than previous years and higher unplanned downtime caused by power outages resulting from severe frosting of the power lines in December 2018.

The Plant continues scoring well on its O&M cost as compared to 24 other participants, including Cities, Private Utilities, Regional Systems and Water Commissions representing other water treatment plants across Canada, which puts it in the 0 – 25% Quartile at \$306.58/ML treated.

OVERALL RADAR CHART

2018 Results



Quartile Charts show in which quarter your utility falls

GOALS

Provide Reliable Service and Infrastructure

5 year Average Capital Reinvestment / Replacement Value
of Unplanned Hours that Plant Could Not Operate at Rated Capacity
Unplanned Maintenance Hours / Total Maintenance Hours

Protect the Environment

% of Water Wasted During Treatment Process
GHG Emissions from Energy Consumed / ML Treated

Protect Public Health

of days over Group Target for Turbidity
of days with Total Coliforms
of days over Group Target for Nitrates

Ensure Adequate Capacity

ADD / Existing Licence Capacity
of Days Plant Operated at >100% Capacity

Provide Safe and Productive Workplace

of sick days taken per O&M employee
of O&M Accidents with Lost Time / 1,000 O&M labour hours
of Lost Hours due to O&M Accidents / 1,000 O&M labour hours

BALANCED SCORECARD (BSC): CORE SERVICES

2020 KEY PERFORMANCE INDICATORS

The Corporation uses internal KPIs which are based on targets established by the Board, NWWBI results or regulatory requirements.

These are reviewed annually by the Board with the targets being adjusted accordingly.

The KPIs are rated based on a comparison of the Plant's score versus the target. These are used to make decisions internally.

The actual KPIs have been included in the Strategic Plan which is available to the public.

Objectives	Measures (Core Outcomes of Strategy)	2018	2019	Status at December 31, 2020	2020	Initiatives (RACI)
Water Quality: Objective — Meets regulatory requirements and customer expectations 100% of the time	Regulatory requirements met. Taste and odor quality met.	100%	100%	100% July 16 th , for 30-60 seconds a slug of water from 1 of 12 filters, which exceeded 1 NTU, entered the filter clear well; protocols activated, no risk to public. WSA had no concerns with the actions taken and SOP updated.	100%	Quality & Quantity: SOPs documented & followed (Lead measure by all Operations, Maintenance, Lab) Quality: (a) ensure regulatory monitoring according to Permit to Operate; annual report appendix 1 (Lab) (b)Taste and odor of water leaving the Plant less than 8-10 TON (Threshold Odor Number) (Operations and Lab)
Water Quantity: Objective — To deliver water that meets customer demand 100% of the time	Parent: Customer demand met without compromising Quantity	100%	100%	99.88% <ul style="list-style-type: none"> 1 Hour Power Outage, January 9th 1 Hour with UV Outage, February 25th 7 Hours with damaged power pole from farming accident, May 1st 15 minutes SPC Power Outage High Winds, May 31st 45 minutes due to O/H Line contact by contractor, June 28th 20 min Power Outage, August 20th 	100%	Quantity: Reliability (Operations, Maintenance) including e.g. immediate reporting of failure of critical assets (see notes page) Maintenance
Renewal Project: Objective — Successful achievement of all aspects of this massive undertaking to transform the plant's ability to deliver, meeting its mission and vision	Project deliverables: <ul style="list-style-type: none"> On-time On-budget Scope management 	Project Charter & Plan (Including: Vision, owner's engineer resource, and funding pre-approval)	Project reporting	<ul style="list-style-type: none"> Charter completed Financing Strategy completed Funding pre-approval on hold pending direction of Cities for financing RFP Awarded ICIP Grant Funding Application Approved by both Cities and submitted Contract signed with Graham JV for Design Services Only Internal & External communication commenced The Corporation is working with the funding agencies and await their formal decision regarding the ICIP Grant. Several meetings with Cities on financing plan; was completed by year end. 	Project reporting	Capital Projects Committee

**BUFFALO POUND WATER
ANNUAL REPORT 2020**

Objectives	Measures (Core Outcomes of Strategy)	2018	2019	Status at December 31, 2020	2020	Initiatives (RACI)
Communication & Managing Change: Objective – To evolve all communication and project management processes plant-wide	a. Employee Engagement Survey b. Organizational Change Management plans for projects with significant process changes	Design survey & set baseline Design/adopt model	Annual 100% Complete	Employee engagement survey completed in conjunction with the Strategic Planning process. Action Plan was completed with elements being implemented. Completed 2018.	Annual 100% Complete	Internal Communication: Meetings (daily toolbox, Operations hand off; monthly staff meetings recorded); Plant wide e-mails; F2F conversations; Successful change implementations; adopt Org. Change Management model Project management evolution: RACI, Charters, Capital Projects Committee
Board Governance: Objective – To continue to evolve board governance effectiveness (Ryan, Laurie, Board)	Initiative completion	Policies: <ul style="list-style-type: none"> Annual review Customer Services Agreement Board Education	Policies: <ul style="list-style-type: none"> Annual review Board Education	<ul style="list-style-type: none"> Policy reviews completed. Updates occurring with new format on several policies and procedures following the Board Retreat. Water Supply Agreements issued to Cities, SaskWater and Provincial Park. Operational & Pump ownership under discussions based on CPC and Board feedback. SaskWater provided comments and minor edits were made. Province has signed the WSA. RACI Chart approved by the Board on September 30th. Training Module for New Members on WT Completed. Training session with new Board Member completed July 24, 2020. Board Education	Policies: <ul style="list-style-type: none"> Annual review Board Education	Policies: <ul style="list-style-type: none"> Ongoing review and updates (Customer Service Agreement; Asset Transfer; Board Education & Onboarding)
Funding Sources: Objective – Establish funding sources into the corporation	% of critical projects funded % of O&M budget funded	100% 100%	100% 100%	100% 100%	100% 100%	<ul style="list-style-type: none"> Grants Loans Research new lines of business: business & economic development funding partners (defer post Plant Renewal)
Financial Operating Performance: Objective –To meet budget variance targets	Sum of O&M budget under management control within 5%	5%	5%	<ul style="list-style-type: none"> Expenditures 7.8% below budget Revenues 1.2% above budget Overall 9.0% surplus 	5%	Approximately \$13M budget
Risk Management: Objective – To manage risk and take action on risk items	<ul style="list-style-type: none"> Initiative milestones Reporting 	RR Annual Review QMS Framework Completed	RR Annual Review QMS Begins Implementation	<ul style="list-style-type: none"> Jacobs commissioned to do audit. Completed September, 2020 QMS gap analysis complete. RFP Awarded, Kickoff April 3rd, work is progressing. 	RR Annual Review QMS fully implemented	<ul style="list-style-type: none"> Risk Registry QMS
Asset Management: Objective – To adopt a formal asset lifecycle management approach	Project milestones	Working on CMMS Project	Complete asset criticality analysis	CMMS inventory system completed. New module for safety management system added to CMMS for efficiency is complete.	Start developing the asset management plan	Asset Management Plan

THE YEAR IN REVIEW CONTINUED

REGULATORY AND GOVERNMENTAL AFFAIRS



The Water Security Agency conducted two routine inspections of the Plant; the first being on March 31st (which was done virtually with all documentation submitted electronically) and the second on October 28th.

One requirement of the regulations is that the laboratory analytical work required by a Water Treatment Plant's Permit to Operate must be done by an accredited laboratory. The Corporation's laboratory fulfilled all requirements to maintain accreditation from the Canadian Association for Laboratory Accreditation (CALA). The laboratory participates in four sets of proficiency test samples each year.

The Water Regulations require that the Corporation submit results of the weekly bacteriological, monthly trihalomethane and quarterly major ion analyses promptly to The Water Security Agency and that a Drinking Water Quality and Compliance Report be published annually.

The required Drinking Water Quality and Compliance Report is provided in the Appendix. The Plant met all sample submission requirements of the Plant's operating permit. The Plant is in full compliance

with the Water Regulations.

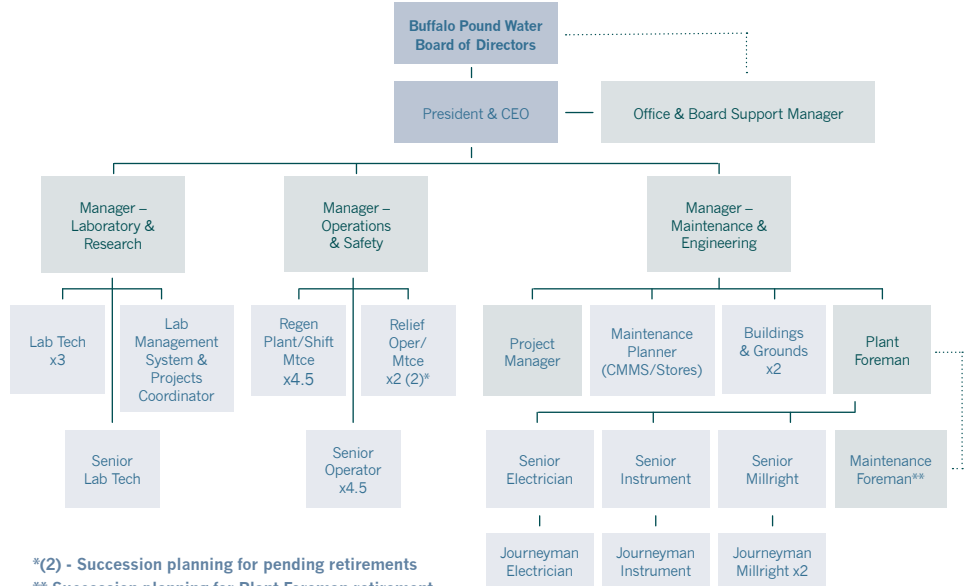
Plant operations are subject to the Federal National Pollutant Release Inventory (NPRI) Legislation, Canadian Nuclear Safety Commission (CNSC), as well as the Environmental Emergency Regulations. The required inventory submissions were made to the NPRI program. Radioactive substances are used in the laboratory's electron capture detectors. Although the license requirements for electron capture detectors have been terminated by the CNSC, swipe tests are still conducted as part of the general maintenance program. Swipe tests, ensuring the integrity of these detectors, were sent to Saskatchewan Labour for analysis. No leakage above the guidelines was detected.

ICIP GRANT

The Corporation obtained approval from the Cities of Regina and Moose Jaw to make application for funding under the Investing in Canada Infrastructure Program (ICIP) grant for \$222.8 million. The Corporation is working with the funding agencies and await their formal decision.

December 2020

BUFFALO POUND WATER ORGANIZATIONAL CHART



THE YEAR IN REVIEW CONTINUED

HUMAN RESOURCES

HUMAN RESOURCES

In 2020, the Plant employed a total permanent staff of 36, consisting of eight (8) out-of-scope staff, nine (9) operating staff, five (5) laboratory technologists, seven (7) journeyman maintenance persons, five (5) maintenance persons, and two (2) buildings and grounds staff.

The UNIFOR Local No. 595 Collective Agreement was negotiated and accepted by the Board and the union membership late in 2020 for a five (5) year term effective January 1, 2021 to December 31, 2025.

There was 1 staff retirement and 1 staff member's employment terminated in 2020.

Staff at the Plant participate in the Regina Civic Employees Pension Plan.

WATERSHED PROTECTION

The Corporation continues to be involved in consultation processes dealing with watershed protection in the Upper Qu'Appelle River and Buffalo Pound Lake.

MISCELLANEOUS

The President & CEO; Maintenance & Engineering Manager and Project Manager attended a BPWTC Plant Renewal Partnering Session in Calgary, AB.



THE YEAR IN REVIEW CONTINUED

APPLIED RESEARCH

RESEARCH AND ANALYTICAL PROGRAM PROCESS DEVELOPMENT

Process Development

A major research study completed in 2018 concluded that removing prechlorination is the simplest and least expensive modification to reduce Total Trihalomethane (TTHM) formation. On February 19th, 2020 and for the first time in the Plant's history, prechlorination was ceased from the Plant's treatment process

on a semi-permanent basis. From that date and through the remainder of 2020, trihalomethanes at the Plant were reduced by an astounding 69%, averaging 11 ug/L compared to 35 ug/L for the same time period in 2019. From the sampling locations that the Plant Laboratory routinely analyzes, trihalomethane concentrations declined by 43% and 46% in Regina and Moose Jaw respectively. Figures 1, 2 and 3 show the year over year TTHM comparisons for each location.

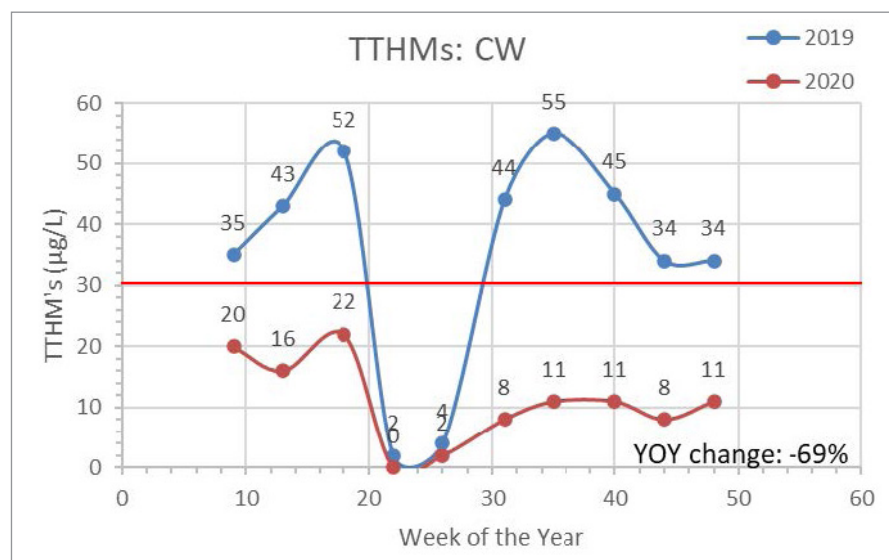


FIGURE 1: CLEARWELL TTHMs

The concentration of Natural Organic Matter (NOM) as measured by Dissolved Organic Carbon (DOC) changed little over the 2 year period of comparison. There was a small (~10%) reduction in the humic characterization of NOM from March to December 2020 as measured by ultraviolet absorption (UV254). Despite the small decrease in humic character over the comparison period, the data suggests that elimination of prechlorination was the single most important factor contributing to the year over year decrease in TTHM concentrations. It is widely known that the humic portions of NOM are the primary

precursors to TTHM formation.

There were additional benefits that occurred after prechlorination was eliminated. Chlorine use by the Plant was reduced by 45%. Since there was no need to change chlorine tonners at the Lake Pumping Station (LPS), staff were freed up for other duties and were not exposed to occupation health and safety risks associated with changing chlorine cylinders. There has been no evidence of algae/biofilm growth nor manganese solubility despite having no free chlorine present from the LPS through to the clarifiers for over 10 months.

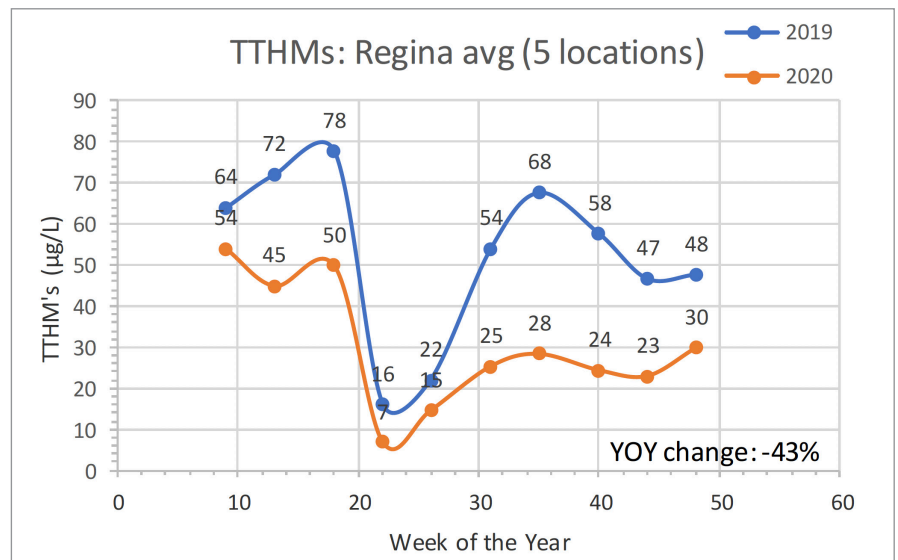


FIGURE 2: REGINA TTHMs

The downside of eliminating the strong oxidation properties of chlorination prior to coagulation was a 38% increase in coagulant dosing. Additional coagulant was necessary to destabilize the less oxidized NOM and colloidal contaminants in the source water. This increase was

necessary for continued optimized coagulation and flocculation to ensure the same high quality water was produced after settling by clarification and filtration. The extra alum also caused additional residuals loading in the sludge lagoons.

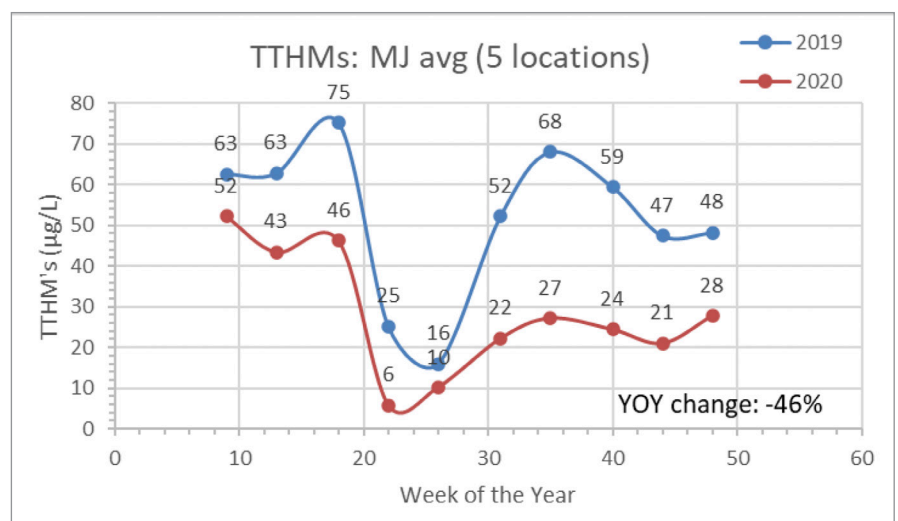


FIGURE 3: MOOSE JAW TTHMs

THE YEAR IN REVIEW CONTINUED

APPLIED RESEARCH (CONTINUED)

LAGOON RESIDUALS

POLYMER STUDY

In 2017, a wastewater regulatory limit for Total Suspended Solids (TSS) was introduced to the Plant's Permit to Operate. Currently, the Plant's lagoons effluent does not meet the TSS limit 100% of the time. From November 2019 to January 2020, the laboratory performed bench scale evaluations of adding high molecular weight Cationic PolyAcrylaMide polymers (CPAM) to clarifier sludge. Since clarifiers are the main source of waste solids produced by the Plant, the purpose of the investigation was to explore a treatment application that could enhance settling, dewatering and compression of clarifier solids in the settling lagoons and reduce the number of TSS non compliances of lagoon effluent.

Bench scale testing did demonstrate that adding CPAMs to both alum and polyaluminum chloride clarifier solids does enhance aggregation and substantially promotes settling and dewatering of the solid particles compared to not using polymer. In addition, CPAMs did not alter the sludges ability to freeze dry to further dewater and maintain hydrophobicity after completely drying.

Based on the bench scale results, AECOM was hired to do a cost estimate for installation and operation of chemical feed system for addition of dry CPAM polymer to sludge from clarifiers. However, it proved to be too costly to implement the system on a temporary basis (~5 years) and was not guaranteed to fully mitigate TSS noncompliance. The project was cancelled knowing that an expansion and redesign of the lagoon system is within the scope of the Plant Renewal Project.

EXCAVATION BY SLURRY

Lambourne Environmental Ltd. was hired to excavate sludge from the two north summer settling lagoons using a slurry method which has never been utilized at the Buffalo Pound Water Treatment Plant. Traditionally, freeze-dried lagoon sludge is excavated using a backhoe.

The four summer lagoons were simultaneously in operation when they were taken out of service in December 2019. As a result, decanting could not be done prior to freeze up and the contained sludge did not freeze during the winter. Without freezing and subsequent dewatering after the spring thaw, the sludge in each lagoon had a very high water content and as a result could not be removed by normal excavation.

Two of the summer lagoons underwent Lambourne's slurry excavation process. The unfrozen settled sludge was mixed with water to form a homogeneous slurry which could then be pumped from the lagoon. As the slurry traveled through piping, a nonionic polymer was injected to enhance dewatering and the resulting mixture was dispensed into several geobags. The geobags allow water to escape but contains the dewatered sludge. Dewatering continued until freeze-up. Over the 2020-2021 winter, freezing of the contained sludge will occur and be followed by a second dewatering during the spring thaw. When sufficiently dry, the sludge will be removed from the geobags and hauled to the Moose Jaw landfill during summer 2021; perhaps 2022 to allow full freeze.

Each of the slurry excavated lagoons was placed into service in 2020. An adequate quality of decanted effluent overflowed back to the environment for ~6 weeks from each lagoon.

MIXED MEDIA FILTER MUDBALLS

An extensive evaluation of mixed media filters revealed an accumulation of mudballs within the top layer of anthracite. If left to continue to increase in size and number, mudballs in a filter create areas where water is unable to be properly filtered. This increases the possibility of turbidity breakthrough and decreases filter run times.

Close inspection of the surface of the mudballs revealed a gelatinous substance holding the particles of anthracite together. It was suspected that alum and coagulant aid were the source of the gelatinous material, but confirmation was necessary.

The coagulant aid used at the Plant is CP1086 which is a cationic polymer manufactured from polyacrylamide. A number of specialized tests for polyacrylamide were performed on the gelatinous material and on the neat polymer by contract labs - BV Labs and ALFA Chemistry. Test results from both labs confirmed that polyacrylamide was abundantly present.

Aluminum is the primary component of the coagulants used at the Plant – alum and polyaluminum chloride. Metals testing was performed on the anthracite containing the gelatinous material and on virgin anthracite. Aluminum was the most predominant metal found on the gelatinized anthracite and was many times higher than the virgin anthracite.

Based on all the evidence, the gelatinous substance causing the formation of mudballs confirmed the hypothesis that it was coagulant floc intertwined with coagulant aid.

Given that backwashing is unable to break up the mudballs, another

physical procedure to eliminate the mudballs was investigated. AWI, a company specialized in optimizing water treatment filters, recommended a slurry edactor procedure to break down media accumulations or “mudballs” in the anthracite bed. The procedure involved transferring anthracite by slurry from one filter to another. As the transfer proceeds, attrition breaks up the mudballs. Four filters underwent the procedure and had their media depth returned to original specification. The last filter was topped with virgin anthracite. The procedure eliminated the mudball problem in the treated filters. The remaining filters will undergo the edactor procedure in 2021.

ADDITIONAL WATER QUALITY MONITORING

RAW WATER

The analyses required in the Permit to Operate on treated water represent only a portion of those carried out at the Plant. Staff also carry out regular monitoring of raw water quality as this would provide early warning of chemicals that could impact treated water quality. This work was contracted out to a laboratory capable of providing analyses as low as parts per trillion. Ninety-three (93) pesticide and herbicide compounds were tested for. Most of those are without Health Canada Guidelines. Various anthropogenic compounds (47 in total) associated with human use such as pharmaceuticals and personal care products were also tested for. The Plant's laboratory also conducts regular analyses throughout the year for benzene, toluene, xylenes and ethylbenzene that would indicate spilled gasoline or diesel fuels. Thus far, Buffalo Pound Lake does not seem impacted

THE YEAR IN REVIEW CONTINUED

APPLIED RESEARCH (CONTINUED)

to any level of concern by the above suites of chemical pollutants.

Routine raw water quality testing (done bimonthly and monthly) continues to show broad based improvements due to sufficient water flows from Lake Diefenbaker and releases from Buffalo Pound Lake. Total Dissolved Solids (TDS) decreased by 7% and Dissolved Organic Carbon (DOC) remained about the same in 2020 as compared to 2019. Since 2015 (one of the worst years of raw water quality on record with respect to dissolved minerals and organic matter), TDS and DOC have decreased

by 47%. From 2015 to 2020, annual average discharges through the Qu'Appelle Dam from Lake Diefenbaker increased by 167% (1.8 to 4.8 m³/s) as illustrated in Figure 4. The improvements in raw water quality as represented by the yearly average concentrations of TDS and organic carbon are summarized in Figures 4 and 5. The reduction in organic carbon and the elimination of prechlorination has resulted in a 79% decrease in trihalomethanes at the Plant since 2015. TTHMs averaged 16 ug/L in 2020 and 78 ug/L in 2015.

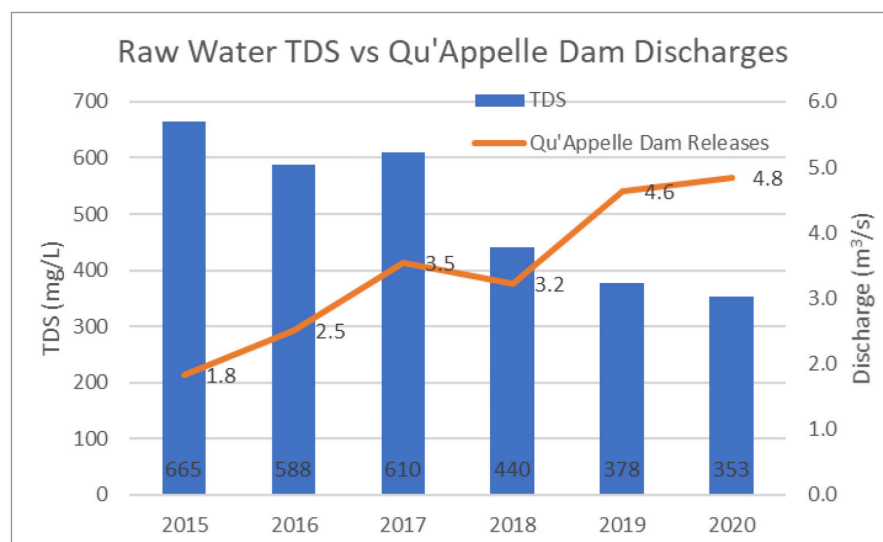


FIGURE 4: RAW WATER TDS vs QU'APPELLE DAM RELEASES

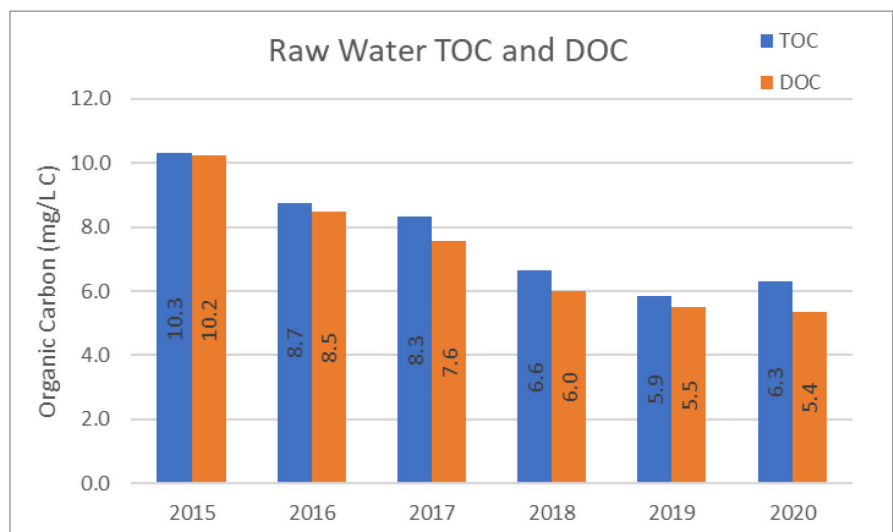


FIGURE 5: RAW WATER TOC/DOC

RESIDUALS TREATMENT LAGOONS

Solids recovered from the clarification processes are settled out in lagoons and ultimately taken to the Moose Jaw landfill for disposal. The lagoons were designed and constructed over 30 years ago when Plant flows were lower. Regulatory limits of effluent quality also did not apply. With the introduction of a regulatory monitoring and compliance schedule in 2017, the effluent remaining after treatment is monitored weekly for TTS and chlorine. Total and dissolved aluminum are measured monthly. Twice a year samples are sent for acute toxicity evaluation. Results of these analyses are reviewed by the Water Security Agency.

The effluent samples did not demonstrate acute trout toxicity. After the elimination of prechlorination in February 2020 and efforts to decrease volumes of process wastewater, free and total chlorine were not detected in lagoon overflows. However, solids analyses from the lagoon overflow confirm that the lagoons do not always meet quality requirements.

The causes include solids and hydraulic overloading, poor overflow design, no underdrains and no control for wind effects. The deficiencies in residuals handling have been recognized in engineering studies and lagoon improvements have been identified as a requirement in the Plant Renewal. Until a redesign can be completed and implemented, management will continue to minimize process waste water volumes to decrease effluent overflow rates and maximize solids settling times. In addition, more frequent excavation of freeze dried sludge will be done before lagoons are put back into service. This will provide maximum buffer of clear water depth above settled sludge and minimize disturbances by wind.

WATERSHED MONITORING

Monitoring of the Upper Qu'Appelle River watershed, including Buffalo Pound Lake, is typically carried out on an annual basis. In 2020, two sampling episodes were done to examine expected changes resulting from different flow rates in releases from the Qu'Appelle Dam. Seven (7) sites were sampled in each collection

THE YEAR IN REVIEW CONTINUED

APPLIED RESEARCH (CONTINUED)

period. As shown in Figure 6, the sites included Q1 - Lake Diefenbaker via the Riverhurst Ferry, four locations throughout the reach of the Upper Qu'Appelle River (Q2 - Qu'Appelle Dam, Q3 - Eyebrow, Q4 - Keeler & Q5 - Marquis), Q6 - west arm of Buffalo Pound Lake, and Q7 - Plant's

raw water intake. The river flows out of the Qu'Appelle Dam at Lake Diefenbaker, through the upper Qu'Appelle Valley and into Buffalo Pound Lake. The first survey was done on June 22nd & 23rd followed by a second on September 21st & 22nd.

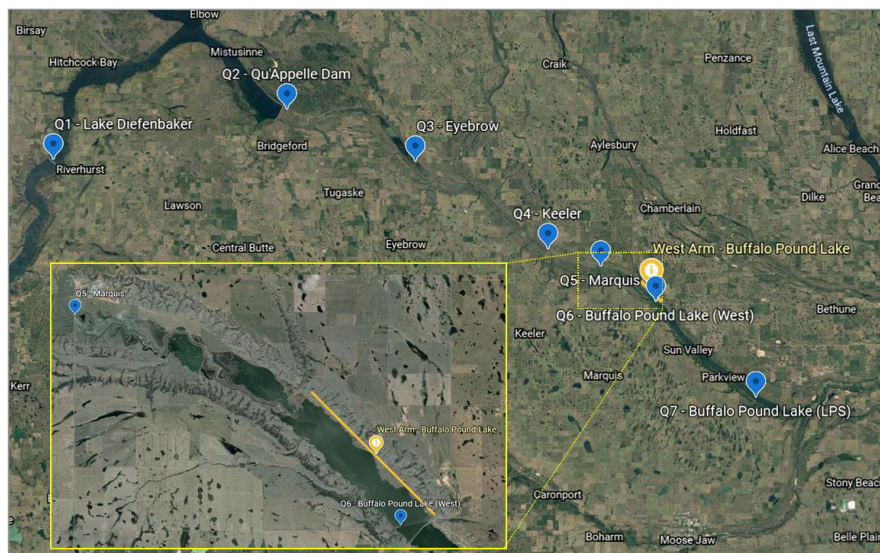


FIGURE 6: UPPER QU'APPELLE SAMPLING LOCATIONS

Releases from the Qu'Appelle Dam were highest for the year from approximately May 4th to July 3rd and ranged between 10 and 11 m³/sec. As normally occurs, concentrations of TSS increased at each successive down stream location in the Upper Qu'Appelle river. However, TSS concentrations were less than the long-term average. As expected, TSS decreased dramatically in Q6 - west arm of Buffalo Pound Lake which functions as a solids settling area (inset within Figure 6).

TSS was also below the long-term average at Q6. TSS was near average at the Plant's raw water intake. Total phosphorus levels in June's collections were at or below average from Q2 through Q6 and, at or slightly above at Q1 and Q7. Normally, high flow rates within the Upper Qu'Appelle River cause progressively higher levels

of TSS and total phosphorus due to erosion of light soils in the river channel and as water travels through the Qu'Appelle Dam to Buffalo Pound Lake. Phosphorus is a nutrient that promotes the growth of cyanobacteria.

Releases from the Qu'Appelle Dam were reduced to ~9 m³/sec starting the week of July 8th and were further reduced to ~7 m³/s during the two weeks prior and including the week of September's collection. The lower flow contributed to lower concentrations of TSS at all sites sampled as compared to June's collection and long-term average. In addition, rainfall in May through October 2020 (as measured at the BPWTP) was 171 mm or 44% below the long-term average of 307 mm which suggests less soil derived TSS and nutrient contributions from the many tributaries draining into

the Upper Qu'Appelle Valley. Total phosphorus concentrations from Q2 to Q6 were also below June's levels and the long-term average. Q1 and Q7 had higher levels of total phosphorus than June's collection and long-term average suggesting higher evaporation rates from the lakes was a significant influence.

Sampling for various pharmaceuticals and anthropogenic compounds was also carried out during the June survey. A variety of herbicides, used for broad leaf weed control, were detected at Q2, Q5, Q6 and Q7. The regulated herbicides 2,4-D and MCPA were detected from Q2 through to Q6. MCPA was detected at Q7. The average concentrations of 2,4-D and MCPA were 23 parts per trillion (ppt) and 18 ppt, respectively.

Both herbicides were at concentrations many orders of magnitude lower than drinking water guidelines. Two other herbicides detected at ppt concentrations at most locations were Fluroxypyr and Triclopyr. A fungicide called Benomyl, which is used to control a wide range of diseases of fruits, nuts, vegetables, and field crops, was detected near Q2. None of the above compounds were detected in treated water analyzed during the summer as shown in the Compliance Report. There were several compounds associated with wastewater that were detected at the Marquis site. Five antibacterial agents (Ciprofloxacin, Enrofloxacin, Norfloxacin, Ofloxacin and Methyl Triclosan) had concentrations less than 45 ppt. Carbamazepine, an anticonvulsant medication, N, N-diethyl-metatoluamide, better known as DEET, and 2,4-Dichlorophenol, a by-product of drinking water, were detected at concentrations of 40 ppt, 12 ppt, and 43 ppt, respectively.

For the seventh consecutive year, the Formbloom project buoy was deployed near the lake pumping

station's east intake. The buoy is owned by the University of Saskatchewan and is managed by a limnology research team led by Dr. Helen Baulch and Dr. Jason Venkiteswaran of the Global Institute for Water Security. The buoy is a forecasting tool containing a weather station and various sensors designed to monitor and help understand key environmental factors that drive cyanobacteria bloom onset, duration, and cessation while also evaluating the impact blooms have on ecosystem services such as treating water from Buffalo Pound Lake. Since the Buffalo Pound Water Treatment Corporation is a significant stakeholder of Buffalo Pound Lake, the Corporation has supported the work of the research team since 2014. In addition to receiving published research papers, managers and operators use real time weather and water quality data from the buoy to monitor rapid changes in water quality parameters influenced by wind, temperature, and cyanobacteria activity.



This information aids Plant operators to be proactive in mitigating treatment process upsets when light winds, hot day time temperatures and high concentrations of cyanobacteria are occurring at the intakes. Visit the following link for more information on the Corporation's partnership with the research team: [Research Impact Profiles - Global Water Futures - University of Saskatchewan \(usask.ca\)](#).

The laboratory at the Plant has been analyzing many components of raw and treated water over the years. The database of Buffalo Pound Lake water quality extends from 1969 to the present. The database of the

Upper Qu'Appelle River Watershed, which includes Lake Diefenbaker, covers the years from 1980 to the present. These long-term databases prove very useful to various government agencies including the Water Security Agency and university researchers that request to use them. During the past year, work has begun to defragment the various data files by programming and integrating them into a SQL relational database management system for more efficient retrieval of past and addition of future information.

THE YEAR IN REVIEW CONTINUED

APPLIED RESEARCH (CONTINUED)

THE YEAR IN REVIEW CONTINUED

BUDGET

OPERATIONS BUDGET

The 2020 water rate for the Cities of Regina and Moose Jaw remained status quo from the 2019 rate of \$355.00 per megalitre. The electrical rate was set at \$0.11799 per KWH for 2020; an increase of 6.40% from 2019.

The Cities of Regina and Moose Jaw forecasted water sales of 30,000 ML and 5,350 ML respectively. Actual water sales were down 1.49% from Regina's and down 4.96% from Moose Jaw's water sales forecasts.

Total water sales to the Cities in 2020 were 29,554.15 ML to Regina and 5,084.60 ML to Moose Jaw. Sales to Regina decreased 2.35% (from 2019) and sales to Moose Jaw decreased 2.14%.

In April, a decision was made to delete or defer a total of \$750,000 of expenditures. This was done to offset the anticipated negative impacts of COVID-19 to water sale projections. The actual water sales were slightly below budget and the increase in revenues from Regina's electrical power charges resulted in a small surplus of ~\$150,000. While COVID-19 negatively impacted water sales with some commercial and industrial users, as well discretionary usage of some residential users, the dry summer offset most of the shortfall. Had COVID-19 not been a factor, 2020 would likely have broken all previous water sale records. Had the weather been a more normal or average year, with COVID-19, the revenues were estimated to have been ~\$800,000 below the budget resulting in a \$600,000 deficit. The actual expenditures came in under budget by ~\$850,000.

Operations at the Plant resulted in a surplus of \$1.019 million in 2020. Water sales generated \$13.189 million in revenue and expenses were \$12.170 million.

The Board's Reserve Policy has a target balance of \$2 million for the reserve to the Corporation when there are periods of time with low water demand.

Audited financial statements are contained in Appendix 2. Graph 4 on the following page summarizes expenses for 2020 as a percent of the total budget.

CAPITAL BUDGET

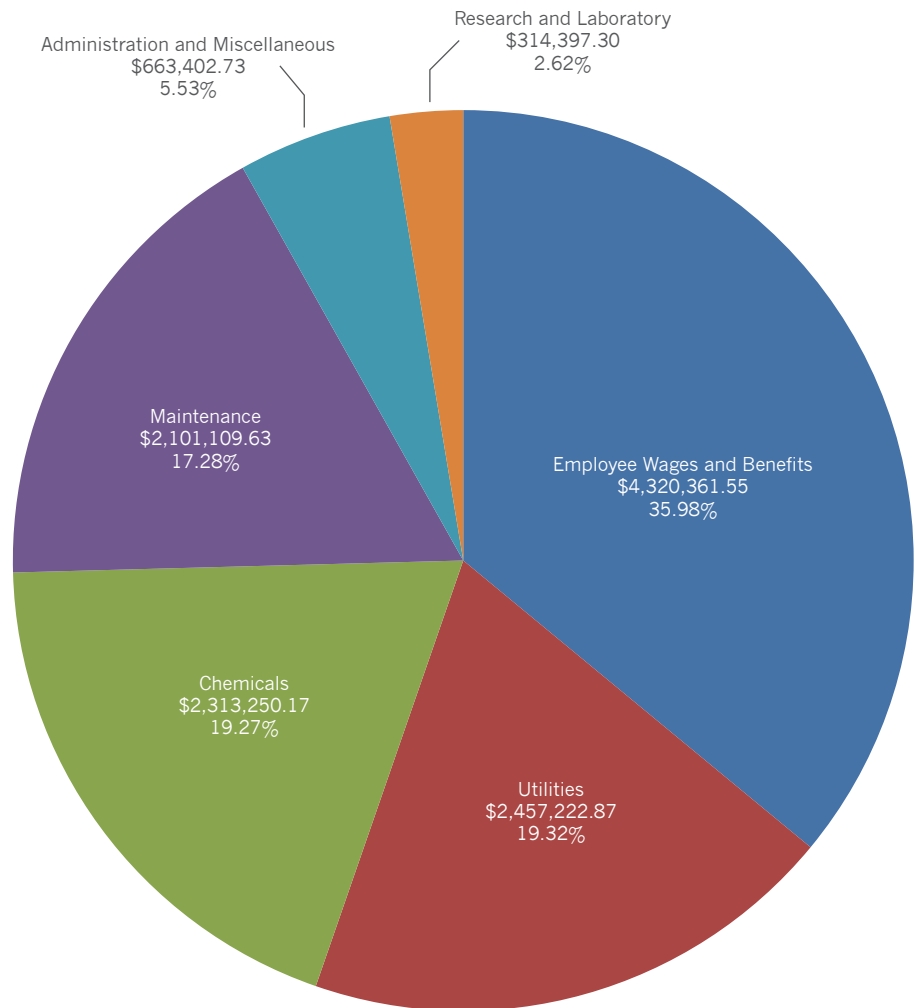
The 2020 Capital Water Rate was \$215.00 per megaliter. This was an increase of 14.36% from 2019. This rate provided funding for capital works for the Corporation. The rate will increase to be at sustainable levels to cover the principle and interest payments for the anticipated debt levels in 2021.

The Capital Budget started the year with \$46.5 million in reserves. The Capital Water Rate proceeds, grant funds and interest income generated \$20.6 million during the course of 2020 and \$30.9 million was spent on capital projects.

At year end, \$36.3 million was carried forward into 2021 to complete projects initiated in 2020.

EXPENSES SUMMARY

GRAPH 4







2020

WATER QUALITY ANALYTICAL DATA – 2020

- Drinking Water Quality and Compliance Report for 2020
- Raw and Treated Water Analysis

AUDITED FINANCIAL STATEMENTS – 2020



APPENDIX 1

WATER QUALITY AND COMPLIANCE REPORT FOR 2020

INTRODUCTION

The Water Security Agency (WSA) requires each Permittee to monitor water quality as stipulated under its Permit to Operate a Waterworks. Permittees are also required to prepare an annual report to their customers and the Saskatchewan Water Security Agency summarizing the analytical results of the monitoring in a report entitled “Drinking Water Quality and Compliance Report.”

For more information about the meaning and type of sample refer to the Water Security Agency’s “Municipal Drinking Water Quality Monitoring Guidelines, or the associated website <http://www.saskh2o.ca/DWBinder/epb205.pdf>.

The guidelines for Canadian Drinking Water Quality are developed by the Federal –Provincial-Territorial Committee on Drinking Water and are published by Health Canada. The province of Saskatchewan utilizes the guidelines in issuing Permits to Operate for regulated water

works. Guidelines for chemical and physical parameters are either:

1. health based and listed as a Maximum Acceptable Concentration (MAC);
2. based on aesthetic considerations and listed as an Aesthetic Objective (AO); or
3. established based on operational considerations and listed as an Operational Guidance value (OG).

Throughout this document, the analytical values are reported as well as the units of measure. Many parameters are not detectable in the treated water. Wherever the “less than sign” (<) is used it is followed by the method detection limit. This means that the parameter was not detected at or above the level indicated.

The Buffalo Pound Water Treatment Plant was fully compliant with the requirements for sample submission as defined in our Permit to Operate a Waterworks No. 00050083-06-00.

WATER QUALITY STANDARDS – BACTERIOLOGICAL QUALITY

According to its Permit to Operate a Waterworks the Buffalo Pound Water Treatment Plant is required to analyze one sample every week from the treated water for Bacteriological Quality. Results of that sampling follow. All required samples were submitted over the year, none of which had detectable coliform or background organisms.

Parameter	Limit	Number of Samples Submitted	Number of Samples Exceeding Limit
Total Coliforms	0 per 100 mL	52	0
Background Organisms	<200 per 100 mL	52	0

WATER QUALITY STANDARDS – FILTER TURBIDITY

The Buffalo Pound Water Treatment Plant is required to monitor the effluent turbidity from all twelve filters on a Continuous Basis. The turbidity from each individual filter shall be less than 0.3 NTU, 95% of the time. The turbidity shall not exceed 0.3 NTU for more than 12 consecutive hours and shall never exceed 1.0 NTU. If, on those occasions when the monthly average of the source water turbidity is less than 1.5 NTU, the water turbidity levels from each filter must be less than 0.2 NTU, 95% of the time, the turbidity shall not exceed 0.2 NTU for more than 12 consecutive hours and shall never exceed 1.0 NTU.

This Plant's SCADA Control System automatically generates an alarm if a filter effluent turbidity exceeds 0.3 NTU. If the turbidity exceeds 0.4 NTU at any time, the Plant's SCADA Control System automatically closes the filter effluent valve, turning off the filter. The plant's operating permit requires on-line turbidity monitoring on the effluent of each of its twelve filters. A problem with the turbidity monitor or data transfer system to the plant's SCADA requires a shutdown of the affected filter. To address this possibility the plant has a second independent turbidimeter on each filter so that continuous monitoring can be maintained even if the first turbidimeter fails. A fault condition on any one turbidimeter will also generate an alarm.

On July 16, 2020, during some routine maintenance, a filter effluent valve accidentally opened during a filter to waste cycle for 30 to 60 seconds. This resulted in water leaving the filter to have turbidity exceed 1.0 NTU. The noncompliant water was immediately mixed with effluent from eleven (11) other filters then went onto and passed through the granular activated carbon filters. The refiltered mixed water was then disinfected with adequate levels of ultraviolet light and chlorine before leaving the treatment plant. At no time was the health or safety of the public at risk. The Water Security Agency was notified of the event and corrective actions were taken to prevent a similar event from occurring in the future.

WATER QUALITY STANDARDS – FLUORIDE

The Buffalo Pound Water Treatment Plant did not add fluoride to the water pumped to the City of Moose Jaw in 2020. Operation of the fluoride feeder was terminated the first week of October in 2018 due to an equipment failure. The system is dated, and it is no longer possible to obtain replacement parts. The system is being replaced by the City of Moose Jaw.

APPENDIX 1 (CONTINUED)

DRINKING WATER QUALITY AND COMPLIANCE REPORT FOR 2020 (CONTINUED)

WATER QUALITY STANDARDS – CHLORINE RESIDUAL

To ensure adequate disinfection the Buffalo Pound Water Treatment Plant must monitor the chlorine residual of the treated water on a continuous basis and the free chlorine residual shall not be less than 0.1 mg/L. The normal operating range for the free chlorine residual in the treated water is 0.9 to 1.1 mg/L. The SCADA control system will automatically shut off pumping to the Cities if the chlorine level is less than 0.5 mg/L. A high level chlorine alarm will alert the operator if chlorine levels in the clearwell exceed 1.3 mg/L.

WATER QUALITY STANDARDS – CHEMICAL – GENERAL

As part of the Plant's "Permit to Operate" a general chemical analysis is required once in every three month period from the treated water. Only two of these parameters have an established Maximum Acceptable Concentration (MAC). Eight others have an Aesthetic Objective (AO) which is desirable but has no impact on human health. Four analytes have no MAC or AO but are collected upon the request of the WSA.

Parameter (mg/L) unless stated	Feb. 10 th	May 11 th	Aug 10 th	Nov. 16 th	MAC	No. of Samples Exceeding MAC or AO
Nitrate	0.57	0.17	0.21	0.04	45	0
Fluoride	0.11	0.10	0.06	0.09	1.5	0
					AO	
Alkalinity	163	137	83	120	500	0
Chloride	39.1	18.9	18.3	18.9	250	0
Hardness	233	212	170	198	800	0
Magnesium	24.8	22.8	20.0	22.5	200	0
pH (pH units)	7.51	7.43	6.87	7.17	7.0 – 10.5	0
Sodium	51	48	37	38	300	0
Sulphate	134	153	154	147	500	0
Total Dissolved Solids	360	394	364	356	1500	0
Carbonate	ND	ND	ND	ND	None*	
Calcium	50	48	36	43	None*	
Conductivity (uS/cm)	670	610	525	561	None*	
Bicarbonate	199	167	101	146	None*	

(ND) Not Detected

*No MAC or AO but requested by the WSA

WATER QUALITY STANDARDS – CHEMICAL – HEALTH

The Buffalo Pound Water Treatment Plant is required to sample the treated water for the following parameters once in every six-month period. Sixteen of these parameters have an established MAC. Three parameters have guideline values which establish a target that could be expected from well-functioning water treatment plants or are aesthetic objectives for the taste or appearance of treated water. Silver is included here upon the request of the WSA.

Antimony	<0.0002	<0.0002	0.006	0
Arsenic	0.0004	0.0004	0.010	0
Barium	0.057	0.050	1.0	0
Boron	0.04	0.04	5.0	0
Bromate	<0.005	<0.005	0.01	0
Cadmium	<0.00001	<0.00001	0.005	0
Chlorate	<0.05	<0.05	1.0 (July 1, 2020)	0
Chlorite	<0.05	<0.05	1.0 (July 1, 2020)	0
Chromium	<0.0005	<0.0005	0.050	0
Copper	0.0004	<0.0002	2.0	0
Cyanide	0.002	0.002	0.200	0
Lead	<0.0001	<0.0001	0.010	0
Manganese	<0.0005	<0.0005	0.12	0
Mercury	0.000001	0.000001	0.001	0
Selenium	0.0003	0.0003	0.010	0
Uranium	0.0004	<0.0001	0.020	0

			Guideline	# of Samples Exceeding Guideline
Aluminum	0.025	0.015	0.1 (annual average)	0
Iron	<0.0005	<0.0005	0.3	0
Silver	<0.00005	<0.00005	None*	0
Zinc	<0.0005	<0.0005	5.0	0

*Health Canada has not established a guideline as drinking water is not a significant source of silver.

WATER QUALITY STANDARDS – PESTICIDES

Once per year the Buffalo Pound Water Treatment Plant is required to have the treated water analyzed for the following pesticides. The fourteen of the parameters listed below have an established MAC or IMAC (Interim MAC).

Parameter (mg/L)	Aug. 31	MAC	IMAC	Number of Samples Exceeding Limit
Atrazine	<0.0001		0.005	0
Bromoxynil	<0.00010		0.005	0
Carbofuran	<0.00050	0.09		0
Chlorpyrifos	<0.00010	0.09		0
Dicamba	<0.00010	0.12		0
2,4-D	<0.00010		0.1	0
Diclofop-methyl	<0.00010	0.009		0
Dimethoate	<0.00010		0.02	0
Glyphosate	<0.00020	0.28	0.28	0
Malathion	<0.00010	0.19		0
MCPA	<0.00050	0.10		0
Pentachlorophenol	<0.00050	0.06		0
Picloram	<0.00010		0.19	0
Trifluralin	<0.00010		0.045	0

*Highlighted chemicals may be withdrawn from the Canadian Drinking Water Quality Guidelines.

APPENDIX 1 (CONTINUED)

DRINKING WATER QUALITY AND COMPLIANCE REPORT FOR 2020 (CONTINUED)

WATER QUALITY STANDARDS – DISINFECTION BY-PRODUCT – TOTAL TRIHALOMETHANES

As part of the Plant's "Permit to Operate" an analysis of total trihalomethanes is required once per month from the treated water. The MAC is 0.1 mg/L, or, 100 ug/L (parts per billion) for the sum of four trihalomethanes on an annual average. The annual average of total trihalomethanes was 15 ug/L which is well below the MAC and down substantially from 35 ug/L in 2019.

Prechlorination was removed on February 19th. The main objective of this significant process change was to remove disinfection byproduct precursors prior to adding chlorine and reducing DBP's to consumers. This objective was accomplished.

Parameter (ug/L)	Jan 13	Feb 3	Mar 9	Apr 14	May 11	Jun 8
Chloroform	24	24	11	8	11	<1
Bromodichloromethane	10	11	6	4	7	<1
Dibromochloromethane	2	3	3	2	3	<1
Bromoform	<1	<1	<1	<1	<1	<1
Total Trihalomethanes	36	38	20	14	21	<1

	Jul 13	Aug 13	Sep 8	Oct 5	Nov 16	Dec 7
Chloroform	2	7	9	8	6	8
Bromodichloromethane	<1	1	2	3	2	3
Dibromochloromethane	<1	<1	<1	<1	<1	<1
Bromoform	<1	<1	<1	<1	<1	<1
Total Trihalomethanes	2	8	11	11	8	11

WATER QUALITY STANDARDS – DISINFECTION BY-PRODUCT – HALOACETIC ACIDS (HAA₅'S)

The Buffalo Pound Water Treatment Plant is obligated to sample for Haloacetic Acids every three months. The annual average of quarterly samples was <10 ug/L and well below the MAC of 80 ug/L which is also based on an average of four samples. In 2019, the annual average of quarterly samples was 12.8 ug/L. The reduction year over year was a result of the removal of prechlorination from the plant process. The 2020 results are as follows:

Parameter (ug/L)	Feb 4	May 12	Aug 10	Nov 16	Annual Average	MAC (Average)
HAA ₅	<10	<10	<10	<10	<10	80

WATER QUALITY STANDARDS – SYNTHETIC ORGANICS

The Buffalo Pound Water Treatment Plant is required to submit one (1) sample per year for analysis for various organics originating from industrial activities.

Parameter (mg/L)	Aug 20	MAC (mg/L)	IMAC (mg/L)	Number of Samples Exceeding Limit
Benzene	<0.00050	0.005		0
Benzo(a)pyrene	<0.00001	0.00001		0
Carbon Tetrachloride	<0.00050	0.005		0
Dichlorobenzene 1,2	<0.00040	0.200		0
Dichlorobenzene 1,4	<0.00040	0.005		0
Dichloroethane 1,2	<0.00050		0.005	0
Dichloroethylene 1,1	<0.00050	0.014		0
Dichloromethane	<0.00050	0.050		0
Dichlorophenol 2,4	<0.0003	0.900		0
Ethylbenzene	<0.00050	0.14		0
Monochlorobenzene	<0.00050	0.08		0
Perfluorooctanesulfonate	<0.00001	*		0
Perfluorooctanoic Acid	<0.00001	*		0
Tetrachloroethylene	<0.00050	0.01		0
Tetrachlorophenol 2,3,4,6	<0.0005	0.1		0
Trichloroethylene	<0.0010	0.05		0
Trichlorophenol 2,4,6	<0.0005	0.005		0
Vinyl Chloride	<0.00050	0.002		0
Xylenes	<0.00050	0.09		0

*under development by Health Canada

Highlighted chemicals may with be withdrawn from the Canadian Drinking Water Quality Guidelines.

WATER QUALITY STANDARDS – RADIOLOGICAL

The Buffalo Pound Water Treatment Plant is required to submit one (1) sample per year for the measurement of gross alpha and gross beta activity. Should those measures exceed the MACs, an additional larger sample must be submitted for the estimation of contributions to activity from various individual radioisotopes. Additional analyses were not necessary as the gross alpha and gross beta activity were both less than the MAC.

Parameter (mg/L)	Sep 10	MAC
Gross Alpha (Becquerel/L)	<0.22	0.5
Gross Beta (Becquerel/L)	0.20±0.04	1.0

APPENDIX 1 (CONTINUED)

DRINKING WATER QUALITY AND COMPLIANCE REPORT FOR 2020 (CONTINUED)

WATER QUALITY STANDARDS – MICROCYSTIN

The Buffalo Pound Water Treatment Plant is required to submit monthly samples from May through October for Microcystin LR or Total Microcystin toxins from both the raw and treated water. Microcystins may be produced by various cyanobacteria. The microcystin MAC for drinking water is 1.5 ug/L. Microcystin was not detected in the treated water.

Date	Microcystin (ug/L)	
	Raw Water	Treated Water
May 5	<0.1	<0.1
June 15	1.1	<0.1
July 13	0.9	<0.1
August 10	0.3	<0.1
September 14	<0.1	<0.1
October 26	<0.1	<0.1

RAW WATER ANALYSIS GIARDIA AND CRYPTOSPORIDIUM

Although not a regulated water quality parameter the Buffalo Pound Water Treatment Plant is required to sample the raw water on a quarterly basis for the presence of *Giardia* spp. and *Cryptosporidium* spp. which are waterborne protozoa. The filter cartridges are limited by particulates in the raw water so the volumes actually filtered can vary substantially. *Cryptosporidium* oocysts and *giardia* cysts were not detected in the four raw water samples.

Date	Giardia (cysts per 100L)	Cryptosporidium (oocysts per 100L)
February 25	<5.8	<5.8
May 19	<9.9	<9.9
September 14	<12	<12
November 23	<1.6	<1.6

[illegible]

RAW LAKE WATER ANALYSIS

Parameters	Units	JAN Avg	FEB Avg	MAR Avg	APR Avg	MAY Avg	JUN Avg	JUL Avg	AUG Avg	SEP Avg	OCT Avg	NOV Avg	DEC Avg	YEAR AVG	YEAR MIN	YEAR MAX
PHYSICAL																
Colour (Apparent)	Pt/Co	9	9	8	5	5	8	15	15	10	9	8	8	9	5	15
Conductivity	µS/cm	627	657	654	593	596	571	505	499	507	525	548	573	573	499	661
Bench Diss. Oxygen	mg/L	7.4	7.5	7.3	10.6	8.8	7.9	8.2	8.0	7.3	11.0	10.2	11.6	8.7	6.0	12.3
Bench Diss. Oxygen	%	57.6	61.3	31.0	86.3	88.4	83.4	95.8	86.2	75.3	85.1	75.3	87.7	76.9	47.0	95.8
ON-LINE Diss. Oxygen	%	66.5	68.6	65.6	89.5	91.0	96.3	95.4	72.1	89.0	94.5	106.5	114.0	87.6	52.0	118.7
Odour	T.O.N.	16	29	49	50	80	84	75	85	60	50	60	40	57	10	100
pH	pH units	7.94	7.91	7.93	8.20	8.25	8.41	8.52	8.47	8.44	8.40	8.37	8.46	8.28	7.85	8.73
Temperature	° C	4.8	6.6	8.3	7.5	16.9	20.0	23.6	21.2	16.7	7.5	2.9	3.7	3.2	1.0	9.1
Turbidity	NTU	1.9	2.6	1.8	2.3	2.1	4.3	3.4	5.9	4.7	4.9	3.3	1.3	3.2	1.0	9.1
TDS	mg/L	390	394	416	358	368	342	286	348	310	316	348	366	353	286	422
TSS	mg/L	1.0	1.3	1.8	1.3	1.8	5.0	5.0	11.0	3.5	8.0	3.0	1.0	2.8	0.0	12.0
Langelier Saturation Index	pH units (calc)	-0.06	-0.02	-0.06	0.26	0.29	0.68	0.89	0.70	0.45	0.28	0.25	0.46	0.33	-0.11	0.89
MAJOR CONSTITUENTS																
Alkalinity(p)	mg/L CaCO3	<DL	<DL	<DL	<DL	<DL	1	5	4	1	1	<DL	2	1	<DL	5
Alkalinity(total)	mg/L CaCO3	182	192	192	172	174	169	141	137	143	157	164	172	167	137	194
Bicarbonate	mg/L	222	235	234	210	212	203	160	157	172	189	198	205	201	157	237
Carbonate	mg/L	<DL	<DL	<DL	<DL	<DL	1	6	5	1	1	<DL	2	1	<DL	6
Calcium	mg/L	49	52	52	49	49	48	39	37	38	41	43	49	45	36	52
Magnesium	mg/L	24	25	26	22	23	22	21	20	21	21	22	24	23	20	26
Hardness (total)	mg/L CaCO3	222	235	232	211	214	209	174	170	175	191	198	210	204	170	235
Sodium	mg/L	49	52	53	47	48	45	42	37	38	40	38	39	44	37	54
Potassium	mg/L	5.4	5.4	5.3	4.8	5.2	4.9	4.6	4.6	4.7	4.8	4.8	5.0	5.0	4.6	5.5
Sulphate	mg/L	128	133	132	113	121	115	100	100	101	99	103	105	113	98	134
Chloride	mg/L	18.1	19.6	19.4	16.7	17.1	16.2	15.3	15.7	16.6	16.1	16.7	17.0	14.1	15.3	20.0
TRACE CONSTITUENTS																
Aluminum (dissolved 0.45µ)	ug/L	<DL	<DL	<DL	<DL	50	69	12	14	40	46	21	14	23	<DL	69
Aluminum (Total)	ug/L	<DL	26	13	20	112	370	55	51	97	382	82	30	103	<DL	382
Ammonia N	mg/L N	<DL	<DL	<DL	<DL	<DL	<DL	0.13	<DL	0.10	0.04	<DL	<DL	<DL	<DL	0.13
BOD (5-day)	mg/L	3.6	4.5	3.9	2.8	1.6	1.7	4.5	4.1	NA	2.4	4.8	4.9	3.5	1.6	4.9
Bromide	mg/L	<DL	<DL	<DL	<DL	<DL	<DL	NA	NA	NA	NA	NA	NA	<DL	<DL	<DL
Chlorophyll a	µg/L	26	22	10	6	4	19	43	42	23	20	18	16	21	4	43
Fluoride	mg/L	0.17	0.18	0.17	0.016	0.17	0.19	0.17	0.16	0.18	0.18	0.17	0.19	0.17	0.16	0.19
Iron (dissolved)	mg/L	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Manganese (dissolved)	mg/L	0.05	0.09	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	0.01	0.02	<DL	0.10
Nitrate	mg/L	0.14	0.14	0.13	0.09	0.09	0.08	<DL	<DL	<DL	<DL	<DL	<DL	0.07	<DL	0.14
Organic N	mg/L N	0.14	0.60	0.60	0.40	0.40	0.50	0.90	0.60	0.75	0.75	0.60	0.50	0.61	0.30	0.90
Raw TOC	mg/LC(UV)	5.9	5.9	5.8	5.3	5.0	5.5	7.0	7.5	7.9	6.8	6.5	6.3	6.3	4.8	8.9
Raw DOC (GF diss)	mg/LC(UV)	5.3	5.2	5.1	4.1	4.6	4.7	5.7	5.8	6.2	6.2	5.6	5.7	5.4	2.8	7.5
UV absorbance @ 254nm	Abs10cm ⁻¹	0.887	0.912	0.858	0.719	0.678	0.716	0.834	0.879	0.908	0.868	0.820	0.882	0.827	0.644	0.945
SUVA	L/mg.m ⁻¹	1.678	1.668	1.695	1.851	1.476	1.515	1.459	1.509	1.467	1.397	1.464	1.538	1.557	1.148	2.616
PreFM UV abs @ 254nm	Abs10cm ⁻¹	0.739	0.767	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	0.744	0.726	0.767
Phosphate(ortho)	µg/L P	7	5	5	5	15	12	3	6	11	3	5	3	7	<DL	15
Phosphate(total)	µg/L P	50	47	45	41	48	69	81	104	87	75	46	43	62	41	104
Silica (SiO3)	mg/L	3.7	3.6	3.7	2.6	1.6	1.0	1.5	3.8	4.4	4.1	3.9	4.0	3.3	1.0	4.4

RAW LAKE WATER ANALYSIS (CONT'D)

Parameters	Units	JAN Avg	FEB Avg	MAR Avg	APR Avg	MAY Avg	JUN Avg	JUL Avg	AUG Avg	SEP Avg	OCT Avg	NOV Avg	DEC Avg	YEAR AVG	YEAR MIN	YEAR MAX
TRACE CONSTITUENTS																
PreFM																
TTHM's (total)	µg/L(calc)	28	28	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	28	26	32
Chloroform	µg/L	20	19	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	19	18	22
Bromodichloromethane	µg/L	7	7	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	7	6	8
Chlorodibromomethane	µg/L	2	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2	1	2
Bromoform	µg/L	<DL	<DL	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	<DL	<DL	<DL
BIOLOGICAL																
Blue Green Algae (x10³)	per litre	78	244	347	233	317	1,996	5,889	7,261	4,227	1,672	385	36	1,938	<DL	12,267
Green Algae (x10³)	per litre	1,444	2,589	3,711	3,600	3,922	8,413	9,439	11,600	31,716	7,261	5,185	2,942	8,149	1,222	121,111
Diatoms (x10³)	per litre	159	94	111	222	572	787	939	1,467	1,351	683	489	271	609	<DL	2,778
Flagellates (x10³)	per litre	96	89	196	467	283	693	1,011	1,883	1,151	672	578	329	630	22	3,333
Crustaceans	per litre	<3	<3	<3	<3	<3	10	19	27	3	7	3	<3	6	<3	40
Nematodes (x10³)	per litre	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Rotifers (x10³)	per litre	<DL	<DL	<DL	<DL	<DL	22	28	78	36	<DL	<DL	<DL	15	<DL	222
Other (x10³)	per litre	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Total Green & B-G	per litre	1,522	2,833	4,058	3,833	4,239	10,409	15,328	18,861	35,942	8,933	5,570	2,978	4,036	2,000	4,400
Total Coliforms (mEndo)	per 100 ml	8	20	20	13	167	120	250	<DL	600	<DL	<DL	<DL	105	<DL	2,000
Total Coliforms (background)	per 100 ml	365	213	380	1,703	3,400	7,940	23,925	66,500	50,750	11,400	1,775	175	15,031	144	100,000
Faecal Coliforms (mFC)	per 100 ml	NA	NA	<DL	9	2	<DL	1	8	NA	4	NA	NA	3	<DL	9
Total Coliforms (MPN)	per 100 ml	35	32	57	116	97	94	1,448	3,165	4,398	124	41	6	841	3	12,997
E.coli (MPN)	per 1 ml	<DL	<DL	1	3	2	<DL	1	4	9	4	<DL	<DL	2	<DL	13
Standard Plate Count	per 1 ml	9	11	27	51	238	328	1,543	1,855	1,524	259	26	9	501	5	3,400
CHEMICAL DOSES																
Alum	mg/L	NA	NA	NA	NA	65	76	95	110	103	88	85	90	89	60	110
Alum\Raw DOC	ratio	NA	NA	NA	NA	14.51	16.08	10.02	16.59	18.89	14.31	15.49	14.01	16.09	12.03	19.61
Alum-DOC Stoich	ratio	NA	NA	NA	NA	1.18	1.30	1.35	1.53	1.35	1.16	1.26	1.14	1.31	0.98	1.59
Chlorine-pre	mg/L	3.1	2.1	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2.7	1.8	4.9
Chlorine-intermed	mg/L		1.2	1.1	0.8	0.9	1.1	1.6	1.5	1.2	1.4	1.2	1.2	1.2	0.5	1.7
Chlorine-post	mg/L	1.2	1.3	1.5	1.4	1.4	1.4	1.6	1.5	1.5	1.3	1.5	1.6	1.4	1.0	1.8
Plant Flow	MLD	93.5	85.5	89.4	89.8	101.0	114.6	115.0	130.8	118.2	91.3	89.5	86.4	100.5	69.0	164.0
Qu'Appelle Dam Flow	cu m/s	1.95	1.80	2.02	4.68	10.38	10.64	7.83	6.83	6.46	1.58	1.80	1.82	4.85	0.8	11.0
Fluoride (Set Point for MJ)	mg/L															
Powdered Carbon	mg/L															
CPAC Train A	mg//L	37.0	37.8	40.0	36.8	35.0	NA	NA	NA	NA	NA	NA	37.2	37.7	32.0	40.0
CPAC Train B	mg//L	37.0	37.8	40.0	36.8	35.0	NA	NA	NA	NA	NA	NA	36.5	37.6	32.0	40.0
Total Chlorine dose	mg/L (Calc)	4.3	3.1	2.6	2.2	2.3	2.5	3.2	3.0	2.7	2.7	2.7	2.8	2.8	1.9	6.0
Date GAC's ON														19-May		
Date GAC's OFF														10-Dec		
Date Ice ON Lake														14-Nov		
Date Ice OFF Lake														08-Apr		
Date PAC ON																
Date PAC OFF																
Chlorine Residuals Exit Plant (week avg.)																
Free Chlorine	mg/L	1.15	1.21	1.24	1.30	1.26	1.27	1.27	1.30	1.32	1.27	1.26	1.28	1.26	1.11	1.35
Combined Chlorine	mg/L	0.30	0.31	0.30	0.25	0.17	0.07	0.11	0.12	0.12	0.13	0.15	0.26	0.19	<DL	0.33

