

May 1, 2012

To: Members,
Finance and Administration Committee

Re: Federation of Canadian Municipalities (FCM) Green Municipal Fund (GMF) Grant
Application for studies supporting the Regina Revitalization Initiative

RECOMMENDATION

1. That the City Manager or designate be authorized to pursue a Green Municipal Fund (GMF) grant application to support background studies related to the Regina Revitalization Initiative;
2. If the grant application is approved, that the City Manager or designate be authorized to approve the subsequent GMF Agreement between the City of Regina and FCM; and
3. That the City Clerk be authorized to execute the FCM GMF Agreement.

CONCLUSION

The City of Regina (City) is in the process of applying to receive a GMF grant to support background studies related to the Regina Revitalization Initiative (RRI). It is anticipated the studies are eligible to receive a GMF grant in the range of \$175,000 to \$275,000.

Pursuant to *The Regina Administration Bylaw*, if a revenue agreement exceeds \$100,000, City Council approval of the agreement is required prior to forwarding to the City Clerk for execution. To provide for an expedient transfer of funds, it is requested that the City Manager or designate be authorized to pursue a GMF grant application and, if approved by FCM, the City Manager or designate will be authorized to approve and authorize the GMF grant agreement between the City and the FCM. Approval is also required to authorize the City Clerk to execute the agreement, pending a successful application.

BACKGROUND

The RRI was announced April 19, 2011 by Mayor Pat Fiacco and formally initiated by City Council May 30, 2011. It was discussed at that time that a process was to be developed to define a vision for the lands and a shared understanding of the outcomes of the project. City Council approved the Vision and Guiding Principles on August 22, 2011.

With the Vision and Guiding Principles providing a clear direction for the project, Administration has continued to implement the project plan, including two key elements:

1. The negotiation with Canadian Pacific (CP) Rail to acquire the CP Lands on Dewdney Avenue for future land development; and
2. The background work to investigate using a Public Private Partnership (P3) procurement process to construct a replacement for Mosaic Stadium.

DISCUSSION

The Administration has investigated, and in some cases initiated, various background studies supporting future land development, including a replacement for Mosaic Stadium, pertaining to transportation, serviceability, environmental assessment and additional development considerations. These studies are planned to be completed by mid-2013 and will inform the development of a replacement for Mosaic Stadium and the land development opportunities and constraints for the CP site and the current Mosaic Stadium site.

The City recognizes the importance of redeveloping industrial and under-utilized inner-city sites and is showcasing sustainable urban development approaches as a focus of the RRI. FCM's GMF supports initiatives like the RRI through grant funding and loans. The City will be submitting an application to the FCM GMF requesting grant funding exceeding \$100,000 to support the following studies:

- A Phase II Environmental Assessment of the CP site to identify the contamination risk, remediation options, and estimated costs for remediation;
- A Transportation Background Study that will identify existing constraints, recommend upgrades and sustainable infrastructure options, and estimate future costs;
- A Serviceability Background Study that will identify existing water, wastewater and stormwater constraints, recommend upgrades and sustainable infrastructure options, and estimate future costs;
- A Risk Assessment of residential uses near rail operations to assess the City's current setback requirements and provide recommendations for addressing the risks; and
- A Noise and Vibration Study that will identify any structural or site design standards that will need to be employed by developments alongside rail operations.

The purpose of this report is to ensure the internal approval mechanisms are in place to negotiate and receive funding if approved by FCM. Section 35 of *The Regina Administration Bylaw* requires City Council approval for all revenue agreements where the City is receiving \$100,000 or more. Administration seeks approval for the City Manager or designate to be authorized to negotiate and approve a grant agreement between the City and the FCM and authorization for the City Clerk to execute the agreement once it is negotiated.

RECOMMENDATION IMPLICATIONS

Financial Implications

FCM's GMF supports the implementation of background studies related to sustainable municipal development projects. Various background studies pertaining to transportation, serviceability, environmental assessment and additional development considerations are required to support the RRI, in particular the land development process and the replacement for Mosaic Stadium. The City anticipates it may be eligible for funding up to a maximum amount in the range of \$175,000 to \$275,000 for these background studies. Any successful award and receipt of external funding will be factored into future funding requests for RRI.

The funding application process could range from one to five applications depending on the bundling of studies specific to RRI.

Environmental Implications

The RRI encompasses the concept of brownfield redevelopment, which is a revitalization of former industrial and under-utilized land to more intensive and viable uses. As such, the entire initiative is considered an environmentally sustainable approach to city building.

The background studies will investigate the contamination level of the land and examine viable sustainable remediation, transportation and servicing infrastructure options with recommendations for future City and private sector investments.

Strategic Implications

The RRI is multi-faceted and high profile. Mayor Fiacco and City Council have shown dedication to the initiative and are committed to its success. The City, by initiating and managing the RRI, is showcasing leadership in the realm of sustainable urban development.

However, the costs related to the RRI are substantial and the City needs to access external funds to reduce costs whenever possible. The opportunity to apply for GMF is one such avenue to reduce City costs through an applicable funding source.

Other Implications

None with respect to this report.

Accessibility Implications

An aspect of the background studies will examine current accessibility constraints within the boundaries of the RRI and will provide accessibility recommendations for future development of the area.

COMMUNICATIONS

FCM oversees any public announcements related the GMF funded initiatives. The City will work with FCM to communicate the results of the application process once the results have been finalized. FCM has criteria that needs to be met for funding recognition purposes. The City will work to accommodate those requests.

DELEGATED AUTHORITY

Section 35 of *The Regina Administration Bylaw* requires City Council approval for all revenue agreements where the City is receiving \$100,000 or more.

Respectfully submitted,

Delaine Clyne, Senior City Planner
Corporate Services

Respectfully submitted,



Brent Sjoberg,
Deputy City Manager & CFO

April 30, 2012

REPORT TRANSMITTAL FORM

Re: Federation of Canadian Municipalities (FCM) Green Municipal Fund (GMF) Grant
Application for studies supporting the Regina Revitalization Initiative

Attached is the above-referenced report for submission to the Finance and Administration Committee meeting scheduled for May 1, 2012.

If there are any questions regarding the report, please contact Brent Sjoberg at 7317.

INTERESTED PARTIES

(If yes, a contact list should be attached)

YES NO

PUBLIC NOTICE REQUIRED

(If yes, when was this done)

YES NO

DRAFT REPORT REVIEW REQUIRED

<input checked="" type="checkbox"/> City Clerk	Reviewed by <u>Amber Smale - April 12</u>
<input type="checkbox"/> City Manager	Reviewed by _____
<input checked="" type="checkbox"/> Communications	Reviewed by <u>Kym Bourdin</u>
<input checked="" type="checkbox"/> Deputy City Manager	Reviewed by <u>Brent Sjoberg</u>
<input type="checkbox"/> Executive Director	Reviewed by _____
<input checked="" type="checkbox"/> Finance	Reviewed by <u>Teresa Florizone</u>
<input type="checkbox"/> Human Resources	Reviewed by _____
<input checked="" type="checkbox"/> Legal	Reviewed by <u>Jana Odling</u>
<input checked="" type="checkbox"/> Other Departments (as required)	Reviewed by <u>D Clyne/G Brown</u>
<input checked="" type="checkbox"/> Other Departments (as required)	Reviewed by <u>Sheila Harmatiuk</u>
<input type="checkbox"/> Other Departments (as required)	Reviewed by _____

Additional Comments:



DEPT. HEAD/DESIGNATE

Instructions to the City Clerk's Office: