

- Good afternoon, Your Worship and Members of City Council.
- I am Nick Kazilis, Senior Development Manager for the Regina Revitalization Initiative within the Land Development Branch at the City of Regina. Joining me is Shauna Bzdel, Director of Land & Real Estate Management and Paul Moroz, Manager of the Land Development Branch. We are here today, as the applicant on behalf of the City of Regina, for this Official Community Plan Amendment: the Proposed Yards Neighbourhood Plan. For clarity, our role is no different than a private developer seeking municipal approval of a neighbourhood plan. Also with us are external expert members of the project team to answer any technical questions.
- Firstly, we support both Regina Planning Commission's and Administration's recommendations and express our appreciation for their efforts and contributions throughout the review process. The City's Planning and Development Services Department played a distinct and separate role in this process maintaining their typical role, ensuring process and regulation was followed, as the Planning Authority.
- We would also like to acknowledge the significant contributions of thousands of members of the public from across the entire city, stakeholders and landowners who gave generously their time, energy and input to ensure the Plan reflects a shared vision. It is with this participation that we ensure the future of Regina is made in Regina and we want to say – Thank You.
- In 2011, City Council initiated the Regina Revitalization Initiative: the largest urban revitalization project in the city's history, including: New Mosaic Stadium, the Railyard Renewal Project, and the future redevelopment of Taylor Field Neighbourhood. We believe the initiative is a once-in-a-generation city-building opportunity for the City.
- In late 2015, at the direction of City Council, we began a master planning process for this project which has resulted in the Neighbourhood Plan before you today. It provides policy direction for long-term growth, development and servicing of the Neighbourhood. It aligns with the OCP and, pending your consideration, will be carried forward in more detail through the implementation of a Concept Plan. The proposed Plan sets the policy

framework for a mixed-use, pedestrian-oriented urban environment but remains flexible to accommodate changing real estate market conditions and investment opportunities over time.

- The Plan we are bringing to City Council today was created with Council direction, through a Council approved vision and guiding principles as well as with extensive stakeholder and public consultation. It is one of the City's most consultative projects to date. Thousands of citizens, stakeholders and landowners participated in several engagement opportunities, including: participation on an Advisory Committee, attendance at open houses and design charrettes, completing online surveys and through the review process. Common feedback included: improved connections between the Warehouse District and Downtown; high-quality design; sustainable development; and, improvements to Dewdney Avenue to create a compact and walkable pedestrian environment that supports new economic activity. For the Yards Neighbourhood, it is envisioned that the former CP Rail freight yard will transform from its industrial past into a vibrant and unique urban neighbourhood that supports growth in the City Centre and thereby enhances the City of Regina as a whole.
- Due diligence is a fundamental phase of the real estate development process. The Plan was informed by hundreds of pages of technical due diligence, including: environmental assessments, noise and vibration analysis, transportation analysis, market analysis and water, wastewater and stormwater servicing analysis.
- In 2018, the Government of Canada, Province of Saskatchewan and City of Regina announced more than \$33 million for public capital investment in the Yards Neighbourhood to create on-the-ground conditions to enable growth and to attract private investment.
- Your consideration of the Plan will help formalize its vision and values into policy and advance the project towards a vibrant and unique urban neighbourhood that supports the ongoing revitalization of the City Centre. It will also contribute to the OCP's goal of growing Regina's population through infill development targeting the accommodation of a significant residential population.
- Again, we support both Regina Planning Commission's and Administration's recommendations on this once-in-a-generation project, thank all of those

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involved in the creation of the Plan, and now welcome any questions City Council may have.

Nick Kazilis