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TREATED WATER ANALYSIS

Parameters	Units	JAN Avg	FEB Avg	MAR Avg	APR Avg	MAY Avg	JUN Avg	JUL Avg	AUG Avg	SEP Avg	OCT Avg	NOV Avg	DEC Avg	YEAR AVG	YEAR MIN	YEAR MAX
PHYSICAL																
Colour (Apparent)	Pt/Co	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Conductivity	µS/cm	631	670	675	609	610	599	533	525	524	534	561	591	589	524	675
Diss. Oxygen	mg/L	11.7	12.9	11.3	11.5	10.8	9.2	7.8	8.1	8.5	10.1	9.8	12.2	10.3	7.8	12.9
% Sat. Diss. Oxygen	%	88.2	99.8	88.5	88.6	102.9	94.6	88.6	89.9	82.9	88.6	49.2	90.3	87.7	49.2	102.9
Odour(Dechlorinated)	T.O.N.	3	5	5	6	4	2	1	1	1	1	3	5	3	<1	8
PreGAC Odour	T.O.N.	NA	NA	NA	NA	8	13	13	19	24	13	9	6	14	6	40
Odour Removal by Coagulation and Filtration	%	80.6%	83.8%	88.6%	88.3%	90.5%	84.7%	83.1%	79.4%	58.7%	73.3%	85.6%	83.0%	81.0%	50.0%	93.3%
Odour Removal Overall	%	80.6%	83.8%	88.6%	88.3%	94.9%	97.1%	98.3%	98.6%	98.1%	97.5%	95.6%	84.7%	92.3%	70.0%	100.0%
PreFM pH	pH units	7.78	7.71	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	7.75	7.64	7.85
Coagulation pH - Channel 1	pH units	7.31	7.29	7.30	7.35	7.29	7.13	6.87	6.69	6.83	6.96	7.04	7.41	7.13	6.67	7.54
Coagulation pH - Channel 2	pH units	7.32	7.33	7.29	7.35	7.24	7.10	6.88	6.67	6.81	6.98	7.07	7.42	7.12	6.64	7.52
Clearwell pH	pH units	7.49	7.47	7.46	7.51	7.45	7.27	7.09	6.85	6.93	7.13	7.15	7.45	7.27	6.82	7.61
Temperature	* C	3.8	4.5	5.9	5.1	14.0	18.1	22.1	21.6	15.1	6.5	1.9	2.8	10.1	1.1	23.0
Turbidity	NTU	0.07	0.07	0.08	0.07	0.08	0.08	0.08	0.08	0.08	0.07	0.07	0.08	0.08	0.06	0.10
Total Dissolved Solids	mg/L	382	360	404	368	394	362	310	364	322	328	356	370	360	310	404
Total Suspended Solids	mg/L	1.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	2.0
Turbidity Log Removal	(calc)	1.43	1.58	1.34	1.48	1.37	1.71	1.62	1.88	1.74	1.79	1.65	1.21	1.56	1.02	2.11
Langelier Saturation Index (LSI #2, new as of 2018)	pH units (calc)	-0.59	-0.53	-0.59	-0.67	-0.53	-0.48	-1.05	-1.29	-1.28	-1.21	-1.12	-0.59	-0.83	-1.29	-0.48
MAJOR CONSTITUENTS																
Alkalinity(p)	mg/L CaCO3	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Alkalinity(total)	mg/L CaCO3	159	165	164	147	137	132	93	83	93	112	120	145	130	83	168
Bicarbonate	mg/L	197	201	200	179	167	161	113	101	113	137	146	177	159	101	205
Carbonate	mg/L	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Calcium	mg/L	47	50	51	45	48	49	38	36	35	39	43	45	44	35	51
Magnesium	mg/L	24	25	26	22	23	22	21	20	20	21	23	23	22	20	26
Hardness (total)	mg/L CaCO3	214	233	231	208	213	212	173	170	172	183	198	208	201	170	233
Sodium	mg/L	46	51	53	48	48	46	41	37	37	37	38	39	43	37	53
Potassium	mg/L	5.5	5.4	5.3	4.8	5.1	5.0	4.6	4.6	4.7	4.7	4.8	4.9	5.0	4.6	5.5
Sulphate	mg/L	126	134	132	119	153	158	150	154	149	144	147	105	139	105	158
Chloride	mg/L	37.0	39.1	40.0	35.7	18.9	18.7	18.0	18.3	19.1	18.3	18.9	37.6	26.6	18.0	40.0
TRACE CONSTITUENTS																
CLEAR WELL																
Aluminum (dissolved 0.45µ)	µg/L Chart	6	22	19	35	27	16	11	<DL	6	8	10	21	15	<DL	35
Aluminum (total)	µg/L Chart	19	23	20	37	25	18	13	<DL	7	10	13	32	18	<DL	37
Aluminum (total 12 mo avg)	µg/L	33	30	25	23	21	19	17	18	18	18	17	20			
Aluminum (particulate)	µg/L (Calc)	13	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	11	<DL	<DL	13
MIXED MEDIA FILTER A																
Aluminum (total)	µg/L	27	24	22	34	22	27	23	17	20	26	61	34	28	17	61
MIXED MEDIA FILTER L																
Aluminum (total)	µg/L	21	30	17	32	23	28	25	21	17	20	110	30	31	17	110
PREGAC																
Aluminum (dissolved)	µg/L	NA	NA	NA	NA	NA	23	15	<DL	15	16	26	NA	16	<DL	26
Aluminum (total)	µg/L Chart	NA	NA	NA	NA	NA	24	21	10	20	26	36	NA	23	10	36
Ammonia N	mg/L N	0.11	0.06	<DL	<DL	0.08	<DL	0.13	<DL	0.24	0.34	<DL	<DL	0.08	<DL	0.34
Bromide	mg/L	<DL	<DL	<DL	<DL	<DL	<DL	0.23						<DL	<DL	0.23
Fluoride	mg/L	0.11	0.11	0.11	0.11	0.10	0.11	0.08	0.06	0.08	0.08	0.09	0.13	0.10	0.06	0.13
Fluoride (MJ dose by ISE)	mg/L (wk avg)															
Iron (dissolved)	mg/L	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Iron (total)	mg/L	0.02	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	0.02
Manganese (dissolved)	mg/L	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL

TREATED WATER ANALYSIS (CONT'D)

Parameters	Units	JAN Avg	FEB Avg	MAR Avg	APR Avg	MAY Avg	JUN Avg	JUL Avg	AUG Avg	SEP Avg	OCT Avg	NOV Avg	DEC Avg	YEAR AVG	YEAR MIN	YEAR MAX
Manganese (total)	mg/L	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Nitrate	mg/L N	0.10	0.13	0.11	<DL	<DL	0.06	<DL	<DL	0.06	<DL	<DL	<DL	0.06	<DL	0.13
Organic N	mg/L N	0.30	0.20	0.20	<DL	0.20	<DL	0.10	<DL	0.10	0.20	0.10	0.10	0.13	<DL	0.30
CW TOC	mg/L C	3.2	3.2	3.1	2.7	2.2	0.6	0.9	1.3	1.7	2.0	2.3	3.3	2.2	0.3	3.9
CW DOC (GF diss)	mg/L C	3.3	3.2	3.1	2.8	2.2	0.5	0.9	1.3	1.7	2.0	2.3	3.3	2.2	0.3	4.1
PreGAC TOC (GF diss)	mg/L C	NA	NA	NA	NA	2.7	2.7	2.8	2.7	2.9	3.1	3.0	3.3	2.9	2.6	3.4
PreGAC DOC (GF diss)	mg/L C	NA	NA	NA	NA	2.7	2.7	2.8	2.7	2.9	3.1	3.1	3.3	2.9	2.6	3.4
TOC Removal by Coagulation & Filtration	% Removal	46.8%	44.3%	47.1%	48.4%	43.5%	50.1%	59.3%	63.4%	63.2%	55.0%	53.3%	44.1%	51.7%	37.9%	69.1%
DOC Removal by Coagulation & Filtration	% Removal	39.7%	38.5%	38.4%	28.7%	38.3%	42.3%	50.5%	53.5%	53.2%	49.7%	45.5%	37.4%	43.0%	<0.5	59.8%
DOC Removal by GAC Filtration	% Removal	NA	NA	NA	NA	88.5%	79.9%	67.1%	53.7%	41.9%	35.9%	26.0%	18.7%	50.9%	18.6%	88.5%
Total DOC (% Removal)	% Removal	39.7%	38.5%	38.4%	28.7%	51.8%	88.6%	83.7%	78.5%	72.8%	67.7%	59.6%	41.8%	57.9%	<0.5	93.0%
CW Organic Carbon (diss @ 254nm)	Abs 10cm	0.45	0.43	0.44	0.35	0.27	0.05	0.07	0.11	0.15	0.17	0.21	0.38	0.25	<0.5	0.47
PreGAC Organic Carbon (diss @ 254nm)	Abs 10cm	NA	NA	NA	NA	0.38	0.36	0.35	0.36	0.38	0.38	0.40	0.45	0.38	0.33	0.45
Conventional SUVA	L / mg m	1.39	1.30	1.41	1.27	1.28	1.33	1.27	1.32	1.31	1.25	1.32	1.25	1.31	1.06	1.49
CW SUVA	L / mg m	1.39	1.30	1.41	1.27	0.97	1.00	0.74	0.89	0.87	0.84	0.95	1.13	1.05	0.16	2.00
Phosphate(ortho)	µg/L P	<DL	NA	<DL	<DL	<DL	7	3	4	3	<DL	5	<DL	2	0	7
Phosphate(total)	µg/L P	7	8	<DL	<DL	10	6	5	<DL	8	4	<DL	9	5	<DL	10
Silica (SiO3)	mg/L	3.2	3.5	3.4	2.4	1.6	<DL	1.5	3.6	3.9	3.8	3.6	3.7	2.9	<DL	3.9
CLEAR WELL																
TTHM's (total)	µg/L(calc)	36	34	20	16	22	1	3	10	11	10	8	14	16	1	39
Chloroform	µg/L	23	21	11	9	9	<DL	3	8	9	7	6	10	9	<DL	24
Bromodichloromethane	µg/L	10	10	6	5	5	<DL	<DL	2	3	3	2	4	4	<DL	12
Chlorodibromomethane	µg/L	3	3	3	3	3	<DL	<DL	<DL	<DL	<DL	<DL	<DL	1	<DL	4
Bromoform	µg/L	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
CHANNEL																
TTHM's (total)	µg/L(calc)	34	18	3	2	4	6	6	6	5	3	2	3	5	2	34
Chloroform	µg/L	23	12	3	2	4	5	5	5	5	3	2	3	4	2	23
Bromodichloromethane	µg/L	9	5	<DL	<DL	<DL	1	<DL	<DL	<DL	<DL	<DL	<DL	1	<DL	9
Chlorodibromomethane	µg/L	2	2	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	3
Bromoform	µg/L	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
PreGAC																
TTHM's (total)	µg/L(calc)	NA	NA	NA	NA	14	15	17	14	12	9	6	8	12	5	19
Chloroform	µg/L	NA	NA	NA	NA	8	9	12	10	9	7	5	6	8	5	13
Bromodichloromethane	µg/L	NA	NA	NA	NA	4	4	5	4	3	2	<DL	2	3	<DL	5
Chlorodibromomethane	µg/L	NA	NA	NA	NA	2	2	1	<DL	<DL	<DL	<DL	<DL	1	<DL	2
Bromoform	µg/L	NA	NA	NA	NA	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
BIOLOGICAL																
Blue Green Algae	per litre	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Green Algae	per litre	72,222	11,111	11,111	11,111	44,444	155,554	<DL	11,111	77,777	<DL	<DL	<DL	35,897	<DL	155,554
Diatoms	per litre	<DL	<DL	<DL	<DL	<DL	<DL	<DL	22,222	11,111	<DL	<DL	<DL	2,564	<DL	22,222
Flagellates	per litre	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Crustaceans	per litre	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2	<2
Nematodes	per litre	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Rotifers	per litre	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Other	per litre	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
BACTERIOLOGICAL																
Total Coliforms (mEndo)	per 100 ml	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Total Coliforms (background, mEndo)	per 100 ml	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Faecal Coliforms (mFC)	per 100 ml	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total Coliforms (MPN)	per 100 ml	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
E. coli (MPN)	per 100 ml	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL
Standard Plate Count	per 1 mL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL	<DL

NA - Not Analyzed, ND - Not detected (for biological parameters), Offline - Chemical or process not in use, <(less than) - Not found at a detectable concentrations (for chemical parameters)

*Faecal Coliforms analyzed ONLY if Total Coliforms Detected.





BUFFALO POUND WATER
ANNUAL REPORT 2020 - FINANCIAL STATEMENTS

To the Chair and Members of the Board of Directors of the Buffalo Pound Water Treatment Corporation of Buffalo Pound Water Treatment Corporation:

Opinion

We have audited the financial statements of Buffalo Pound Water Treatment Corporation (the "Organization"), which comprise the statement of financial position as at December 31, 2020, and the statements of operations, changes in net financial assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at December 31, 2020, and the results of its operations, changes in its net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Organization in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Organization's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Organization's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Independent Auditor's Report (Continued)

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Regina, Saskatchewan

March 31, 2021

MNP LLP

Chartered Professional Accountants

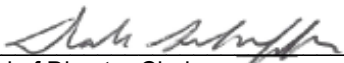
Buffalo Pound Water Treatment Corporation
STATEMENT OF FINANCIAL POSITION
[in dollars]

As at December 31

	2020	2019
FINANCIAL ASSETS		
Cash and cash equivalents (Note 3)	49,738,489	57,453,176
Accounts receivable		
City of Regina	-	1,264,864
City of Moose Jaw	408,268	383,033
GST receivable	1,690,570	665,634
Other	11,255	-
	51,848,582	59,766,707
FINANCIAL LIABILITIES		
Accounts payable and accrued liabilities	12,741,983	11,349,079
Employee benefit obligations (Note 4)	811,004	769,691
Long term debt (Note 7)	41,418,000	42,653,000
	54,970,987	54,771,770
Net financial assets	(3,122,405)	4,994,937
NON-FINANCIAL ASSETS		
Inventory of chemicals	224,048	161,119
Tangible capital assets (Note 5)	90,890,613	71,348,909
Accumulated surplus (Note 6)	87,992,256	76,504,965

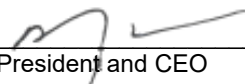
See accompanying notes.

SIGNED ON BEHALF OF THE BOARD


 Board of Director Chair


 Board Member-Chair of Finance and Audit Committee

SIGNED ON BEHALF OF THE CORPORATION


 President and CEO

Buffalo Pound Water Treatment Corporation

STATEMENT OF OPERATIONS

[in dollars]

For the year ended December 31

	Budget	2020	2019
REVENUE			
Operating contributions			
City of Regina	10,650,000	10,491,959	10,744,243
City of Moose Jaw	1,899,300	1,805,033	1,844,555
Sask Water	76,300	78,649	73,241
Capital contributions			
City of Regina	6,450,000	6,354,143	5,689,909
City of Moose Jaw	1,150,300	1,093,189	976,835
Sask Water	66,900	68,988	56,414
	20,292,800	19,891,961	19,385,197
Contributed assets (Note 5)	-	-	3,452,472
Power charges	402,700	783,459	611,110
Miscellaneous revenue	9,000	29,506	5,975
Interest	500,000	596,143	1,248,731
Government contributions (Note 9)	12,390,000	12,533,729	1,309,609
	33,594,500	33,834,798	26,013,094
EXPENSES			
Employee wages and benefits (Schedule 1)	4,097,900	4,216,932	4,079,212
Amortization of tangible capital assets	-	3,219,659	2,167,712
Utilities (Schedule 1)	2,350,000	2,457,223	1,995,603
Chemicals (Schedule 1)	2,354,800	2,313,250	2,082,336
Equipment maintenance (Schedule 1)	2,924,400	1,667,294	1,938,348
Miscellaneous (Schedule 1)	479,500	563,785	472,131
Laboratory supplies and research (Schedule 1)	323,000	314,397	318,463
Building and ground maintenance (Schedule 1)	155,800	146,760	207,281
Administration (Schedule 1)	330,200	305,382	265,071
Interest expenses and bank charges (Schedule 1)	1,807,492	1,406,140	1,490,264
Reimbursement (Note 10) (Schedule 1)	-	5,736,685	-
	14,823,092	22,347,507	15,016,421
Excess of revenue over expenses	18,771,408	11,487,291	10,996,673
Accumulated surplus, beginning of year		76,504,965	65,508,292
Accumulated surplus, end of year		87,992,256	76,504,965

See accompanying notes.

STATEMENT OF CHANGE IN NET FINANCIAL ASSETS

[in dollars]

For the year ended December 31

	2020	2019
Excess of revenue over expenses	11,487,291	10,996,673
Acquisition of tangible capital assets	(22,761,363)	(20,547,006)
Amortization of tangible capital assets	3,219,659	2,167,712
Consumption of inventory of chemicals	2,313,250	2,082,336
Acquisition of inventory of chemicals	(2,376,179)	(2,144,170)
Decrease in net financial assets	(8,117,342)	(7,444,455)
Net financial assets, beginning of year	4,994,937	12,439,392
Net financial (liabilities) assets, end of year	(3,122,405)	4,994,937

See accompanying notes.

STATEMENT OF CASH FLOWS*[in dollars]*

For the year ended December 31

	2020	2019
OPERATING ACTIVITIES		
Excess of revenue over expenses	11,487,291	10,996,673
Non-cash item		
Contributed assets transferred from cities	-	(3,452,472)
Amortization of tangible capital assets	3,219,659	2,167,712
Net change in non-cash working capital balances		
in accounts receivable	203,438	(538,933)
in accounts payable and accrued liabilities	1,392,904	9,395,470
in employee benefit obligations	41,313	(83,488)
in inventory of chemicals	(62,929)	(61,834)
Cash provided by operating activities	16,281,676	18,423,128
CAPITAL ACTIVITIES		
Acquisition of tangible capital assets	(22,761,363)	(17,094,534)
FINANCING ACTIVITIES		
Payment of long-term debt	(1,235,000)	(1,194,000)
(Decrease) increase in cash position	(7,714,687)	134,594
Cash and cash equivalents, beginning of year	57,453,176	57,318,582
Cash and cash equivalents, end of year	49,738,489	57,453,176

See accompanying notes.

Buffalo Pound Water Treatment Corporation
NOTES TO THE FINANCIAL STATEMENTS
[in dollars]

For the year ended December 31, 2020

1. BASIS OF OPERATIONS

Buffalo Pound Water Treatment Corporation (the "Corporation") was incorporated under *The Non-Profit Corporations Act, 1995* on January 1, 2016. The City of Regina owns 74 Class A voting memberships and the City of Moose Jaw owns 26 Class A voting memberships of the Corporation. The City of Regina and the City of Moose Jaw entered into a Unanimous Membership Agreement effective January 1, 2016.

The Corporation is responsible for reliable and efficient provision of safe, high quality and affordable drinking water to the City of Regina and the City of Moose Jaw. The Corporation is a not-for-profit organization, and is not subject to either federal or provincial income taxes.

2. SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Corporation are the representation of management and have been prepared in accordance with Canadian public sector accounting standards.

The significant accounting policies used in the preparation of these financial statements are summarized below:

Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and use assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. Actual results could differ from those estimates. Significant estimates include the amortization of tangible capital assets and employee benefits obligations.

Employee benefit obligations

Employee benefit obligations relating to severance or retirement benefits are recognized to the extent that they are vested and could be taken in cash by an employee on termination. The obligations have been determined on an actuarial basis using the projected benefit method prorated on services. Experience gains/losses are amortized over the estimated average remaining life of the employee group.

Pension benefit obligations

The Corporation is one of the sponsors of a multi-employer defined benefit pension plan. The Corporation follows defined benefit accounting under which pension expense is limited to the Corporation's contributions to the plan.

Inventory of chemicals

Inventory of chemicals are valued at the lower of net realizable value and average cost.

Buffalo Pound Water Treatment Corporation
NOTES TO THE FINANCIAL STATEMENTS
[in dollars]

For the year ended December 31, 2020

2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Contributions

Contributions are considered government transfers and are recognized in the financial statements as revenues and expenses in the period in which events giving rise to the transfer occur, providing the transfers are authorized, eligibility criteria have been met and reasonable estimates of the amounts can be made.

Operating and capital contributions for water consumed based upon the following established rates:

	2020	2019
General water rate, \$ per megalitre	355.00	355.00
Electricity rate, \$ per kilowatt hour	0.11799	0.11089

	2020	2019
Capital water rate, \$ per megalitre	215.00	188.00

Financial Instruments

Financial instruments are any contracts that give rise to financial assets of one entity and financial liabilities or equity instruments of another entity. The Corporation recognizes a financial instrument when it becomes a party to the contractual provisions of a financial instrument. Financial instruments of the Corporation include cash and cash equivalents, accounts receivable, accounts payable and accrued liabilities and long term debt and an associated derivative.

Credit Risk

Credit risk is the risk of financial loss to the Corporation if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Corporation's credit risk is primarily attributable to accounts receivable. This risk is limited as accounts receivable is due mainly from the City of Regina and the City of Moose Jaw.

Liquidity Risk

Liquidity risk is the risk that Corporation will not be able to meet its financial obligations as they become due. The City of Regina staff on behalf of the Corporation manages liquidity risk by continually monitoring cash flow requirements to ensure that it has sufficient funds to meet obligations when they become due. The Corporation has established operating and capital rates which are calculated using a full cost recovery model that will generate sufficient revenues to cover the operating costs and capital investments.

Interest Rate Risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in interest rates. Changes in market interest rates may have an effect on the cash flows associated with some financial assets and liabilities, known as cash flow risk, and on the fair value of the other financial assets and liabilities, known as price risk.

Exposure on the Company's long term debt is managed by using a declining balance interest rate swap. The Company entered into an interest rate swap agreement to fix the interest rate on its long term debt the terms of which are disclosed in Note 7.

Buffalo Pound Water Treatment Corporation
NOTES TO THE FINANCIAL STATEMENTS
[in dollars]

For the year ended December 31, 2020

2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Tangible Capital Assets (TCA)

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

General		
	Vehicles and equipment	6 to 20 years
	Office and information technology	10 to 15 years
Infrastructure		
	Plants and facilities	5 to 40 years
	Roads	15 years

Assets under construction are not amortized until the asset is available for productive use.

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue.

3. CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash on hand, demand deposits and a banker's acceptance at a fixed rate of 2.1% with original maturities of three months or less that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.

4. EMPLOYEE BENEFIT OBLIGATIONS

The employee benefit obligations accrued at year end are as follows:

	2020	2019
Vacation pay	464,004	381,691
Vested termination payments	347,000	388,000
	811,004	769,691

Based upon an agreement with UNIFOR Local 595, termination payments for union employees vest after 10 years of service and upon retiring with unreduced pension. The amount payable on termination after vesting is 20 hours pay for each completed year of service.

In 2017, the Board of Directors approved a decision to end the vesting of termination payments for out-of-scope employees as of December 31, 2017. Out-of-scope employees were provided the option to have their severance paid out on December 31, 2017 or to elect to defer the payment until they leave the Corporation. For employees who elected to defer, the payment will neither increase nor decrease from the December 31, 2017 assessment.

An actuarial valuation of vested sick leave and severance payments was completed using the projected benefit method at December 31, 2020. The actuarial valuation was based on assumptions about future events including employee turnover and mortality, wage and salary increases, sick leave usage and interest rates. These rates are consistent with superannuation plan. The discount rate used to determine the unfunded employee benefit was 0.9% and the inflation rate was 2.25%. Compensation rates for employees are assumed to increase at an average rate of 3.65% per annum plus merit and promotion thereafter.

Buffalo Pound Water Treatment Corporation
NOTES TO THE FINANCIAL STATEMENTS
[in dollars]

For the year ended December 31, 2020

4. EMPLOYEE BENEFIT OBLIGATIONS (Continued)

The Corporation is a member of the City of Regina Civic Employees' Superannuation and Benefit Plan (the Plan), which is overseen by its own Administrative Board. All eligible permanent and probationary employees of the Corporation are members of the Plan. This multi-employer Plan provides defined retirement benefits and is integrated with the Canada Pension Plan (CPP). The Plan provides a lifetime monthly pension based on an employee's years of service and the average of the best three consecutive years of earnings for service before 2016. For service after 2015, a best-five-years average is used. For 2020 employees contributed 8.80% (2019 - 8.80%) of their earnings below the CPP maximum and 13.10% (2019 - 13.10%) of earnings above the CPP maximum. The Corporation's contribution rates were set as 9.80% (2019 - 9.80%) of their earnings below the CPP maximum and 14.60% (2019 - 14.60%) of earnings above the CPP maximum.

Financial statements as at December 31, 2019 indicate the Plan had a surplus of net assets of \$108,185,000 (2018 - (\$38,997,000)).

The Plan is a multi-employer defined benefit plan; therefore neither benefits nor contributions are segregated by employer. The Plan has been accounted for using the method appropriate for defined contribution plans and, as such, the amount of pension expense is equal to the contributions required for the year. Pension costs of \$333,543 (2019 - \$311,073) based on employer contributions were expensed during 2020.

The Corporation is a member of the Regina Civic Employees' Long-term Disability Plan (the Disability Plan). Financial statements as of December 31, 2019 indicate a surplus of net assets available for benefits of \$31,502,000 (2018 - \$32,087,000).

The Long-Term Disability Plan is a multi-employer plan and consequently, identification of individual employer's assets is not available from the Disability Plan managers. Accordingly, no portion of the surplus has been recognized as an asset or expense reduction in the financial statements. For all permanent employees, disability benefits are based on 75% of the member's salary and will be paid either throughout the duration of the disability until recovery, until the member elects voluntary early retirement, reaches age 65 or upon death, whichever occurs first. The Disability Plan has been accounted for using the method appropriate for defined contribution plans and, as such, the amount of benefit expense is equal to the contributions required for the year. Member contributions are made to the Plan at a rate of 0.46% with the employer matching contributions.

As well, the Corporation provides for additional coverage to its employees through the Out-Of-Scope Employment and Benefits policy and the Collective Bargaining Agreement. The Corporation guarantees full salary for out-of-scope employees (those employed before January 1, 2015) for the first two (2) years of such a disability and thereafter 90% of such employee's salary less benefit payments from all other sources. The Corporation guarantees 70% of an in-scope employee's salary through Article 30 less benefit payments from all other sources. The Corporation recorded disability premium costs for 2020 of \$14,535 (2019 - \$13,698). Dental and medical plans are also provided for most employees and are paid by the Corporation.

Buffalo Pound Water Treatment Corporation
NOTES TO THE FINANCIAL STATEMENTS
[in dollars]

For the year ended December 31, 2020

5. TANGIBLE CAPITAL ASSETS

	Net Book Value	
	2020	2019
General		
Land	88,535	88,535
Vehicles and equipment	306,042	366,913
Office and information technology	14,435	28,108
Infrastructure		
Plants and facilities	48,762,173	33,763,945
Roads	377,555	407,760
Assets under construction	41,341,873	36,693,648
	90,890,613	71,348,909

Contributed Assets:

The Corporation entered into an agreement of capital upgrades with the City of Regina and the City of Moose Jaw in 2010 whereby each city agreed to finance the capital upgrades by the share of 72.65% and 27.35% respectively. At the end of 2019, \$3,452,472 worth of capital upgrades to a new electrical substation and other electrical upgrades were transferred to the Corporation.

6. ACCUMULATED SURPLUS

	Unappropriated Surplus	Capital replacement reserve	Investment in Tangible Capital Assets	2020	2019
Opening balance	1,197,737	3,958,319	71,348,909	76,504,965	65,508,292
Excess of revenue over expenses	14,706,950	-	(3,219,659)	11,487,291	10,996,673
Tangible capital assets investment	(22,761,363)	-	22,761,363	-	-
Transfer from operations (Note i)	9,031,965	-	(9,031,965)	-	-
Transfer of surplus from operations	(24,068,406)	24,068,406	-	-	-
Expenditures from reserve for replacement of capital assets	23,941,471	(23,941,471)	-	-	-
Accumulated surplus	2,048,354	4,085,254	81,858,648	87,992,256	76,504,965

i. In 2017, the City of Regina and the City of Moose Jaw approved the Corporation to enter into a non-revolving term loan with Bank of Montreal. As disclosed in Note 7, the purpose of this advancement of these funds was to finance the Electrical Upgrade Capital Project with any remaining funds for the Plant Renewal Project. In 2020, management utilized \$9,031,965 of its term loan financing towards its investment in Tangible Capital Assets. Accordingly, this portion of the loan funds were transferred from unappropriated surplus to investment in tangible capital assets.

Buffalo Pound Water Treatment Corporation
NOTES TO THE FINANCIAL STATEMENTS
[in dollars]

For the year ended December 31, 2020

6 ACCUMULATED SURPLUS (Continued)

Capital replacement reserve

The Board of Directors of the Corporation approved the establishment of capital replacement reserve. The primary objective of the capital replacement reserve is to promote financial stability and flexibility and smooth water rates to prevent fluctuations.

During the year, the Board of Directors approved the transfer of \$24,068,406 from operations to the Capital Replacement Reserve. In addition, the Board of Directors approved the following expenditures from the capital replacement reserve:

LPS 138kV Transmission Line	1,500,371
Computerized maintenance management system	94,528
Plant Renewal Project	10,293,220
UV deficiency	33,340
LPS pump and electrical upgrades	10,391,963
Loan interest and bank expenses	1,406,140
SCADA Upgrade	44,619
QMS	52,501
Lab equipment	124,789
	23,941,471

7. LONG TERM DEBT

	2020	2019
Term loan payable to Bank of Montreal in monthly principal payments ranging from \$101,000 to \$104,000 based on a 25-year mortgage style amortization with interest rate fixed at 3.46% through an interest rate swap. The term loan is non-revolving and is subject to renewal on November 30, 2027. The term loan is guaranteed by the City of Regina and the City of Moose Jaw.	41,418,000	42,653,000

In 2017, the City of Regina and the City of Moose Jaw approved the Corporation to enter into a non-revolving term loan with Bank of Montreal for the purpose of financing the Electrical Upgrade Capital Project (EUCP) with any remaining funds for the Plant Renewal Project. The Corporation entered into an interest rate swap agreement for a 25 year term.

Buffalo Pound Water Treatment Corporation
[in dollars]

For the year ended December 31

7. LONG TERM DEBT (Continued)

Principal repayments on long term debt in each of the next five years are estimated as follows:

2021	1,279,000
2022	1,324,000
2023	1,371,000
2024	1,418,000
2025	1,469,000

8. CONTRACTUAL OBLIGATIONS

The Corporation entered into an agreement with Jacobs (formerly CH2M Hill Canada Ltd) to serve as the Owner's Advocate for the Water Treatment Plant Renewal Project. The remaining contract is valued at \$3,805,935 before tax and will cover the services up to 2024.

The Corporation entered into a construction contract on January 28, 2019 with Westridge Construction for the Lake Pump Station Electrical and Pumping Upgrades. The remaining contract is valued at \$5,394,864 before tax and will cover the services up to 2021.

The Corporation entered into an agreement with Graham - Aecon Joint Venture on June 1, 2020 for the design services for the plant renewal project. The contract was awarded at \$19,759,987 plus 20% contingency and the remaining value as of December 31, 2020 is \$12,383,062.

9. CONTRACTUAL RIGHTS

The Corporation entered into an agreement in November 2018 with the Minister of Infrastructure and Communities of the Government of Canada as part of a program entitled the New Building Canada Fund - Provincial - Territorial Infrastructure Component - National Regional Projects (the "Program"). Under this agreement, the Corporation has a contractual right to receive contributions for eligible expenditures up to a maximum of \$10,291,000 by March 31, 2024. The Corporation also entered into an agreement in January 2019 with the Minister of Government Relations of the Province of Saskatchewan as part of the Program. Under this agreement, the Corporation has a contractual right to receive contributions for eligible expenditures up to a maximum of \$10,291,000 by June 30, 2021. The Corporation will use these funds for the electrical capital upgrade projects commenced in 2019. Up until December 31, 2020, the Corporation has claimed total \$6,921,770 from each of the Federal and the Provincial governments.

10. INTER ENTITY TRANSACTION

During the year, the Corporation entered into an agreement with the City of Regina whereby the Corporation agreed to reimburse the City of Regina \$5,736,685 for the cost of generators and related capital construction costs. This inter-entity transaction was recorded at its carrying amount which represented the cost of the generators and related capital construction costs incurred by the City of Regina.

For the year ended December 31

11. RELATED PARTY TRANSACTIONS

The following related party transactions with the City of Regina and City of Moose Jaw as part of the normal course of operations and valued of fair market value.

City of Regina	2020	2019
Accounts Receivable	-	1,264,864
Accounts Payable	7,804,638	1,314
Contributed assets	-	3,452,472
Revenue	17,558,898	16,980,468
Expenses	5,896,945	239,004

City of Moose Jaw	2020	2019
Accounts Receivable	408,268	383,033
Revenue	2,959,218	2,879,514
Expenses	142,505	531,762

12. SUBSEQUENT EVENT

Subsequent to year end, the Corporation has been approved by both Cities to obtain up to \$60 million for financing the plant renewal project, subject to approval by the respective City Councils. In addition, the Corporation has been recommended for the \$163.4 million Investing In Canada Infrastructure Program by the Province.

13. SIGNIFICANT EVENT

During the year, there was a global outbreak of COVID-19 (coronavirus), which has had a significant impact on businesses through the restrictions put in place by the Canadian, provincial and municipal governments regarding travel, business operations and isolation/quarantine orders. At this time, it is unknown the extent of the impact the COVID-19 outbreak may have on the Corporation as this will depend on future developments that are highly uncertain and that cannot be predicted with confidence. These uncertainties arise from the inability to predict the ultimate geographic spread of the disease, and the duration of the outbreak, including the duration of travel restrictions, business closures or disruptions, and quarantine/isolation measures that are currently, or may be put, in place by Canada and other countries to fight the virus.

