



CITY COUNCIL

**Monday, April 24, 2017
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Agenda
City Council
Monday, April 24, 2017**

CONFIRMATION OF AGENDA

MINUTES APPROVAL

City Council - Public - Mar 27, 2017 5:30 PM

City Council - Public - Mar 28, 2017 5:30 PM

**DELEGATIONS, COMMUNICATIONS, PUBLIC HEARING BYLAWS AND
RELATED REPORTS**

DE17-49 Stephen Onda: Proposed Coopertown Neighbourhood Plan (13-OCP-06)

DE17-50 DE17-50 : Jason Carlston and Evan Hunchak – Dream Development: Proposed Coopertown Neighbourhood Plan (13-OCP-

CP17-8 Rosewood Park Alliance Church: Proposed Coopertown Neighbourhood Plan (13-OCP-06)

CR17-37 Proposed Coopertown Neighbourhood Plan (13-OCP-06)

Recommendation



OFFICE OF THE CITY CLERK

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- APRIL 5, 2017**

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by adding the Coopertown Neighbourhood Plan, which is attached to this report as Appendix E, as Part B.17.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

- DE17-51 Dale Canham, Knud Potthast and John Tsechelidis – K & J Diamond Holdings Ltd.: Zoning Amendment Application (16-Z-18) - Mainstreet Zone Amendment to Include Dental Laboratory
- CR17-38 Zoning Amendment Application (16-Z-18) Mainstreet Zone Amendment to Include Dental Laboratory

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– APRIL 5, 2017**

1. That the application to amend *Regina Zoning Bylaw No. 9250*, be APPROVED as specified in Appendix A-2.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendments.

- 2017-16 DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2017 (No. 3)
- 2017-17 THE REGINA ZONING AMENDMENT BYLAW, 2017 (No. 3)

DELEGATIONS, COMMUNICATIONS, BYLAWS AND RELATED REPORTS

- DE17-52 Steve Gammon – MMM Group Limited: Application for Discretionary Use (16-DU-27) Retail Greater Than 1000M2 in MAC Zone (Costco Wholesale) Parcel F- Aurora Subdivision
- CR17-39 Application for Discretionary Use (16-DU-27) Retail Greater Than 1000M2 in MAC Zone (Costco Wholesale) Parcel F- Aurora Subdivision

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION



OFFICE OF THE CITY CLERK

- APRIL 5, 2017

That the discretionary use application for proposed retail greater than 1000 square metres in MAC- Major Arterial Commercial Zone located at Parcel F, the Aurora Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by MMM Group and dated December 16 and 20, 2016 and January 30, 2017.
- b) The developer shall provide a landscape strip at the rear of the building to create an interface between commercial development and future residential development to the south, satisfactory to the City and prior to the issuance of a building permit.
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

CP17-9	Sinisa Stefanovic and Samson Sotomi: Discretionary Use Application (17-DU-01) - Medical Clinic and Retail (Pharmacy) - 6210 and 6212 Dewdney Avenue
CR17-40	Discretionary Use Application (17-DU-01) Medical Clinic and Retail (Pharmacy) - 6210 and 6212 Dewdney Avenue

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION

- APRIL 5, 2017

That the Discretionary Use Application for a proposed Medical Clinic located at 6210 and 6212 Dewdney Avenue, being Lots 24-25, Block 5, Plan No. AY3193, be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development is conditional on a parcel tie of the subject lots being registered on the titles prior to the issuance of a building permit.
- b) The development shall be consistent with the plans attached to this report as Appendix A-3.1 - A-3.6 prepared by KRN Tolentino Architecture and dated January 26, 2017.



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- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

CP17-10 Judith Veresuk – Regina Downtown BID: Regina Downtown Business Improvement District - 2017 Budget

CR17-41 Regina Downtown Business Improvement District - 2017 Budget

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - APRIL 12, 2017

That City Council approve the 2017 Regina Downtown Business Improvement District budget as detailed in Appendix A.

DE17-53 John Aston and Derrick Thue - Regina Airport Authority: The Regina Property Tax Bylaw, 2017 and School Division Property Tax Bylaw, 2017

CM17-6 The Regina Property Tax Bylaw, 2017 and School Division Property Tax Bylaw, 2017

Recommendation

That the City Solicitor be instructed to prepare the necessary property tax bylaws for consideration by City Council that include the municipal mill rate, the other taxing authorities' mill rates, the mill rate factors, and the business improvement districts' mill rates as outlined in this report.

2017-10 THE SCHOOL DIVISION PROPERTY TAX BYLAW, 2017

2017-19 THE PROPERTIES EXEMPT FROM TAXATION BYLAW, 2017

CITY MANAGER REPORTS

CM17-7 City-wide Stormwater Model Update – Issue and Award Request for Proposal

Recommendation

RECOMMENDATION

1. That City Council delegate authority to the Executive Director of Transportation & Utilities or designate, to negotiate, award and enter into a contract with the highest ranked proponent from the public procurement process.



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2. That City Council authorize the City Clerk to execute a contract with the highest ranked proponent upon approval of the Executive Director of Transportation and Utilities or designate.

COMMITTEE REPORTS

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

CR17-42 Fire Protection Services Agreement – Rural Municipality (RM) of Edenwold

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - APRIL 13, 2017

1. That City Council authorize the City Manager or delegate with the authority to negotiate, finalize and enter into a Fire Protection Services Agreement (Agreement) between the City of Regina (City) and the RM of Edenwold.
2. That the City Clerk be authorized to sign the Agreement on behalf of the City after review and approval by the City Solicitor.

EXECUTIVE COMMITTEE

CR17-43 The Regina Exhibition Association Limited (REAL) - Annual Report

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - APRIL 12, 2017

That the Chief Financial Officer, as the City's proxy, be authorized to exercise the City's voting rights in REAL at the Annual General meeting taking place on April 28, 2017 as follows:

- a) The following Directors be appointed to the REAL Board of Directors:
 - Jaime Lavallee - May 1, 2017 to April 30, 2018
 - Kathleen McCrum - May 1, 2017 to April 30, 2018
 - Tiffany Stephenson - May 1, 2017 to April 30, 2018
 - Ken Budzak - May 1, 2017 to April 30, 2020
 - Gordon Selinger - May 1, 2017 to April 30, 2020
- b) Receive the audited financial statements for the 2016 operating year;



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- c) Appoint auditor selected by the City of Regina through the Request for Proposal process as auditor of REAL for 2017, pursuant to section 149 of The Non-profit Corporations Act, 1995 (Saskatchewan).
- d) Approve the revised bylaws which change the name Corporate Secretary to Governance Officer.

CR17-44 Regina Warehouse Business Improvement District - 2017 Budget

Recommendation

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- APRIL 12, 2017**

That City Council approve Regina's Warehouse Business Improvement District's (RWBID) 2017 budget as detailed in Appendix A.

REGINA PLANNING COMMISSION

CR17-45 Discretionary Use Application (16-DU-26) Planned Group of Dwellings (Townhouses) – 5401 Beacon Drive

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– APRIL 5, 2017**

That the Discretionary Use Application for a proposed Planned Group of Dwellings - Townhouses located at Block D, Plan No. 102170450, in the Harbour Landing subdivision as shown in Appendix A-1 and A-2 be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.12 inclusive, prepared by North Prairie Developments Ltd. and dated December 15, 2016.
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

MOTIONS

DE17-54 Adam Hicks: Councillor Stevens: Class Trip Program

MN17-7 Councillor Stevens: Class Trip Program



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DE17-55	Larry Neufeld: Councillor Stevens: Keep Crowns Public
DE17-56	Albert Ngui: Councillor Stevens: Albert Ngui: Councillor Stevens: Keep Crowns Public Keep Crowns Public
DE17-57	Dave Kuntz: Councillor Stevens: Keep Crowns Public
DE17-58	Florence Stratton: Councillor Stevens: Keep Crowns Public
DE17-59	John Klein: Councillor Stevens: Keep Crowns Public
DE17-60	Darin Milo: Councillor Stevens: Keep Crowns Public
DE17-61	Chad Novak – Saskatchewan Taxpayers Advocacy Group: Councillor Stevens: Keep Crowns Public
DE17-62	Jeannie Mah: Councillor Stevens: Keep Crowns Public
DE17-63	Larry Kowalchuk: Councillor Stevens: Keep Crowns Public
DE17-64	Jim Holmes: Councillor Stevens: Keep Crowns Public
DE17-65	Tom Graham - CUPE: Councillor Stevens: Keep Crowns Public
MN17-8	Councillor Stevens: Keep Crowns Public

BYLAWS AND RELATED REPORTS

CM17-8	The Clean Property Bylaw, No. 9881
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Recommendation

That the City Solicitor be directed to prepare an amendment to Schedule “L” of *The Clean Property Bylaw*, No. 9881 to correct the fee for the radio frequency identification tags to be consistent with the fees City Council approved in CR15-86

2017-11	THE REGINA PROPERTY TAX BYLAW, 2017
2017-14	THE COMMERCIAL AND INDUSTRIAL PROPERTIES TAX PHASE-IN BYLAW, 2017
2017-15	THE CLEAN PROPERTY AMENDMENT BYLAW, 2017 (No. 2)



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2017-18 THE PROPERTIES EXEMPT FROM TAXATION AS A RESULT OF THE
2013 MUNICIPAL BOUNDARY ALTERATION BYLAW, 2017

2017-21 THE REGINA TRAFFIC AMENDMENT BYLAW, 2017 (No. 3)

ADJOURNMENT

AT REGINA, SASKATCHEWAN, MONDAY, MARCH 27, 2017

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Mayor Michael Fougere, in the Chair
Councillor Lori Bresciani
Councillor Sharron Bryce
Councillor John Findura
Councillor Jerry Flegel
Councillor Bob Hawkins
Councillor Jason Mancinelli
Councillor Joel Murray
Councillor Mike O'Donnell
Councillor Andrew Stevens
Councillor Barbara Young

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol
Deputy City Clerk, Erna Hall
City Manager, Chris Holden
Executive Director, Legal, Byron Werry
Executive Director, City Planning & Development, Diana Hawryluk
Executive Director, City Services, Kim Onrait
Executive Director, Transportation & Utilities, Karen Gasmol
A/Chief Financial Officer, June Schultz
Director, Assessment, Tax & Real Estate, Don Barr

PRESENTATIONS

Councillor Findura rose to introduce the 2017 Municipal Heritage Awards recipients that were approved at the February 27, 2017 meeting of City Council.

CONFIRMATION OF AGENDA

Councillor Sharron Bryce moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that a communication be added to the agenda as item CP17-4 - 2017 Provincial Budget Implications and that the rest of the items on the agenda be tabled to the March 28, 2017 special meeting of City Council.

ACOMMUNICATION

CP17-4 2017 Provincial Budget Implications

Mayor Michael Fougere moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Administration bring forward a revised 2017 budget to the April 10, 2017 City Council meeting.

ADJOURNMENT

Councillor Sharron Bryce moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 7:12 p.m.

Chairperson

Secretary

AT REGINA, SASKATCHEWAN, TUESDAY, MARCH 28, 2017

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: Mayor Michael Fougere, in the Chair
Councillor Lori Bresciani
Councillor Sharron Bryce
Councillor John Findura
Councillor Jerry Flegel
Councillor Bob Hawkins
Councillor Jason Mancinelli
Councillor Joel Murray
Councillor Mike O'Donnell
Councillor Andrew Stevens
Councillor Barbara Young

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol
Deputy City Clerk, Erna Hall
City Manager, Chris Holden
Executive Director, Legal, Byron Werry
Executive Director, City Planning & Development, Diana Hawryluk
Executive Director, City Services, Kim Onrait
Executive Director, Human Resources, John Paul Cullen
Executive Director, Transportation & Utilities, Karen Gasmol
A/Chief Financial Officer, June Schultz
Director, Communications, Myrna Stark Leader
Director, Community Services, Laurie Shalley
Director, Planning, Shauna Bzdel
Manager, Community & Cultural Development, Emmaline Hill
Manager, Environmental Engineering, Rob Court
Manager, Water & Sewer Engineering, Kurtis Doney

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

CONFIRMATION OF AGENDA

Councillor Sharron Bryce moved, seconded by Councillor Lori Bresciani that the agenda for this meeting be approved, as submitted, after tabling items DE17-29 - John Hopkins – Regina & District Chamber of Commerce and CR17-24 – 2017 Reassessment Tax Policy to the April 10, 2017 meeting of City Council, and that the delegations be heard in the order they are called by Chairperson.

The motion was put and declared CARRIED UNANIMOUSLY.

MINUTES APPROVAL

Councillor Mike O'Donnell moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that the minutes for the meeting held on February 27, 2017 be adopted, as circulated.

TABLED DELEGATIONS, PUBLIC HEARING BYLAWS AND RELATED REPORTS

(Councillor Bresciani declared a conflict of interest citing that a family member holds property in the Towns, abstained from voting and discussion and temporarily left the meeting.)

(Councillor Young arrived at the meeting.)

DE17-25 Jason Carlston – Dream Development: Proposed Towns Concept Plan Revisions (17-CP-01)

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jason Carlston and Evan Hunchak, representing Dream Development addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-21, a report from the Regina Planning Commission respecting the same subject.

CR17-21 Regina Planning Commission: Proposed Towns Concept Plan Revisions (17-CP-01)

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– MARCH 1, 2017**

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by replacing Appendix A.1 (Towns Concept Plan) of Part B.16 (Southeast Regina Neighbourhood Plan) with the Towns Concept Plan attached to this report as Appendix D.1 and Appendix D.2.
2. That the Towns Concept Plan, approved by City Council on April 25, 2016, through Report CR16-36: Regina Planning Commission - Proposed Towns Concept Plan (15-CP-03) and Zoning Bylaw Amendment be rescinded.
3. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw 2013-48*.

Councillor Mike O'Donnell moved, in amendment, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in after amending recommendations #1 and #2 as follows:

1. That Part B.16 (Southeast Regina Neighbourhood Plan) of *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by:
 - a) Deleting, from Section 1.4, the following text: “Upon approval, concept plans shall be appended to this neighbourhood plan and will inform current planning processes.”
 - b) Deleting, from Policy 8.2(g), the following text: “appended to this Neighbourhood Plan and”
 - c) Deleting, from Policy 8.2(h), the following text: “which form part of this Neighbourhood Plan”
 - d) Deleting, from Policy 8.4(d), the following text: “and appended concept plans”
 - e) Deleting Appendix A
 - f) Revising the table of content references, section references and page numbering, as required
2. Adding the following to Recommendation #2:
 - a) the proposed Towns Concept Plan, attached as Appendix D.1 and Appendix D.2 of this report, be APPROVED.

The main motion, as amended, was put and declared CARRIED.

DE17-26 Jason Carlston – Dream Development: Amendment Application (17-Z-01) -
Eastbrook Phase 2

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jason Carlston and Evan Hunchak, representing Dream Development addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-22, a report from the Regina Planning Commission respecting the same subject.

CR17-22 Regina Planning Commission: Zoning Amendment Application (17-Z-01)
Eastbrook Phase 2

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – MARCH 1, 2017

1. That the application to rezone Part of E ½, Sec 14, TWP 17, Rge 19, W2M as shown in the proposed zoning map (Appendix A-1) and described as follows be APPROVED, subject to City Council's approval of the related amended Towns Concept Plan:

- a. MR3 from DSC-Designated Shopping Center Zone to PS - Public Service Zone.
 - b. Block B from PS- Public Service Zone to MX-Mixed Residential Business Zone.
 - c. Block 30 from DSC-Designated Shopping Center to R5-Residential Medium Density.
 - d. Blocks 25, 26, and the portion of Block 23 fronting Buckingham Drive from R6-Residential Multiple Housing Zone to R5-Residential Medium Density Zone.
 - e. Portion of Block 23 not fronting Buckingham Drive, and Blocks 24, 27, 28 and 29 from R6-Residential Multiple Housing Zone to DCD12-Suburban Narrow Lot Residential.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

Councillor Mike O'Donnell moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that the recommendations from the Regina Planning Commission contained in the report be concurred in.

2017-12 DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2017 (No. 2)

2017-13 THE REGINA ZONING AMENDMENT BYLAW, 2017 (No. 2)

Councillor Andrew Stevens moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaws No. 2017-12 and 2017-13 be introduced and read a first time. Bylaws were read a first time.

No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2017-12 and 2017-13.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2017-12 and 2017-13 to indicate their desire.

Chad Novak, representing Saskatchewan Taxpayers Advocacy Group indicated his wish to address City Council. The Mayor invited the delegation to come forward and be heard. There were no questions for the delegation.

Councillor Andrew Stevens moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaws No. 2017-12 and 2017-13 be read a second time. Bylaws were read a second time.

Councillor Andrew Stevens moved, seconded by Councillor Joel Murray that City Council hereby consent to Bylaws No. 2017-12 and 2017-13 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Andrew Stevens moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaws No. 2017-12 and 2017-13 be read a third time. Bylaws were read a third and final time.

(Councillor Bresciani returned to the meeting.)

TABLED DELEGATIONS AND RELATED REPORTS

DE17-27 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Regina Revitalization Initiative Stadium Project – Delegation of Authority and RRI Stadium Reserve for Food & Beverage

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Taxpayers Advocacy Group addressed Council. There were no questions for the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-23, a report from the Regina Planning Commission respecting the same subject.

DE17-28 Kari Stenson and Jamie Singer – Saskatchewan Craft Brewers Association: Regina Revitalization Initiative Stadium Project – Delegation of Authority and RRI Stadium Reserve for Food & Beverage

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Kari Stenson and Jamie Singer, representing Saskatchewan Craft Brewers Association addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-23.

CR17-23 Executive Committee: Regina Revitalization Initiative Stadium Project –
Delegation of Authority and RRI Stadium Reserve for Food & Beverage

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE

- MARCH 15, 2017

1. That City Council delegate authority to the City Manager or designate to negotiate and approve the final operations & maintenance (O&M) agreement of the new stadium for Regina Exhibition Association Ltd. (REAL).
2. That all authority formerly delegated to the Deputy City Manager & COO position in City Council report CR13-97 be assigned to the City Manager or designate regarding the *SaskSport Stadium Lease*.
3. That City Council authorize the City Clerk to execute, after review and approval from the City Solicitor, the O&M agreement and the *SaskSport Stadium Lease*.
4. That City Council approve withdrawal of up to \$9 million from the RRI Stadium Reserve for investment in the Food & Beverage project for the new stadium.

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

Mayor Michael Fougere stepped down to enter debate.

Councillor Andrew Stevens assumed the Chair.

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

The motion was put and declared CARRIED.

DE17-30 Judith Veresuk – Regina Downtown BID: Regina Downtown Improvement
District – Expansion of Victoria Park Maintenance Building

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Judith Veresuk, representing Regina Downtown BID addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-25, a report from the Finance and Administration Committee respecting the same subject.

CR17-25 Community and Protective Services Committee: Regina Downtown Improvement District - Expansion of Victoria Park Maintenance Building

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - MARCH 16, 2017

1. That City Council authorize the Executive Director of City Services to negotiate and approve the terms of an agreement between Regina Downtown Business Improvement District (RDBID) and the City of Regina (City) for the construction by RDBID of an addition to the City's storage facility in Victoria Park to be donated to the City and leased to RDBID as further detailed in this report;
2. That the City Solicitor's office be instructed to prepare an agreement containing the terms negotiated by the Executive Director of City Services;
3. That the City Clerk be authorized to execute the agreement(s) on behalf of the City after review and approval by the City Solicitor.

Councillor Jerry Flegel moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that the recommendations of the Community and Protective Services Committee contained in the report be concurred in.

(Councillor John Findura declared a conflict prior to consideration of item CR17-26, citing involvement with the Regina Multicultural Council, abstained from discussion and voting and temporarily left the meeting.)

DE17-31 Tara Funk: Regina's Glockenspiel

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Tara Funk, representing the condo association for her building addressed Council. There were no questions for the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-26, a report from the Community and Protective Services Committee respecting the same subject.

DE17-32 Chad Novak – Saskatchewan Taxpayers Advocacy Group: Regina's Glockenspiel

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Chad Novak, representing Saskatchewan Taxpayers Advocacy Group addressed Council. There were no questions for the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-26.

DE17-33 Larry Schneider: Regina's Glockenspiel

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Larry Schneider, representing himself addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-26.

DE17-34 Alvin Knoll: Regina's Glockenspiel

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Alvin Knoll, representing himself addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-26.

DE17-35 Bryce Van Loosen: Regina's Glockenspiel

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Bryce Van Loosen, representing the Regina German Club addressed Council and answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR17-26.

CR17-26 Community and Protective Services Committee: Regina's Glockenspiel

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - MARCH 16, 2017

1. That up to \$25,000 be allocated from the General Fund Reserve to undertake detailed design for the restoration of Regina's Glockenspiel.
2. That up to \$512,000 be considered in the 2018 Capital Budget for the restoration of the structure and mechanical elements of Regina's Glockenspiel, its installation, and servicing of the selected site in the northeast corner of Victoria Park.
3. That an annual repair and refurbishment capital budget of \$2,000 be considered through the 2018 budget process.
4. That an annual programming budget of \$4,000 be considered through the budget process once the carillon bell ringing system has been installed.

Councillor Jerry Flegel moved, seconded by Councillor Andrew Stevens that the recommendations of the Community and Protective Services Committee contained in the report be concurred in.

Councillor Andrew Stevens moved, in amendment, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that recommendations #2, 3 and 4 be removed and the following be added:

- **That Administration issue an RFP for the detailed design of the structure and report back to the Community and Protective Services Committee with an estimate by Q4 of 2017.**

Mayor Michael Fougere stepped down to enter debate.

Councillor Andrew Stevens assumed the Chair.

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

The main motion, as amended, was put and declared CARRIED.

RECESS

Councillor Jerry Flegel moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that the meeting recess for 10 minutes.

The meeting recessed at 8:10 p.m.

The meeting reconvened at 8:20 p.m.

(Councillor Findura returned to the meeting.)

TABLED COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR17-27 Saskatchewan Assessment Management Agency Annual General Meeting

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE

- MARCH 15, 2017

1. That Councillor Joel Murray be appointed as the voting delegate for the City of Regina for the Saskatchewan Assessment Management Agency Annual General Meeting.
2. That other members of City Council attending the Saskatchewan Assessment Management Agency Annual General Meeting be appointed as non-voting delegates.

Councillor Andrew Stevens moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

(Councillor John Findura declared a conflict prior to consideration of item CR17-28, citing a business involvement that uses the services of the hauled wastewater station, abstained from discussion and voting and temporarily left the meeting.)

CR17-28 Regina Wastewater Treatment Plant Upgrade Project – Hauled Wastewater Station Consideration

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE

- MARCH 15, 2017

That City Council authorize the City Manager or designate to negotiate and enter into an amendment to the Wastewater Treatment Plant (WWTP) Project Agreement and any ancillary documents, to transfer the operation, maintenance, and infrastructure renewal of the Hauled Wastewater Station (HWS) to EPCOR Water Prairies Inc. (EPCOR). The negotiation and amendment to the Project Agreement would consider the following items:

- a. the placement and transfer of operating risks from the HWS;
- b. that the cost of operation and maintenance for the HWS be reasonable when compared to the initial estimates that were developed in the HWS business model of the City's cost to operate and maintain the HWS;

- c. the scope of work is only for the HWS and its associated infrastructure;
- d. that the HWS operations, maintenance and infrastructure renewal be incorporated into the Wastewater Treatment Plant (WWTP) Project Agreement and includes the remainder of the 30-year term and handback conditions from the Project Agreement;
- e. that the City retains ownership of the HWS; and
- f. that the City continues to set rates and invoice HWS users.

Councillor Andrew Stevens moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in after adding an additional recommendation as follows:

- **That item E16-42 be removed from the list of outstanding items for the Executive Committee.**

(Councillor Findura returned to the meeting.)

(Councillor Murray temporarily left the meeting.)

CR17-29 2017 Appointments to the Board of Directors for Regina Downtown BID

Recommendation

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 15, 2017**

1. That Mr. Mike Mamona and Mr. Gerry Fischer as persons who are electors of the City or are employed in the District for terms effective April 1, 2017 and expiring December 31, 2017.
2. That Mr. Bob Kasian as a person who is an elector of the City or is employed in the District for a term effective April 1, 2017 and expiring December 31, 2018.
3. That Mr. Chad Haidey and Mr. Aaron Murray as persons who are electors of the City or are employed in the District for terms effective April 1, 2017 and expiring December 31, 2019.
4. That members continue to hold office for the term indicated or until successors are appointed.
5. That the Regina Downtown BID be directed to include diversity as a requirement criteria in the selection for board members in the future.

(Councillor Murray returned to the meeting.)

Councillor Andrew Stevens moved, seconded by John Findura, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in after adding an additional recommendation as follows:

- **That item E17-9 be removed from the list of outstanding items for the Executive Committee.**

CR17-30 2017 Citizen Nominee to the Development Appeals Board

Recommendation

That Gina McGinn be nominated for appointment to the Development Appeals Board for a term effective April 1, 2017 to December 31, 2019 or until a successor is appointed.

Councillor Andrew Stevens moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR17-31 White Butte Regional Trans Canada Trail

Recommendation

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 15, 2017**

That the City of Regina endorse, participate and support the White Butte Trans Canada Trail Project as outlined in Appendix 1.

Councillor Andrew Stevens moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR17-32 2017 Canada 150 July 1st Celebration

Recommendation

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 15, 2017**

1. That City Council approve an expenditure of \$100,000 from the General Fund Reserve in support of Regina's Canada 150: Canada Day July 1 Celebrations. Funding will support free and extended transit and paratransit service, as well as general operations for the celebrations which will include policing, security, translation services, fireworks and family entertainment.
2. That City Council delegate authority to the City Manager or his designate to approve and enter into a Contribution Agreement for federal funding in the amount of \$400,000 for the Canada 150 Canada Day July 1 Celebrations.

3. That the City Clerk be authorized to execute the agreement(s) on behalf of the City after review and approval by the City Solicitor.
4. That City Council delegate authority to the City Manager or designate to approve and enter into a Contribution Agreement with the Regina Canada Day Committee for the City to provide funding to the committee of up to \$50,000 of the funding in recommendation #1 towards the July 1st celebrations.

Councillor Andrew Stevens moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR17-33 Protocol of Recognition, Partnership and Respect Between the City of Regina and File Hills Qu'Appelle Tribal Council

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE

- MARCH 15, 2017

1. That City Council approve the Protocol of Recognition, Partnership and Respect between the City of Regina (City) and File Hills Qu'Appelle Tribal Council (FHQTC).
2. That the Mayor be authorized to sign the agreement on behalf of the City.

Councillor Andrew Stevens moved, seconded by Councillor Joel Murray that the recommendations contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter debate.

Councillor Andrew Stevens assumed the Chair.

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

The motion was put and declared CARRIED.

FINANCE AND ADMINISTRATION COMMITTEE

CR17-34 Appointment of Elected Official to the Administrative Boards of the City of Regina Casual Employees Superannuation Plan and the City of Regina Elected Officials' Money Purchase Pension Plan

Recommendation

RECOMMENDATION OF THE FINANCE AND ADMINISTRATION

COMMITTEE– MARCH 7, 2017

1. That Councillor Sharron Bryce be appointed to the Administrative Boards of the City of Regina Casual Employees' Superannuation Plan and the City of Regina Elected Officials' Money Purchase Pension Plan for a term expiring October 31, 2020.

2. That the member continue to hold their position until such time as their successor is appointed.

Councillor Bob Hawkins moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR17-35 Lease of City Property 850 Arcola Report

Recommendation

RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - MARCH 7, 2017

1. That the lease of the City owned property located at 850 Arcola Avenue to Schneider's Millwork and Contractor's Inc. be approved consistent with the terms and conditions stated in the body of this report.
2. That the Administration be authorized to finalize any other commercially relevant terms and conditions of the lease documents.
3. That the City Clerk be authorized to execute the Lease Agreement documents as prepared by the City Solicitor.

Councillor Bob Hawkins moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

CR17-36 Local Improvement Program Review

Recommendation

RECOMMENDATION OF THE PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE – MARCH 9, 2017

1. That no Local Improvement Program (LIP) be developed, as outlined in Option 4; and
2. That Recommendation #2 in the report be withdrawn.

Councillor Sharron Bryce moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

TABLED NOTICE OF MOTIONS

MN17-5 Class Trip Program

Councillor Andrew Stevens gave written notice that, at the April 24, 2017 meeting of City Council, he intends to make the following recommendation:

That Administration prepare a report for Council on the development of a Class Trip Program that would waive the fee for services to daycare, primary, and secondary school teachers, students, and chaperones traveling on class trips.

MN17-6 Keep Crowns Public

Councillor Andrew Stevens gave written notice that, at the April 24, 2017 meeting of City Council, he intends to make the following recommendation:

- 1. That City Council rejects calls by the provincial government to privatize any portion of Saskatchewan's Crown Corporations.**
- 2. That City Council affirms the economic benefit of wholly-publicly owned Crown Corporations for the City of Regina.**
- 3. That the outcome of this motion be communicated to the Ministers responsible for the respective Crown Corporations by letter from Mayor Fougere on behalf of City Council.**

ADJOURNMENT

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

The meeting adjourned at 8:50 p.m.

Chairperson

Secretary

April 20, 2017

To: His Worship the Mayor
and Members of City Council

Re: Proposed Coopertown Neighbourhood Plan (13-OCP-06)

Dear City of Regina Councillors,

I ask to make this brief presentation to demonstrate my support of the Cooper Town Neighbourhood Plan.

The ability of Regina to provide choice and opportunity for growth is greatly appreciated. I believe that the timelines for the 'build out' of Cooper Town are reasonable in that they take a long view to what our city will become over time.

I encourage the City to continue to consider the initiative of Rosewood and to prioritize the development opportunities that exist there. Notably the elementary school, the existing faith based presence, the well grown root of community and the early infrastructure (admittedly limited) which allow for early development activity.

Rosewood has provided community leadership through out its history.

Scaling the start of what will become a larger and greater community in Regina with build starts in Rosewood appears to be a natural step.

Scaling would also allow existing infrastructure to be fully realized as more future proof strategies are developed and realized.

Building out land in its early development phases will help pay for that future infrastructure.

A concept plan approval and build start capabilities will greatly assist in predicting the overall development horizons.

By embracing a limited but innovative development start in Rosewood is truly the start of the road to the not so distant future.

Thank you

Stephen Onda
Sundog Developments Ltd.
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Regina, SK
S4S 0T5



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F +1 306.347.8108

To: His Worship Mayor Fougere and Members of City Council

Delegation: Dream Developments

Re: **Coopertown Neighbourhood Plan (13-CP-06)**

I am Jason Carlston, here with Evan Hunchak, and we represent Dream Development.

First, we thank your administration for the work they have done on this file, with particular thanks to Jeremy Fenton and Ian Cantello for quarterbacking the review process to a successful conclusion. The report before you provides a solid overview of the plan's organizing elements, in which Dream supports.

Dream has been working on the Coopertown Plan and its many iterations for several years, culminating in what the Administration has in front of you today. Ultimately, it will be the City's largest new complete neighbourhood, as identified in the Official Community Plan.

Some of the key characteristics of Coopertown include:

- That it is designed around an urban centre that will serve future as well as the existing populations.
- It will comprise 6 distinct neighbourhoods each with their own identity and a neighbourhood hub. The neighbourhoods will be well connected to each other through the road and open space networks.
- The area will offer a mix of housing types and densities in a generalized grid network of streets to aid in connectivity and traffic circulation.
- A connected open space network with a centralized zone level park and perimeter pathway system.

In planning Coopertown, it is important to note that we have considered not only how it is organized within the plan area, but also how it relates to the existing adjacent communities and networks. The policies in this document take this into account and the location of the urban centre at Rochdale Boulevard and Courtney Street demonstrates this important consideration.

In sum, as the Administration's report notes, the Plan is consistent with the policies in the OCP and we concur with the recommendations before you.

We are prepared to provide any further information or address questions.

Thank you for your time and consideration.

Jason Carlston
VP Land



April 24, 2017 Rosewood Park Alliance Church Delegation to Council (13-OCP-06)

Your Worship The Mayor, Councillors and City Staff, I we apologize that we are not able to attend the Council meeting on April 24, 2017. We are excited to see the Coopertown Neighbourhood Plan progress through to approvals and wish we could have been present for the meeting. In lieu of attending, we have prepared the following letter on behalf of Rosewood Park Alliance Church and Troika Management to present our response to the City's proposed Coopertown Neighbourhood Plan.

The Church is a long standing member of the Regina Community. Founded in 1958, it has a deep-rooted and long-term interest in: welcoming/settling new immigrants to the City where we have 5 pastors dedicated to these activities; providing attainable housing such as the 72 units developed on our site on Grey Street; supporting and providing a home for social and cultural facilities and activities like child care and music and youth programming offered within the Church; and most recently developing a model, sustainable new community in the Coopertown Neighbourhood – Rosewood Park, for which we received initial approval by this Council in 2014.

Today, we are pleased to report that the Church and Troika have continued to pursue these interests, most recently represented by the new elementary school that will open in Rosewood Park this fall, nearly three years after Council supported our initial Vision for Rosewood Park.

In 2013, Dream held an initial public engagement session on the Coopertown Neighbourhood Plan. Since that time, we have been working with Dream and the City in the evolution of the Plan that is before you today. Since 2013, significant improvements have been made to the Plan including the central public realm component (i.e., the "Channel") that will serve to knit together the various communities contained within the Plan as well as a much improved infrastructure plan (i.e., reductions in the number of lift stations) that will bring efficiencies to the City which, in the end, will reduce costs for homeowners and the tax payer. These efficiencies were brought about through collaborative planning of various parties working within the policy framework of the OCP.

Approval of the Neighbourhood Plan, which we support, is just the beginning of the work required to realise these communities. We look forward to further collaboration with this Council and City staff in approving the Rosewood Concept Plan and subsequent subdivision/rezoning in order to begin construction this year.

In discussions with City staff, they have informed us that they are aware of the inconsistent language between the staff Report and the Coopertown Plan regarding wet well expansion, and assured us that the Secondary Plan policy will prevail in future decision making regarding this matter.

To close, we acknowledge the hard work of administration in preparing this Neighbourhood Plan. We look forward to continuing to work with the City in building Regina's communities.

A handwritten signature in blue ink, appearing to read 'R. Threlfall'.

Rich Threlfall
Vice-President, Development
Troika Management Corp

Jerven Weekes
Lead Pastor
RPAC

Troika Management Corp.
302-554 Leon Ave | Kelowna, BC | V1Y 6J6
Phone: 250.869.4945 | Fax: 1.866.824.9417

April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: Proposed Coopertown Neighbourhood Plan (13-OCP-06)

RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- APRIL 5, 2017**

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by adding the Coopertown Neighbourhood Plan, which is attached to this report as Appendix E, as Part B.17.
2. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

REGINA PLANNING COMMISSION – APRIL 5, 2017

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

Ian Cantello, City Planner I, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

Jason Carlston and Trevor Williamson, representing Dream, addressed the Commission.

Recommendation #3 does not require City Council approval.

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: David Bale, Pam Dmytriw, Phil Evans, Simon Kostic, Andre Kroeger, Laureen Snook and Steve Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on April 5, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That *Design Regina: The Official Community Plan Bylaw No. 2013-48* be amended by adding the Coopertown Neighbourhood Plan, which is attached to this report as Appendix E, as Part B.17.

2. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw No. 2013-48*.
3. That this report be forwarded to the April 24, 2017 City Council meeting for approval.

CONCLUSION

The proposed Coopertown Neighbourhood Plan (Coopertown Plan) provides a strategy for transitioning, over the long-term, a large section of Regina's northwest quadrant from its current agricultural state to a fully urbanized landscape that will include new neighbourhoods, an urban centre, a new zone-level park and a potential high school. The area subject to the Coopertown Plan policies (plan area) will accommodate part of the City of Regina's (City) 300,000 (300K) population growth target and has the potential to accommodate at least 36,000 people. The plan area also includes lands for "Future Long-Term Growth" (beyond the 300K population horizon).

Underpinning the Coopertown Plan, is a high-level strategy for accommodating transportation and utility servicing. The Coopertown Plan identifies network routing for major transportation and utility systems within the plan area, and provides direction for constructing or upgrading the required off-site infrastructure required to accommodate the full development. Infrastructure development will primarily be the responsibility of the land developers and will be incrementally phased-in over time as the plan area builds out. Although most of the required infrastructure will be oriented towards the plan area, some upgrades to city-wide systems are also necessary, including upgrades to the primary water pressure zone. Preparation of water and wastewater master plans are underway and are scheduled for completion by 2018. These plans will provide direction for upgrading city-wide systems and accommodating long-term growth.

The Coopertown Plan substantially conforms to *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP), which provides overarching policy direction for city-wide growth and development including the preparation of neighbourhood plans. Furthermore, preparation of the Coopertown Plan has included a review of the site conditions and servicing solutions. The process has involved public and stakeholder engagement, including an open house and direct consultation with the Government of Saskatchewan (Government) and the RM of Sherwood (RM). Considering the conformity with the OCP and the due diligence exercised respecting analysis and consultation, Administration recommends approval of the Coopertown Plan.

BACKGROUND

The plan area is 745 hectares in size and is situated in the northwest quadrant of the city, spanning the area between Armour Road and 9th Avenue North (north to south) and between the Regina Bypass and Courtney Street (west to east) (See Appendix A, B). The plan area was incorporated into the city through multiple boundary alterations and currently consists of cultivated farmland and the following built features: a church, school site, scattered country

residential properties, a City-owned wastewater facility and hydrocarbon pipelines. The Regina Bypass, which is currently under construction, flanks the west side of the plan area.

Preparation of the Coopertown Plan commenced in 2013 and was precipitated by two proposed new neighbourhoods: Rosewood Park and Elmbridge. The proposed Elmbridge (to be renamed) neighbourhood will be located in the southeast part of the plan area. Rosewood Park will be located along the east side of the Plan area and will include the Rosewood Park Alliance Church and a new joint-use school scheduled for completion in 2017. Preparation of concept plans for both of these proposed new developments is underway; however, the Coopertown Plan must first be approved, as it provides overarching policy for the plan area as a whole.

Although preparation of the Coopertown Plan commenced in 2013, the process was impacted by the construction of the new joint-use school and the establishment of a phasing and financing plan. The acquisition of land and the construction of the new joint-use school was deemed a priority by both the City and the Government due to capacity limitations within existing schools. Direction to secure a site in the proposed Rosewood Park neighbourhood was provided through City Council Report CR15-81 (July of 2015). City Council's direction required the Administration to direct staffing resources towards the acquisition of the school site and towards securing of a servicing agreement as a priority matter. The school site subdivision has been secured and the new school is scheduled to be operational by fall of 2017.

A city-wide phasing and financing plan was approved by City Council during the review of the proposed Coopertown Plan, which has had implications for the plan area phasing. The phasing and financing plan was approved via an amendment to the OCP in December of 2015 and sets forth the sequencing of development phasing within the identified 300K lands (lands that will partially accommodate the City's population's growth to 300,000 people). As per the phasing maps and policies of the OCP, Rosewood Park and Elmbridge are both identified as initial development opportunities. The relationship between the plan areas for the Coopertown Plan, Rosewood Park and Elmbridge concept plan areas is included as Appendix C.

The Coopertown Plan will advance the residential and employment objectives of the OCP and will provide opportunities for expanding the City's population to 300K and beyond. Following approval of the Coopertown Plan, the City will be reviewing concept plans pertaining to two proposed new neighbourhood developments. These concept plans will identify the specific locations for land-use distribution, parks/open space and transportation networks within their respective study areas and will provide direction for subsequent rezoning and subdivision. Should these concept plan applications advance, they will be presented to Regina Planning Committee (RPC) and City Council for approval consideration at a future date.

DISCUSSION

Land-Use Overview

The Coopertown plan area encompasses approximately 745 hectares of land, which will eventually include six new residential neighbourhoods, a mixed-use urban centre, a zone-level park, a high school and a potential commercial/industrial park area. Underpinning the plan area will be a grid of streets and pathways, which will allow for multiple travel options, a high-level of connectivity and efficient wayfinding. The Coopertown Plan will provide high-level land-use and servicing strategies only, as detailed concept plans will be prepared for each major development phase as a prerequisite for rezoning and subdivision. A copy of the Coopertown Plan land-use map is attached to this report as Appendix D and the full Coopertown Plan document is included as Appendix E. The following, is a more detailed land-use summary.

The majority of the plan area is reserved for residential development. Residential will occur within the context of six proposed new neighbourhood units, which will accommodate a total population of approximately 36,000 people. Each neighborhood unit will be underpinned by an integrated block pattern, will include parks and other focal points and will interconnect with adjacent neighbourhoods through a permeable grid street network. The policy of the Coopertown Plan reinforces, and expands upon, the OCP-Part A *Guidelines for Complete Neighbourhoods*. As per the policies of the Coopertown Plan, all neighbourhood units will include a variety of residential typologies, will adhere to neighbourhood design principles and will achieve a minimum population of 50 people per net hectare (50pph). The intent of the Coopertown Plan to support a diversity of residential types and a minimum density of 50 pph is supported by OCP – Part A policies (Section C – Policy 2.11.2; Section D6 – Goal 3).

Commercial development will be situated in three contexts: an urban centre, neighbourhood hubs and within a flex area. The urban centre will serve as a shopping and active destination for all plan area residents, as well as existing adjacent neighbourhoods and will consist of mixed-use (main street) development and some stand-alone buildings, such as grocery stores, etc. The Coopertown Plan also supports the clustering of small-scale commercial opportunities within the context of the new neighbourhoods (neighbourhood hubs). These neighbourhood hubs could include local/neighbourhood oriented commercial and would be centrally located and within walking distance of residents. The establishment of the urban centre and the neighbourhood hubs is supported by OCP - Part A policies, as these elements support the overarching goal of achieving sustainable communities (Section D5 – Goal 3; Policy 7.10).

In addition to the neighbourhood-oriented commercial opportunities, the plan area supports the development of a potential commercial/ industrial park in the southwest area. The identified flex area has the potential of accommodating either a new residential neighbourhood or a commercial/ industrial park based on market demand and further assessment of land-use constraints and transportation access. The area identified as flex area is constrained by the

Regina Bypass interchange; the drainage channel and existing hydrocarbon pipelines; therefore, further assessment of the development potential must be undertaken before assigning land-use. The establishment of commercial development is supported by OCP- Part A policies, as a means of enhancing the city's employment base (Section D5 – Goal 4; Policy 7.22).

Transportation Servicing

The plan area will include a network of local, collector and arterial roads, and will be framed by the provincial Regina Bypass (west boundary); Armour Road (north boundary); Courtney Street (east boundary); 9th Avenue North/ Ring Road (south boundary). The internal street network will follow a grid pattern and will allow for a high level of internal connectivity within the plan area. The plan area will be well connected to the lands to the east; however, connectivity to the west and south will be limited due to the location of the Regina Bypass and Ring Road, which will be high-capacity thoroughfares with limited access. Armour Road, which frames the north boundary, will be subject to further analysis in the future to determine its function and design.

The road networks framing the plan area have significant implications for traffic management and are, or will be, subject to analysis and upgrades. Although the design of the Regina Bypass has significantly advanced, and construction completion is scheduled for October 2019, negotiations respecting implications for the plan area are still underway. By mid to late 2017, it is expected that solutions for 9th Avenue North will be identified, which relate to the spacing and design of intersections, as well as the classification (function/design) for 9th Avenue North itself.

Courtney Street, which frames the east boundary of the plan area, is a key roadway and is integral for the two initial phases of development (Rosewood Park and Elmbridge). Courtney Street is currently developed as a two lane collector roadway; however, it will ultimately be designed and constructed as an arterial roadway (e.g. four lanes). The construction of Courtney Street to an arterial classification will be developer funded and the timing of its construction will be determined through the concept plan process and associated transportation analysis. Courtney Street will include a multi-use pathway, pedestrian crossings and multiple signalized intersections. Land for a potential future interchange at the intersection of Courtney Street and 9th Avenue North will be reserved and protected.

The Coopertown Plan supports active transportation (e.g. walking, cycling) and transit options. The plan area will include a network of sidewalks, on-street bike lanes and multi-use pathways. The pathway network will interconnect with major open space and amenity features, including the zone-level park/ high school site and the urban centre. Transit will be supported via the collector roadway grid, which will allow for a variety of transit routing options and will ensure that all residential properties will be within walking distance of a roadway with transit potential. The delivery of transit services will be phased-in over time and the ultimate transit route will be determined as the plan area builds-out. The provision of active transportation and transit options are key requirements of the OCP – Part A policies (Section D3 – Goal 2; Goal 5).

Water Servicing

The plan area straddles two pressure zones: the primary pressure zone and the north pressure zone. The north pressure zone, which was commissioned in 2013, applies to lands north of the hydrocarbon pipeline corridor and, with regard to Coopertown, has sufficient pressure and capacity to accommodate additional development within its service area. The primary pressure zone, which applies to lands south of the hydrocarbon pipeline corridor, has limited potential to accommodate additional development within its service area due to existing and expected water pressure deficiencies. This matter will be assessed through the concept plan process and will be subjected to further review at the subdivision stage, as was done with the recently approved Towns Concept Plan, Greens on Gardiner concept plans, Tower Crossing Secondary Plan.

As part of the currently underway water master plan study, the City is exploring potential long-term solutions to ensure that a minimum level of service for water service will be maintained. Funds have been set aside to complete a pre-design study for a potential new pressure zone(s) or alternate solution. This study will begin at an appropriate point during the course of the water master plan study. The timing of a resolution to the water pressure issue will be subject to budget approval from City Council, as well as recommendations on the proposed solution.

Wastewater Servicing

City-wide wastewater analysis indicates that the collection system, accommodating the neighborhoods east and south of the plan area, as well as the city-wide system generally, would operate at capacity or near capacity during a major storm event. Facilities that are experiencing capacity limitations include: Westhill Lift Station (WHLS); Mapleridge Lift Station (MRLS); Northwest Trunk and the McCarthy Boulevard Pumping Station (MBPS), which is the main collection point for all wastewater prior to forcemain discharge to the wastewater treatment plant. Development of the plan area would overload the existing wastewater system facilities, unless upgrades to the existing system or the construction of new facilities are completed.

The Coopertown Plan recognizes the need for one new wastewater lift/pump station to accommodate the plan area. As it is the City's preference that operational efficiency be enhanced by eliminating redundant, inefficient or aging facilities, the new Coopertown wastewater lift/pump station will be designed to accommodate, at a minimum, the service area associated with the MRLS facility. The new wastewater lift/pump station will also be designed to allow for potential future expansions to accommodate a broader service area (e.g. WHLS service area).

The Coopertown Plan supports the eventual decommissioning of the MRLS, as the Coopertown wastewater trunk system will be extended to the MRLS service area as part of Phases 2 and 3 of the Coopertown development. Until such time as the Coopertown wastewater trunk lines are extended to the MRLS service area, the MRLS may continue to be used. As the MRLS will be decommissioned, the Coopertown Plan supports minor upgrades only to the MRLS, which will

be sufficient to accommodate the new joint-use school and portions of Phase I (Rosewood Park) neighbourhood - major upgrades (e.g. expansion of the wet well) will not be permitted.

There are multiple options respecting the location and the catchment area for the proposed new wastewater lift/pump station. Through the preparation of a city-wide wastewater master plan, which is expected to be completed in 2018, information will be available regarding catchment area options and implications for existing facilities. The new wastewater lift/pump station will need to be designed to accommodate initially, or through expansion opportunities, the MRLS catchment area at a minimum. This facility may discharge directly to the McCarthy forcemains. Maximizing the efficient use of new infrastructure investments is an OCP goal (Section B – Goal 2; Policy 1.3.3; Section C – Goal 2).

Storm Water Servicing

The Coopertown Plan provides a high-level solution for accommodating the storm water drainage associated with the plan area, as well as existing drainage from adjacent lands. The plan area is divided between two catchment areas, which will accommodate the drainage for their respective service areas in different ways. The majority of the plan area will drain into an engineered drainage channel which drains south, across 9th Avenue North and into Wascana Creek. This drainage channel will accommodate storm water drainage and will also act as a key community amenity by accommodating landscaping and a multi-use pathway. The drainage channel will be constructed incrementally, over time, and will be developer funded.

In addition to the primary catchment area, which will be served by the drainage channel, the plan area includes a smaller catchment area in the southeast part of the plan area that will be served by an existing storm water sewer at Fairway Road. It is expected that this existing storm water sewer has the potential to accommodate most of the proposed development within the proposed Elmbridge Phase I neighbourhood; however, this will be assessed at the concept plan stage.

As the drainage channel is a major infrastructure project, which will be constructed incrementally over time, from south to north, the Coopertown Plan supports an interim storm water solution for the proposed Rosewood Park Phase I neighbourhood, as this development area has the potential to advance ahead of the drainage channel construction. The Coopertown Plan requires that any interim solution be developer funded and managed and that the interim system be designed so that it can eventually connect with the Coopertown drainage channel.

Parks and Open Space

The plan area will include an array of park and open space features, which are interconnected through an active transportation (walking and cycling) network. Parks will be strategically located to serve population catchment areas, act as neighbourhood focal points and to synergize with compatible land-uses. The location, size and function of parks will be determined through the concept plan process, further refined at the time of subdivision and will be in accordance with the City's Open Space Management Strategy (OSMS).

Neighbourhood-level parks will provide space for multipurpose sport fields, as well as complementary unscheduled recreation activities, such as playgrounds, sport courts and general lawn-based recreation. As an integral component of all neighbourhoods, neighbourhood-level parks will be centrally located and highly visible and accessible. Neighbourhood-level parks will be provided through the subdivision process via municipal reserve dedication.

In addition to neighbourhood-level parks, it is anticipated that the plan area will include specialized park space, including a zone-level park and a dog park(s). The zone-level park will be a major feature within the plan area and will provide space for multiple multi-purpose sports fields, as well as sports courts, skating areas and a skateboard facility. As the zone-level park is a major feature of significant size, all of the Coopertown neighbourhood areas will need to allocate some of their municipal reserve potential towards the zone-level park. It is expected that the zone-level park will be constructed as part of the last phase of the 300K lands.

In addition to park space provided via municipal reserve dedication, the Coopertown Plan potentially supports other forms of publicly accessible open space. The plan area includes a hydrocarbon pipeline corridor and a drainage channel. Although these facilities are primarily oriented towards utility functions, they also have the potential, pending further review and assessment, to accommodate pathway and recreational uses.

Civic Uses

Civic uses include schools, fire halls and recreation facilities. The development of new schools is the responsibility of the Government and the school authorities. Although it is difficult to predict when and where a new school will be built, the City will continue to consult with the relevant parties through the concept plan processes to determine school requirements. At a high-level, the Coopertown Plan supports the establishment of new schools in all identified neighbourhood areas and supports the construction of at least one new high school, which, if needed, is expected to be built adjacent to the proposed zone-level park. In addition to future school opportunities, the plan area will be served, from the development outset, by the new joint-use school.

Fire halls are another important civic use. The nearest existing fire hall is Fire Station #6, which is located approximately two kilometers east of the plan area, at 303 Rink Avenue. As the Coopertown plan area is extensive, there may be a need for an additional fire hall(s) as part of future development phases. The need for additional fire halls will be assessed through the concept plan from process via consultation with the appropriate authorities.

RECOMMENDATION IMPLICATIONS

Financial Implications

Land developers will be expected to pay for the preparation of all concept and detailed plans and supporting studies to the satisfaction of the City and construction of all infrastructure associated

with their proposed developments within the Coopertown plan area build-out. Any infrastructure items eligible for Servicing Agreement Fee (SAF) funding shall be in accordance with the *Administration of Servicing Agreement Fees and Development Levies* policy. The infrastructure relating to interim service that is built and funded by the developer will continue to become the developer's responsibility to operate and maintain throughout the period of the need of the interim service for the development.

The municipal infrastructure that is built and funded by the developers will become the City's responsibility to operate and maintain through future budgets. It is expected that the first phase of development will impact the City's budgets beginning in late 2018 or 2019.

Strategic Implications

Conformity with OCP – Part A Community Priorities		
Community Priority (OCP – Part A; Section A)	Coopertown Plan Policy/ Section	Coopertown Plan Policy Summary
Complete Neighbourhoods	4.2.2(b); 4.5.2(a); 5.1.1(b); Fig. 10	All new neighbourhoods in Coopertown shall include a diversity of housing; neighbourhood hubs; multi-modal transportation options; open space
Heritage, Culture, Recreation	4.5.2(a)	All new neighbourhoods in Coopertown shall include an array of park types
Diverse Housing Options	4.2.2(b)	All new neighbourhoods in Coopertown shall include a diversity of housing
Active Transportation	5.1.1(b); Fig. 10	Coopertown Plan shall accommodate an extensive active transportation network
Environmental Sustainability	4.2.1; 4.4.2(a)	Compact neighbourhoods will utilize lands and infrastructure more efficiently; medium and heavy industrial is prohibited
Financial Viability	4.2.1; 5.3.2(b)	Compact neighbourhoods will utilize lands and infrastructure more efficiently; one new lift/pump station only (to maximize efficient use and to decrease operational costs)
Economic Prosperity	4.3; 4.4	Coopertown Plan supports two new employment areas, including a potential business park
Regional Cooperation	N/A	Due diligence regarding inter-municipal engagement has been undertaken

Environmental Implications

As part of the review process, a comprehensive site analysis was undertaken for the plan area by qualified professionals, which included assessments of environmental, heritage/historical and geotechnical conditions. As per the conclusion of the site analysis, the plan area is deemed to be suitable for the intended use as there is no evidence of significant contamination or other obstructions to development. In addition, there are no issues associated with water table, soil or stability conditions. Furthermore, it is anticipated that the potential for heritage/historical resources is low. The low potential for natural habitat is largely due to the fact that the plan area has been subject to significant cultivation over a prolonged period. Through the concept plan process, a further assessment of site conditions may be required (e.g. wetland potential).

In terms of land-use implications, it is not expected that there will be any land-use activity that will pose as an environmental issue, as heavy industrial is prohibited and the allowable uses are deemed to be low-impact from the perspective of off-site and environmental impacts. The Coopertown Plan supports a compact, mix-use environment, which will include multi-modal and active transportation networks. The anticipated density and design will help support an efficient use of land and infrastructure. For these aforementioned reasons, Administration suggests that the Coopertown Plan meets the OCP's environmental objectives.

Other Implications

None with respect to this report.

Accessibility Implications

Paratransit service will be provided to the neighbourhoods as required. In accordance with the OSMS, there must be accessible elements in every new playground in the city.

COMMUNICATIONS

Consultation has included engagement with affected landowners, the general public, regional stakeholders and experts internal and external to the City that influence the planning process (e.g. school authorities; various ministries of the Government; utility providers, etc.).

Public Engagement

An open house respecting the proposed Coopertown Plan, which drew approximately 100 attendees, was held November 27, 2013 at the Ecole Centennial Community School. The comments received related primarily to phasing of development, traffic and open space planning. The Coopertown Plan responds proactively to the majority of concerns by supporting, as Phase I, two neighbourhoods, one in the south part and one in the north; requiring that Courtney Street be

a multi-modal street with multi-use pathway and traffic calming via multiple signalized intersections; supporting a comprehensive park and open space system.

In addition to engagement that occurred during the review process, the public will have the opportunity to provide comments, respecting the proposed Coopertown Plan, directly to the Regina Planning Commission and Council. The Council session includes a legislatively required public hearing, which will be advertised.

Landowner Engagement

There are approximately ten landowners within the Coopertown plan area, and consultation with these landowners has occurred periodically throughout the review process. At the outset of the review process, letters of support, for the planning review, were obtained from a majority of the landowners. The landowners were engaged at the beginning of the plan review, again through the open house; again as part of the review of the draft Coopertown Plan and again as part of the finalization process. No landowners have indicated their opposition to the Coopertown Plan.