Buffalo Pound Water Treatment Corporation
SCHEDULE OF EXPENDITURES
[in dollars]

Schedule 1

For the year ended December 31

	Budget	2020	2019
EMPLOYEE WAGES AND BENEFITS			
Wages - permanent employees	3,200,000	3,412,683	3,329,898
Employee benefits - permanent employees	622,900	613,006	623,480
Overtime wages - permanent employees	149,400	72,385	126,944
WCB premiums	36,100	-	(6,898)
Premium pay - permanent employees	40,000	23,960	37,926
Car allowance	11,100	11,362	10,400
Clothing and boot allowance	5,700	5,632	3,654
Employee benefits - vacation, sick and termination	-	41,313	(83,488)
Employee awards and gifts	2,600	5,263	7,416
Other compensation	3,100	4,667	3,670
Health spending account	27,000	26,661	26,210
	4,097,900	4,216,932	4,079,212
UTILITIES			
Electricity	2,100,000	2,192,172	1,881,127
Natural gas	250,000	265,051	114,476
	2,350,000	2,457,223	1,995,603
CHEMICALS			
Alum	1,450,000	1,905,975	1,264,104
Granular activated carbon	646,800	283,338	632,000
Chlorine	168,000	117,194	158,558
Powder activated carbon	50,000	-	-
Polymer	40,000	6,743	27,674
	2,354,800	2,313,250	2,082,336
EQUIPMENT MAINTENANCE			
Filtration plant	345,100	413,282	402,981
Wastewater system	1,300,000	897,348	946,912
Regeneration plant	133,900	83,482	104,006
Lake pump station	82,400	1,130	42,214
Computer and communications	72,100	112,463	195,361
High power electrical	41,200	41,027	34,938
Pipeline	20,600	28,972	7,090
Maintenance and repair	892,000	76,558	142,456
Maintenance equipment	37,100	13,032	62,390
	2,924,400	1,667,294	1,938,348

Buffalo Pound Water Treatment Corporation
SCHEDULE OF EXPENDITURES (CONTINUED)
[in dollars]

Schedule 1

For the year ended December 31

	Budget	2020	2019
MISCELLANEOUS			
Insurance	103,000	90,206	128,217
General supplies	43,500	57,997	32,516
Telephone	25,000	30,563	25,883
Professional and membership fees	23,200	29,064	17,735
Travel and conventions	25,800	7,839	30,485
Fuel and gas	30,900	35,696	12,824
Stationery and office supplies	25,000	25,249	20,492
Contracted services	100,000	201,774	109,669
Advertising	10,000	2,393	10,036
Education and training	50,000	50,667	31,233
Reception and meetings	10,000	3,216	8,927
Other purchase	5,000	9,462	17,047
Vehicle license and registration	3,100	1,361	3,081
Software maintenance	25,000	17,959	23,986
Foreign exchange (gain)/loss	-	339	-
	479,500	563,785	472,131
LABORATORY SUPPLIES AND RESEARCH			
Laboratory supplies	90,000	98,760	99,874
Research	150,000	140,228	137,650
Laboratory equipment	50,000	47,555	54,942
Contract analytical	15,000	10,902	10,390
Accreditation	18,000	16,952	15,607
	323,000	314,397	318,463
BUILDING AND GROUND MAINTENANCE			
Filtration plant	130,000	138,866	197,764
Regeneration plant	10,300	1,473	8,237
Lake pump station	15,500	6,421	1,280
	155,800	146,760	207,281
ADMINISTRATION			
City of Regina administration	72,100	64,607	68,264
Board expenses	222,000	210,777	159,428
Audit services	36,100	29,998	37,379
	330,200	305,382	265,071
INTEREST EXPENSES AND BANK CHARGES			
Banking services for loan	-	1,194	(1,593)
Interest for loan	1,807,492	1,404,946	1,491,857
	1,807,492	1,406,140	1,490,264

Buffalo Pound Water Treatment Corporation
SCHEDULE OF EXPENDITURES (CONTINUED)
[in dollars]

Schedule 1

For the year ended December 31

	Budget	2020	2019
REIMBURSEMENT			
Reimbursement	-	5,736,685	-
	-	5,736,685	-

Buffalo Pound Water Treatment Corporation
SCHEDULE OF TANGIBLE CAPITAL ASSETS
[in dollars]

Schedule 2

For the year ended December 31

	General				Infrastructure				
	Land	Land	Vehicles and	Office and	Plants and	Roads	Assets Under	2020	2019
	Improvements		Equipment	Information	Facilities		Construction		
Cost				Technology					
Beginning of year	88,535	11,373	1,329,478	113,922	99,228,177	455,389	36,693,648	137,920,522	117,373,516
Add:									
Additions during year	-	-	-	-	320,560	-	22,440,803	22,761,363	20,547,006
Transfers from assets under construction	-	-	-	-	17,792,578	-	-	17,792,578	133,953
Less:									
Disposals during year	-	-	-	-	-	-	17,792,578	17,792,578	133,953
End of year	88,535	11,373	1,329,478	113,922	117,341,315	455,389	41,341,873	160,681,885	137,920,522
Accumulated amortization									
Beginning of year	-	11,373	962,565	85,814	65,464,232	47,629	-	66,571,613	64,403,901
Add:									
Amortization	-	-	60,871	13,673	3,114,910	30,205	-	3,219,659	2,167,712
Less:									
Accumulated amortization on disposals	-	-	-	-	-	-	-	-	-
End of year	-	11,373	1,023,436	99,487	68,579,142	77,834	-	69,791,272	66,571,613
Net Book Value	88,535	-	306,042	14,435	48,762,173	377,555	41,341,873	90,890,613	71,348,909

BUFFALO
POUND
WATER
BOARD OF
DIRECTORS

2020
ANNUAL
REPORT

Appendix B

BUFFALO POUND WATER						
2021 RATES						
2021 RATES APPROVED SEPTEMBER 30, 2020						
RATES	2020	2021	2022	2023	2024	2025
City Water Rate per megalitre	\$ 355.00	\$ 360.00	\$ 370.00	\$ 381.50	\$ 391.00	\$ 401.00
	0.00%	1.41%	2.78%	3.11%	2.49%	2.56%
City Capital Water Rate per megalitre	\$ 215.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
	14.36%	16.28%	0.00%	0.00%	0.00%	0.00%
Total City Rate per megalitre	\$ 570.00	\$ 610.00	\$ 620.00	\$ 631.50	\$ 641.00	\$ 651.00
	4.97%	7.02%	1.64%	1.85%	1.50%	1.56%
Electrical Rate per kilowatt-hour	\$ 0.11799	\$ 0.11799	\$ 0.12931	\$ 0.14171	\$ 0.14596	\$ 0.15034
	6.40%	0.00%	9.59%	9.59%	3.00%	3.00%
Sask Water - Water Rate per megalitre	\$ 355.00	\$ 360.00	\$ 407.00	\$ 419.65	\$ 430.10	\$ 441.10
	0.00%	1.41%	13.06%	3.11%	2.49%	2.56%
Sask Water - Capital Rate per megalitre	\$ 311.39	\$ 386.68	\$ 277.50	\$ 277.50	\$ 277.50	\$ 277.50
	13.88%	24.18%	-28.24%	0.00%	0.00%	0.00%
Sask Water Electrical Rate per kilowatt-hour	\$ 0.12979	\$ 0.12979	\$ 0.14224	\$ 0.15588	\$ 0.16056	\$ 0.16538
	6.40%	0.00%	9.59%	9.59%	3.00%	3.00%
Provincial Park Water Rate per megalitre	\$ 447.62	\$ 453.92	\$ 466.53	\$ 481.03	\$ 493.01	\$ 505.62
	0.00%	1.41%	2.78%	3.11%	2.49%	2.56%
Note: No change to rates or structure for Provincial Park and SaskWater until new agreement is executed. Assumed will occur for 2022 Budget.						
The Water Rates assume minimal growth outside of the 2 year lagged water consumption forecast, any change in growth or consumption will impact the future water rates.						

BUFFALO POUND WATER
2021 BUDGET - SUMMARY OF RESERVES (THOUSANDS OF \$)
2021 BUDGET APPROVED SEPTEMBER 30, 2020

Operating	2019	2020*	2021	2022	2023	2024	2025
	ACTUAL	FORECAST	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
Expenses	11,594.3	11,870.1	12,995.5	13,429.3	13,962.5	14,343.6	14,734.4
Revenues	13,279.1	12,951.0	13,007.1	13,459.3	13,962.3	14,360.1	14,778.2
Net Revenue (Expense) for the Year	1,684.8	1,080.9	11.6	30.1	-0.2	16.4	43.8
Balance Beginning for the Year	1,905.1	1,971.5	3,052.4	3,063.9	3,094.0	3,093.8	3,110.3
Balance End of Year	1,971.5	3,052.4	3,063.9	3,094.0	3,093.8	3,110.3	3,154.0
Capital	2019	2020*	2021	2022	2023	2024	2025
	ACTUAL	FORECAST	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
Expenses	19,626.4	33,249.5	62,188.8	84,315.9	84,015.6	53,996.5	8,078.4
Proceeds from PTIC-NRP Grant	1,309.6	15,272.0	0.0	0.0	0.0	0.0	0.0
Proceeds from ICIP Grant from Cities	0.0	0.0	16,340.1	57,190.5	57,190.5	32,680.3	0.0
Proceeds from Loans	0.0	0.0	60,000.0	0.0	0.0	0.0	0.0
Revenues	7,971.9	7,973.0	8,971.1	8,880.5	8,810.5	8,840.5	8,870.5
Net Revenue (Expense) for the Year	-10,344.9	-10,004.5	23,122.3	-18,244.9	-18,014.6	-12,475.7	792.1
Balance Beginning for the Year	55,333.1	46,540.5	36,536.0	59,658.3	41,413.4	23,398.8	10,923.0
Balance End of Year	46,540.5	36,536.0	59,658.3	41,413.4	23,398.8	10,923.0	11,715.2

14-Sep-20

Dec 31, 2019 - Board transferred \$1,552,221.72 million from Operations to Capital Reserves

* - Based on August 2020 Actuals Forecasted to YE

BUFFALO POUND WATER										
2021 OPERATING PLAN - SUMMARY OF EXPENDITURES (THOUSANDS OF \$)										
2021 OPERATING BUDGET APPROVED SEPTEMBER 30, 2020										
	2019 ACTUAL	2020 FORECAST*	2020 BUDGET	2021 BUDGET	2022 BUDGET	2023 BUDGET	2024 BUDGET	2025 BUDGET	COMMENTS	
UTILITIES										
Electricity	1,881.1	2,000.0	2,100.0	2,250.0	2,466.0	2,702.7	2,783.8	2,867.3	3.0% SPC Rate Increase + 6.4%/yr for carbon tax + UV + new electrical facilities from 2020-2025	
Natural Gas	114.5	250.0	250.0	280.0	322.0	370.3	388.8	408.3	New Buildings in 2019/2020 + \$0.50/GJ/year for carbon tax from 2019-2023 ~+10%, New Gas Supplier Nov 2018 with reduction in rates	
	1,995.6	2,250.0	2,350.0	2,530.0	2,788.0	3,073.0	3,172.6	3,275.6		
CHEMICALS										
Aluminum Sulphate & CPAC	1,264.1	1,750.0	1,450.0	1,550.0	1,612.0	1,676.5	1,743.5	1,813.3		
PAC + Other Chemicals	0.0	0.0	50.0	0.0	0.0	0.0	0.0	0.0		
Chlorine	158.6	150.0	160.0	160.0	166.4	173.1	180.0	187.2		
Polymer	27.7	30.0	40.0	35.0	36.2	37.1	38.2	39.4		
Carbon Makeup (GAC)	632.0	283.3	646.8	325.0	331.5	338.1	344.9	351.8		
	2,082.3	2,213.3	2,354.8	2,070.0	2,146.0	2,224.8	2,306.7	2,391.6		
MAINTENANCE										
Maintenance Equip (Vehicles)	62.4	36.1	36.1	36.0	37.1	38.2	39.3	40.5		
Filtration Plant Building	231.9	200.0	130.0	135.0	139.1	143.2	147.5	151.9		
Lake Pumping Station Building	1.3	10.0	15.5	25.0	25.8	26.5	27.3	28.1	LPS Generator Addition	
Regeneration Building	8.2	5.0	10.3	11.0	11.3	11.7	12.0	12.4		
Filtration Plant Equipment	456.7	400.0	345.1	355.0	365.7	376.6	387.9	399.6	Account for Backup Generators at LPS for 2021	
Lake Pump Station Equipment	42.2	10.0	82.4	90.0	103.0	126.1	109.3	112.6		
Regeneration Plant Equipment	104.0	100.0	133.9	140.0	144.2	148.5	153.0	157.6		
Capitalized Maintenance	190.5	400.0	892.0	682.0	595.0	585.0	600.0	600.0		
Wastewater System	946.9	800.0	1,300.0	1,300.0	1,326.0	1,352.5	1,379.6	1,407.2		
Pipeline	23.5	10.0	20.6	21.0	21.6	22.3	22.9	23.6		
Computer / Electronic Comms System	195.4	100.0	75.1	75.0	77.3	79.6	82.0	84.4	Computer hardware, Programming, Telephone, Access points, Security, Upgrades by MicroAge	
High Power Electrical	34.9	25.0	41.2	43.0	44.3	45.6	47.0	48.4	PMP Work, High Power PMs	
	2,298.0	2,096.1	3,079.1	2,913.0	2,890.2	2,935.8	3,007.8	3,066.3		
LABORATORY										
Research	137.6	150.0	150.0	175.0	180.3	185.7	191.2	197.0	Allow for in-kind research, partnership with universities and targeted research with 3rd parties. Research Strategy Development.	
Contract Analytical	10.4	15.0	15.0	16.0	16.5	17.0	17.5	18.0		
Lab Equipment Maintenance	54.9	50.0	50.0	51.0	52.5	54.1	55.7	57.4		
Lab Supplies	99.9	100.0	90.0	100.0	103.0	106.1	109.3	112.6		
Lab Accreditation	15.6	18.0	18.0	18.0	20.0	20.0	20.0	25.0		
	318.5	333.0	323.0	360.0	372.3	382.8	393.7	409.9		
EMPLOYEE WAGES & BENEFITS										
Salaries & Wages (Perm)	3,329.9	3,400.0	3,200.0	3,361	3,420	3,480	3,541	3,611		
Supp-Mat, Parental, Adopt Leave	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0		
Overtime Pay (Perm)	126.9	100.0	149.4	150.0	154.5	159.1	164.9	168.8		
Time Off In Lieu Banked - Permanent	2.8	1.0	1.0	1.0	1.0	1.1	1.1	1.1		
Premium Pay	37.9	35.0	40.0	40.0	41.2	42.4	43.7	45.0		
Salaries & Wages (Casual)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Overtime Pay (Casual)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Criminal Record Check	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0		
Employee Benefits (Perm)	623.5	600.0	612.9	630.0	648.9	668.4	688.4	709.1		
Employee Benefits (Casual)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Health Spending - OCE	26.2	26.5	27.0	28.0	28.8	28.8	29.7	30.6		
Telephone Allowance	0.7	0.5	2.1	2.0	2.1	2.1	2.1	2.2		
Worker's Compensation Premiums	4.9	36.1	36.1	36.1	37.2	38.1	39.4	40.6		
	4,141.2	4,202.2	4,068.3	4,248.1	4,333.5	4,419.8	4,508.9	4,608.8		
EMPLOYEE RELATED PAYMENT EXPENSES										
Car Allowance - Taxable	3.5	3.9	3.9	3.9	3.9	3.9	3.9	3.9		
Car Allowance - Non Taxable	6.9	7.2	7.2	7.2	7.5	7.7	8.0	8.2		
Boot Allowance	3.7	5.7	5.7	6.0	6.2	6.4	6.6	6.8		
Professional and Membership Dues	17.7	23.2	23.2	24.0	24.7	25.5	26.2	27.0		
Employee Awards & Gifts	7.4	5.0	2.6	5.0	5.2	5.3	5.5	5.6		
	39.2	45.0	42.5	46.4	47.7	49.0	50.3	51.7		
TRAINING & TRAVEL EXPENSES										
Business Travel	30.5	6.0	25.8	27.0	27.8	28.6	29.5	30.4		
Employee Education & Training	31.2	30.0	50.0	50.0	51.5	53.0	54.6	56.3	Training related to DCS SCADA and New Plant	
	61.7	36.0	75.8	77.0	79.3	81.7	84.1	86.7		
OFFICE & ADMINISTRATION EXPENSES										
Telephone	25.9	30.0	25.0	26.0	26.8	27.6	28.4	29.3		
Courier & Freight Charges	0.0	0.1	1.0	1.0	1.0	1.1	1.1	1.0		
Receptions, Meetings & Food	8.9	5.0	10.0	10.0	10.3	10.6	10.9	11.3		
Insurance	128.2	90.2	103.9	104.0	113.3	116.7	120.2	123.8	Main Plant substation assets added 2020 and LPS for 2021	
Software, Maintenance Charges	24.0	25.0	25.0	26.0	26.8	27.6	28.4	29.3	Software licensing, Office 365 etc.	
Board Member Expenses	133.2	135.0	150.0	150.0	154.5	159.1	163.9	168.8	CIC T2 \$14k/Member + \$20k/chair plus \$650/committee meeting + Trg + Travel + Retreat + Portal.	
Board Advisory Services/Initiatives	26.2	75.0	72.0	75.0	77.3	79.6	82.0	84.4	Policy, legal reviews, Board initiatives	
Advertising & Media Related Services	10.0	1.0	10.0	10.0	10.3	10.6	10.9	11.3		
Financial Audit Services	37.4	36.1	40.0	40.0	41.2	42.4	43.7	45.0		
CoR Administration	68.3	64.6	72.1	75.0	77.3	79.6	82.0	84.4		
Medical Services	0.0	0.0	10.0	10.0	10.3	10.6	10.9	11.3	Have medical contractor available as required through Hazco	
Contracted Services (Legal/HR/IT)	92.7	125.0	100.0	100.0	103.0	106.1	109.3	112.6	Increase usage with Incorporation, MicroAge, Fired-Up HR, Wilkinson Communications, McDougall Gaulley, Linda Allan-Hardisty	
Office Supplies	20.5	25.0	25.0	25.0	25.8	26.5	27.3	28.1		
	575.4	612.0	639.2	658.0	677.7	698.1	719.0	740.5		
MISCELLANEOUS										
Other Purchased Services/Bank Fees/Transient PCard	34.0	7.5	5.0	5.0	5.2	5.3	5.5	5.6		
General Equipment	0.0	0.0	1.0	1.0	1.0	1.1	1.1	1.1		
First Aid & Safety Supplies	32.5	40.0	40.0	40.0	40.0	41.2	42.4	43.7	Continuing to purchase safety materials and equipment	
Vehicle License & Registration	3.1	3.1	3.1	4.5	4.6	4.8	4.9	5.1		
Fuel & Gas	12.8	30.9	30.9	40.0	41.2	42.4	43.7	45.0	Fuel increase due to generators commencing in 2020	
General Plant Supplies	0.0	1.0	2.5	2.5	2.6	2.7	2.7	2.8		
	82.4	82.5	82.5	93.0	94.6	97.4	100.4	103.4		
TOTAL EXPENDITURES										
	11,594.3	11,870.1	13,015.2	12,995.5	13,429.3	13,962.5	14,343.6	14,734.4		
TOTAL OPERATING REVENUES										
	13,279.1	12,951.0	13,037.3	13,007.1	13,459.3	13,962.3	14,360.1	14,778.2		
NET SURPLUS (DEFICIT) FOR THE YEAR	1,684.8	1,080.9	22.1	11.6	30.1	-0.2	16.4	43.8		
* - Based on August 2020 Actuals Forecasted to YE										

* - Based on August 2020 Actuals Forecasted to YE
14-Sep-20

BUFFALO POUND WATER
2021 OPERATING REVENUE BUDGET - SUMMARY OF REVENUES (THOUSANDS OF \$)
2021 OPERATING BUDGET APPROVED SEPTEMBER 30, 2020

OPERATING REVENUES (THOUSANDS OF \$)	Column 1	102	11					
DESCRIPTION	2019	2020*	2020	2021	2022	2023	2024	2025
	ACTUALS	FORECAST	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET	BUDGET
General Water Charge - Regina	10,744.2	10,300.0	10,650.0	10,548.0	10,878.0	11,254.3	11,573.6	11,909.7
General Water Charge - Moose Jaw	1,844.6	1,750.0	1,899.3	1,827.0	1,887.0	1,953.3	2,009.7	2,069.2
Power Charge	611.1	800.0	402.7	551.1	603.9	661.8	681.7	702.2
Plant Water Sales	4.6	6.0	4.0	5.0	5.0	5.0	5.0	5.0
Sask Water	73.2	70.0	76.3	72.0	81.4	83.9	86.0	88.2
Miscellaneous Revenue	1.4	25.0	5.0	4.0	4.0	4.0	4.0	4.0
TOTAL	13,279.1	12,951.0	13,037.3	13,007.1	13,459.3	13,962.3	14,360.1	14,778.2

* - Based on August 2020 Actuals Forecasted to YE

14-Sep-20

BUFFALO POUND WATER
2021 CAPITAL REVENUE BUDGET - SUMMARY OF REVENUES (THOUSANDS OF \$)
2021 CAPITAL BUDGET APPROVED SEPTEMBER 30, 2020

CAPITAL REVENUES (THOUSANDS OF \$)									
DESCRIPTION	2019 ACTUAL	2020 FORECAST*	2020 BUDGET	2021 BUDGET	2022 BUDGET	2023 BUDGET	2024 BUDGET	2025 BUDGET	COMMENTS
Capital Water Charge - Regina	5,689.9	6,250.0	6,450.0	7,325.0	7,350.0	7,375.0	7,400.0	7,425.0	
Capital Water Charge - Moose Jaw	976.8	1,075.0	1,150.3	1,268.8	1,275.0	1,280.0	1,285.0	1,290.0	
Sask Water Capital Charge	56.4	60.0	66.9	77.3	55.5	55.5	55.5	55.5	
Interest	1,248.7	588.0	500.0	300.0	200.0	100.0	100.0	100.0	
Proceeds from PTIC-NRP Grant	1,309.6	15,272.0	12,390.0	-	-	-	-	-	Successful PTIC-NRP Grant - MAX of \$10.291 M Federal and \$10.291 M Provincial Funds
Proceeds from ICIP Grant from Cities	-	-	-	16,340.1	57,190.5	57,190.5	32,680.3	-	ICIP Grant - \$74,269,329 Provincial and \$89,132,108 Federal = \$163,401,437
Proceeds from Loan	-	-	-	60,000.0	-	-	-	-	\$60.0 M Loan, Based on Class 3 Estimate
TOTAL	9,281.5	23,245.0	20,557.2	85,311.2	66,071.0	66,001.0	41,520.8	8,870.5	

Note: No change to rates or structure for SaskWater or the Provincial Park until new agreements are executed. After which time a 10% ROR will be used and the capital rate included.

However, the capital charge currently applied to Sask Water as per the current agreement will be maintained until the agreement is amended but is separated from the operations revenue. A new agreement should be negotiated with SaskWater for 2019.

* - Based on August 2020 Actuals Forecasted to YE

14-Sep-20

BUFFALO POUND WATER 2021-2025 WATER SALES FORECAST (ML) 2021 BUDGET APPROVED SEPTEMBER 30, 2020						
	2020	2021	2022	2023	2024	2025
City of Regina	30,000	29,300	29,400	29,500	29,600	29,700
City of Moose Jaw	5,350	5,075	5,100	5,120	5,140	5,160
Sask Water	215	200	200	200	200	200
Provincial Park	20	20	20	20	20	20
Water Stand Sales	6	6	6	6	6	6
TOTAL	35,591	34,601	34,726	34,846	34,966	35,086

BUFFALO POUND WATER 2021-2025 POWER SALES FORECAST (kWh) 2021 BUDGET APPROVED SEPTEMBER 30, 2020						
	2020	2021	2022	2023	2024	2025
City of Regina	2,716,438	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
City of Moose Jaw	647,498	617,000	617,000	617,000	617,000	617,000
Sask Water	49,310	53,400	53,400	53,400	53,400	53,400
TOTAL	3,413,246	4,670,400	4,670,400	4,670,400	4,670,400	4,670,400

14-Sep-20

NOTICE OF MOTION

July 14, 2021

City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of MOTION at the July 14, 2021 meeting of Regina City Council.

Re: Local procurement and Economic Recovery

WHEREAS the City of Regina's Official Community Plan identifies "Economic Growth" as a "major catalyst for shared prosperity";

WHEREAS Goal 1 of Section 10 ("Economic Development – Economic Vitality and Competitiveness") of the Official Community Plan states that it aims to "Foster an environment conducive to economic vitality and competitiveness which supports the standard of living of residents in Regina and the surrounding region";

WHEREAS the City of Regina has committed to the Calls to Action embedded in the Truth and Reconciliation Commission Report;

WHEREAS the Province of Saskatchewan has engaged in a "Procurement Renewal" process that considers "Community Benefits" to obtain best value for Regina residents;

WHEREAS awarding construction, maintenance and service contracts to out of city and out of province contractors is creating economic hardship for Regina-based workers and businesses;

WHEREAS Regina is losing skilled tradespeople to other provinces;

WHEREAS the City of Regina is obliged to adhere to trade agreements and policies negotiated by the Provincial and Federal governments; and

WHEREAS a COVID economic recovery needs to be premised on a Fair Wage Policy;

THEREFORE BE IT RESOLVED that Administration prepare a report for Executive Committee for the end of Q4 of 2021 that:

1. Draws from the Province's "Procurement Renewal" policy review process;
2. Provides the implications of and recommendations for increasing the number of Regina headquartered companies that benefit from City procured construction, maintenance, goods and service contracts;

3. Enacts a Fair Wage policy on all construction, maintenance and service contracts;
4. Provides recommendations for the drafting of a social procurement policy that establishes a privileging point system for construction, maintenance and service projects over \$200,000 in value:
 - a. Organizations that employ Regina-based workers
 - b. Certificate of Recognition program (COR) safety certification
 - c. Past experience/expertise in specific projects;
5. Enact consequences of not meeting declared local labour and the fair wage policy such as financial penalties, vendor performance score and no community benefits points on future competitions;
6. Enact an inclusion approach of women, indigenous and underrepresented groups;
7. Enact a mandatory requirement for all contractors to provide all employee's Journey person and indentured apprentice certificate of qualifications within 24 hours of closing and adhere to all Saskatchewan Apprenticeship and Trade Certification requirements during construction;
8. Enact a mandatory requirement: At the request of the city of Regina procurement department a contractor Owner, President, CEO, General Manager or Branch Manager of a procured construction, maintenance or service contractor must be at city hall in person within 90 minutes of request to discuss contract details;
9. Aligns our procurement scoring process with the City's Renewable Regina objectives; and
10. Consult with a range of social and economic partners, including but not limited to the Saskatchewan Building Trades, Reconciliation Regina, and other industry and labour associations when preparing this report.

Respectfully submitted,



Landon Mohl
Councillor - Ward 10



Cheryl Stadnichuk
Councillor – Ward 1



Andrew Stevens
Councillor Ward 3



John Findura
Councillor – Ward 5



Shannon Zachidniak
Councillor – Ward 8

NOTICE OF MOTION

July 14, 2021

City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of MOTION at the July 14, 2021 meeting of City Council:

Re: Community Water Fluoridation – City of Regina

WHEREAS there is strong scientific evidence to show that community water fluoride programs reduce cavities and improve overall health for residents;

WHEREAS cavity reduction is particularly important if the young are to avoid traumatic dental work and if the elderly are to avoid dental appliances that are costly and difficult to manage;

WHEREAS community water fluoridation is critical to protect the teeth of vulnerable populations, including those with lower incomes, who do not have dental insurance, who do not have access to regular dental care, and who do not practice regular dental hygiene;

WHEREAS community water fluoridation has been identified by the Canadian Public Health Association as one of the twelve great public health milestones in the past one hundred years;

WHEREAS the use of fluoridation to prevent tooth decay has been endorsed by over ninety national and international professional health organizations including the College of Dental Surgeons of Saskatchewan, the Saskatchewan Dental Therapists Association, the Saskatchewan Ministry of Health, the Saskatchewan Public Health Association, the Canadian Dental Association, the Canadian Medical Association, the Canadian Pediatric Association, the American Dental Association, the U.S. Centre for Disease Control, the U.S. Surgeon General and the World Health Organization;

WHEREAS community water fluoridation is widely used in accordance with Health Canada regulations in a variety of Canadian cities including Halifax, Toronto, Ottawa, Hamilton, London ON, Winnipeg, Saskatoon, Moose Jaw, Lethbridge, Edmonton and Vancouver;

WHEREAS space is available in the design of the new Buffalo Pound Water Treatment Plant, with an estimated 2025 completion date, to accommodate fluoridation equipment that could serve the City of Regina; and

WHEREAS the cost of providing the City of Regina with community water fluoridation is very reasonable including an estimated \$2 million dollar, one-time equipment purchase cost and an estimated two hundred and ten thousand dollar per year cost for fluoride supplies;

THEREFORE BE IT RESOLVED that Regina City Council:

1. Direct the Administration to adopt a program of community water fluoridation similar to the one currently followed by the City of Moose Jaw and in accordance with the norms established by Health Canada; and
2. Approve the said community fluoridation program to start once the upgrades to the Buffalo Pound Water Treatment plant are completed.

Respectfully submitted,



Bob Hawkins
Councillor - Ward 2



Cheryl Stadnichuk
Councillor – Ward 1



Andrew Stevens
Councillor – Ward 3



Lori Bresciani
Councillor – Ward 4



John Findura
Councillor – Ward 5



Dan LeBlanc
Councillor – Ward 6



Terina Shaw
Councillor – Ward 7



Shanon Zachidniak
Councillor – Ward 8



Jason Mancinelli
Councillor – Ward 9

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

Sandra Masters
Mayor

NOTICE OF MOTION

July 14, 2021

City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of MOTION at the July 14, 2021 meeting of City Council:

Re: Density Target for Market Choice of Housing

WHEREAS the current minimum density target of 50 person per hectare has changed housing options in neighbourhoods;

WHEREAS the OCP Goal 3: Diversity of Housing Forms 8.11 encourage developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all neighbourhoods;

WHEREAS it is understood and accepted that the best built and sustainable communities have multiple housing options for market choice;

WHEREAS the current new neighbourhoods in the City of Regina with a minimum of 50 people per hectare target being applied are limited on market choice for purchasing, for example detached larger single family homes or single bungalow condos; and

WHEREAS other Canadian cities of similar size to Regina, such as Saskatoon, have flexible density targets depending on different neighbourhood characteristics, market demand, availability of recreation facilities and other amenities such as parks and community programs, etc.;

THEREFORE BE IT RESOLVED that City Council direct Administration to prepare a report for Regina Planning Commission by the end of Q4 2021 that includes:

1. An analysis of the implications, benefits and options for adjusting density targets to allow for market choice of housing such as larger single family homes or bungalow condo type; and
2. Engagement with the development industry and similar-sized Canadian cities for density targets to ensure, multiple housing options and balancing market choice.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lori Bresciani', with a horizontal line extending to the right.

Lori Bresciani
Councillor – Ward 4

A handwritten signature in black ink, appearing to read 'Bob Hawkins', with a horizontal line extending to the right.

Bob Hawkins
Councillor – Ward 2

A handwritten signature in black ink, appearing to read 'Landon Mohl', with a horizontal line extending to the right.

Landon Mohl
Councillor – Ward 10

BYLAW NO. 2021-50

THE REGINA AIRPORT AUTHORITY INC.
TAX EXEMPTION BYLAW, 2021

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to authorize an amendment to the 2019 Tax Exemption Agreement between the City of Regina and the Regina Airport Authority Inc. for the property used for the airport terminal and located at 5201 Regina Avenue, Regina, SK.

Authority

- 2 The authority for this Bylaw is section 262(4) of *The Cities Act*.

Changes to Tax Exemption Agreement

- 3 The Tax Exemption Agreement dated August 26, 2019 entered into by the Regina Airport Authority for the air terminal property occupied by the Regina Airport Authority Inc., located at 5201 Regina Avenue and legally described as Block B, Plan 67R33490 and Block A, Plan 68R15859 is amended to provide that commencing December 31, 2022, the tax exemption will only apply where:
- (a) the Regina Airport Authority Inc. obtains a commitment from an airline to provide daily year-round non-stop flights between Regina and at least one United States of America hub airport; and
 - (b) the Regina Airport Authority Inc ensures the airline commences the non-stop service by December 31, 2023.

Agreement

- 4 The changes to the terms and conditions of the tax exemption in section 3 shall be governed by the form of Tax Exemption Agreement Addendum attached hereto as Schedule "A".
- 5 The City Clerk is authorized to sign and seal the Addendum in section 4 on behalf of the City of Regina.

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

City Solicitor

- 6 This Bylaw comes into force on the day of passage of the Bylaw, or on the date the Agreement is executed, whichever is later.

READ A FIRST TIME THIS 14th DAY OF July 2021.

READ A SECOND TIME THIS 14th DAY OF July 2021.

READ A THIRD TIME AND PASSED THIS 14th DAY OF July 2021.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Schedule “A”

REGINA AIRPORT AUTHORITY INC. TAX EXEMPTION AGREEMENT

ADDENDUM No. #1 – Dated _____, 2021 (for reference)

This is the first addendum to the Regina Airport Authority Inc. Tax Exemption Agreement (the “Agreement”) with an effective date of August 26, 2019 between the City of Regina (the “City”) and the Regina Airport Authority Inc. (“RAA”);

WHEREAS RAA has requested amendments to the Agreement to change the dates upon which RAA is required to: obtain a commitment from an airline to provide daily year-round non-stop flights between Regina and at least one United States of America hub airport; and to ensure the airline commences the non-stop service;

AND WHEREAS the City has agreed to the requested change;

THE CITY and RAA agree as follows:

1) Subsection 3(3) of the Agreement is repealed and the following substituted:

- “(3) Commencing December 31, 2022, the exemption will only apply to the Property where:
 - (a) RAA has obtained a commitment from an airline to provide daily year-round non-stop flights between Regina and at least one United States of America hub airport; and
 - (b) the airline in clause 3(3)(a) commences service by December 31, 2023.”

2) Clause 8(h) of the Agreement is repealed and the following substituted:

- “(h) if after December 31, 2022 RAA fails to obtain a commitment from an airline to provide daily year-round non-stop flights between Regina and at least one United States of America hub airport or if that airline fails to commence air service by December 31, 2023;”

3) In all other respects, the City and RAA affirm the terms of the Agreement.

THIS ADDENDUM EXECUTED BY:

The City of Regina on _____, 2021

Per: _____ <affix corporate seal>

Regina Airport Authority

Per: _____ {seal}* Date: _____
Authorized Signing Officer DD-MMM-YYYY

(witness signature) Date: _____
DD-MMM-YYYY

AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA)

PROVINCE OF SASKATCHEWAN)

I, _____, of _____, _____,
 (Print Full Name of Signing Authority) (City) (Province)

MAKE OATH/AFFIRM AS FOLLOWS:

- 1 I am a _____ (insert position) of the Regina Airport Authority Inc. named in the Tax Exemption Agreement Addendum to which this Affidavit is attached.
- 2 I am authorized by the Regina Airport Authority Inc. to execute the Tax Exemption Agreement Addendum without affixing the Corporate Seal of the Regina Airport Authority Inc.

SWORN BEFORE ME at _____)
 _____, Saskatchewan,)
 on _____ 2021)
 _____)
 _____)

 Signature of Signing Authority

A Commissioner for Oaths or a Notary Public
 in and for the Province of _____
 My Commission/Appointment expires _____
 Or Being a solicitor

ABSTRACT

BYLAW NO. 2021-50

THE REGINA AIRPORT AUTHORITY INC. TAX EXEMPTION BYLAW, 2021

PURPOSE:	To authorize an amendment to the 2019 Tax Exemption Agreement that provides an exemption to property that is used for the airport terminal.
ABSTRACT:	Property that is used for the airport terminal will continue to receive a tax exemption which is governed by a tax exemption agreement between the parties.
STATUTORY AUTHORITY:	Clause 262(4) of <i>The Cities Act</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Executive Committee, June 16, 2021, EX21-42 and City Council, June 23, 2021, CR21-99
AMENDS/REPEALS:	New Bylaw
CLASSIFICATION:	Administrative and Execution
INITIATING DIVISION:	Financial Strategy and Sustainability
INITIATING DEPARTMENT:	Assessment & Property Revenue Services