Stakeholder Engagement

The draft Coopertown plan was circulated for review to applicable stakeholders including Plan area landowners, various ministries of the Government, the school authorities, the health region, community associations; Economic Development Regina Inc., utility operators and the RM. As the plan area abuts the Regina Bypass, consultation with the Ministry of Highways and Infrastructure has occurred and is ongoing.

DELEGATED AUTHORITY

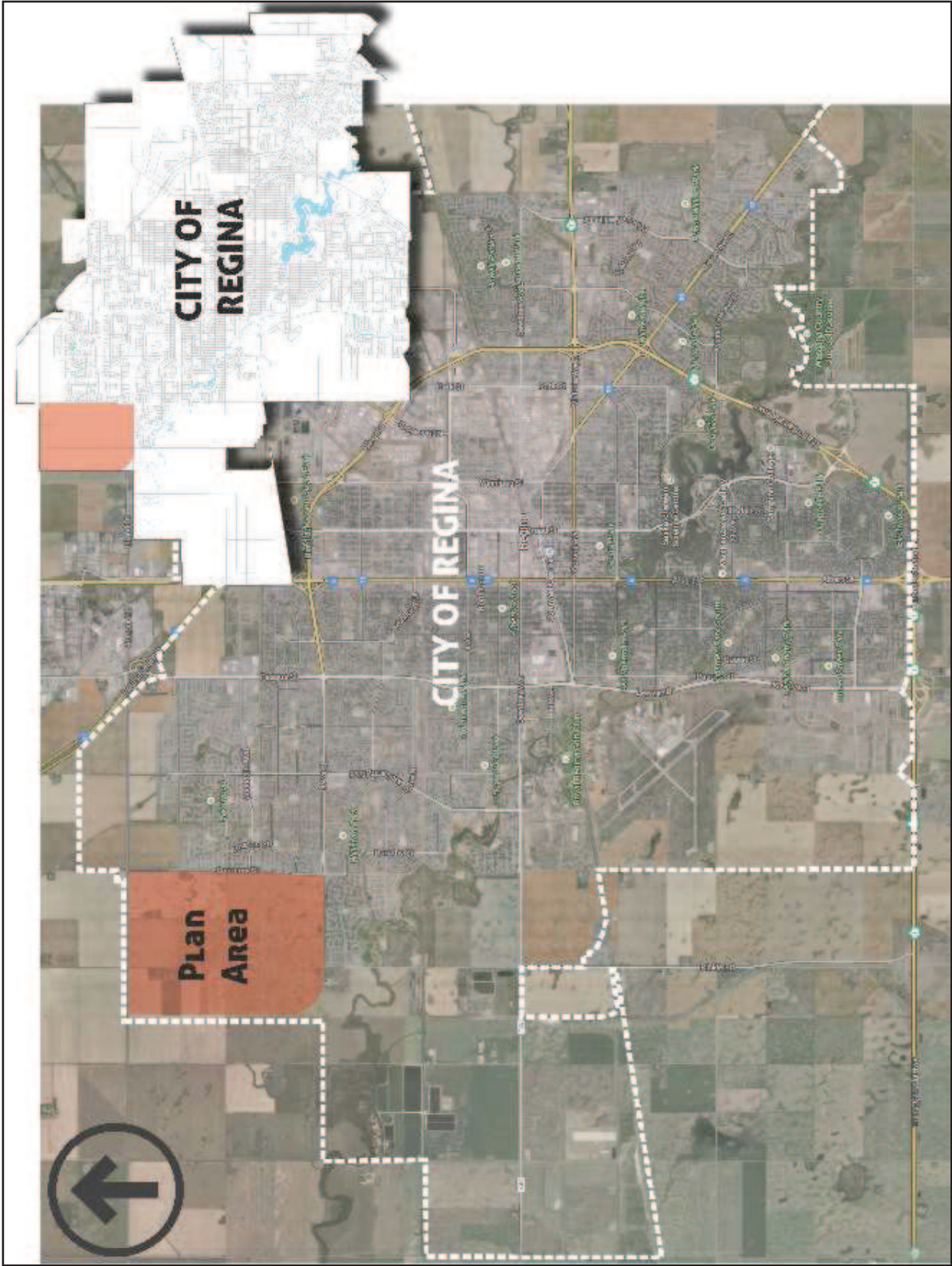
City Council's approval of Official Community Plan amendments is required pursuant to *The Planning and Development Act, 2007*.

Respectfully submitted,

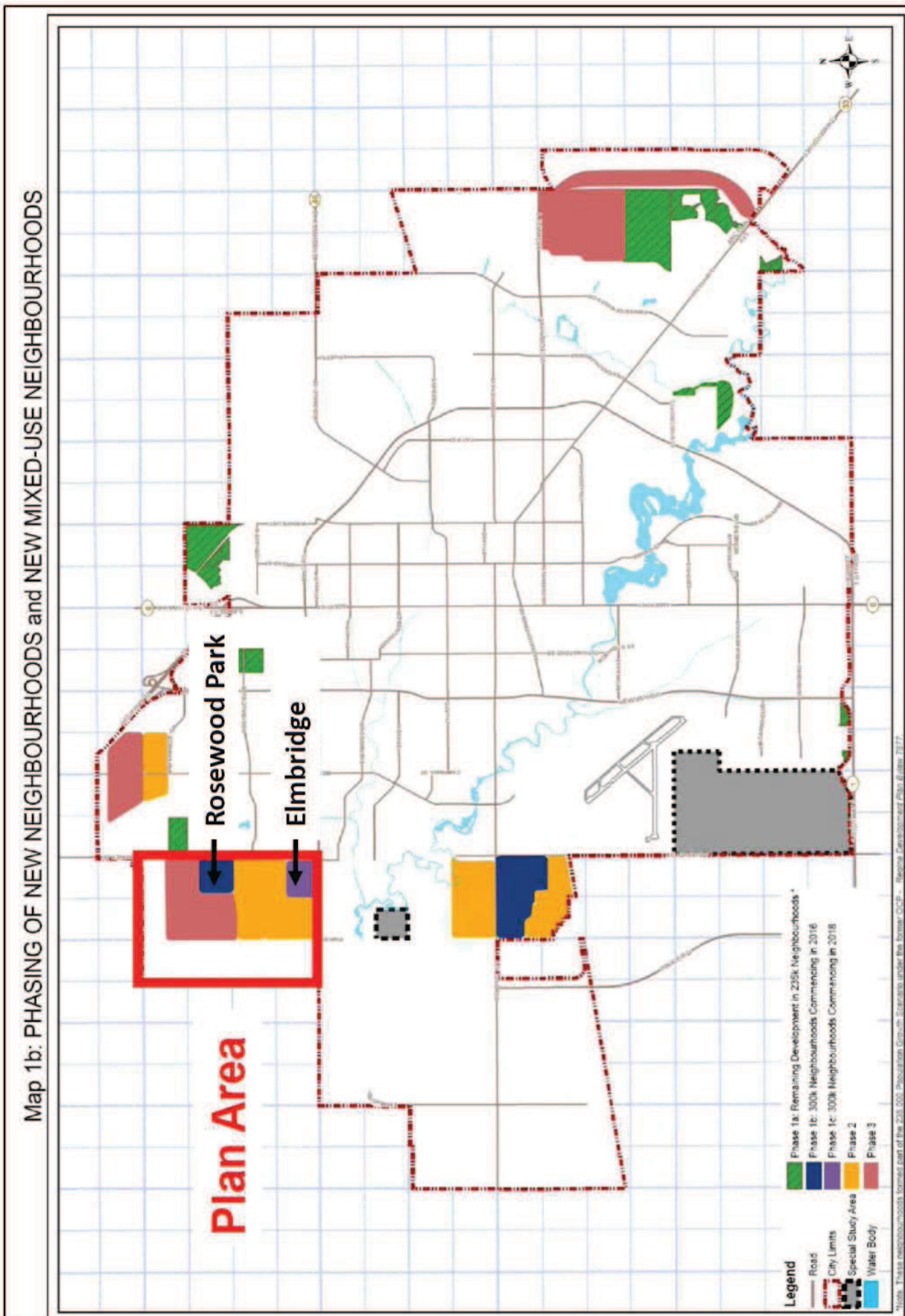
REGINA PLANNING COMMISSION

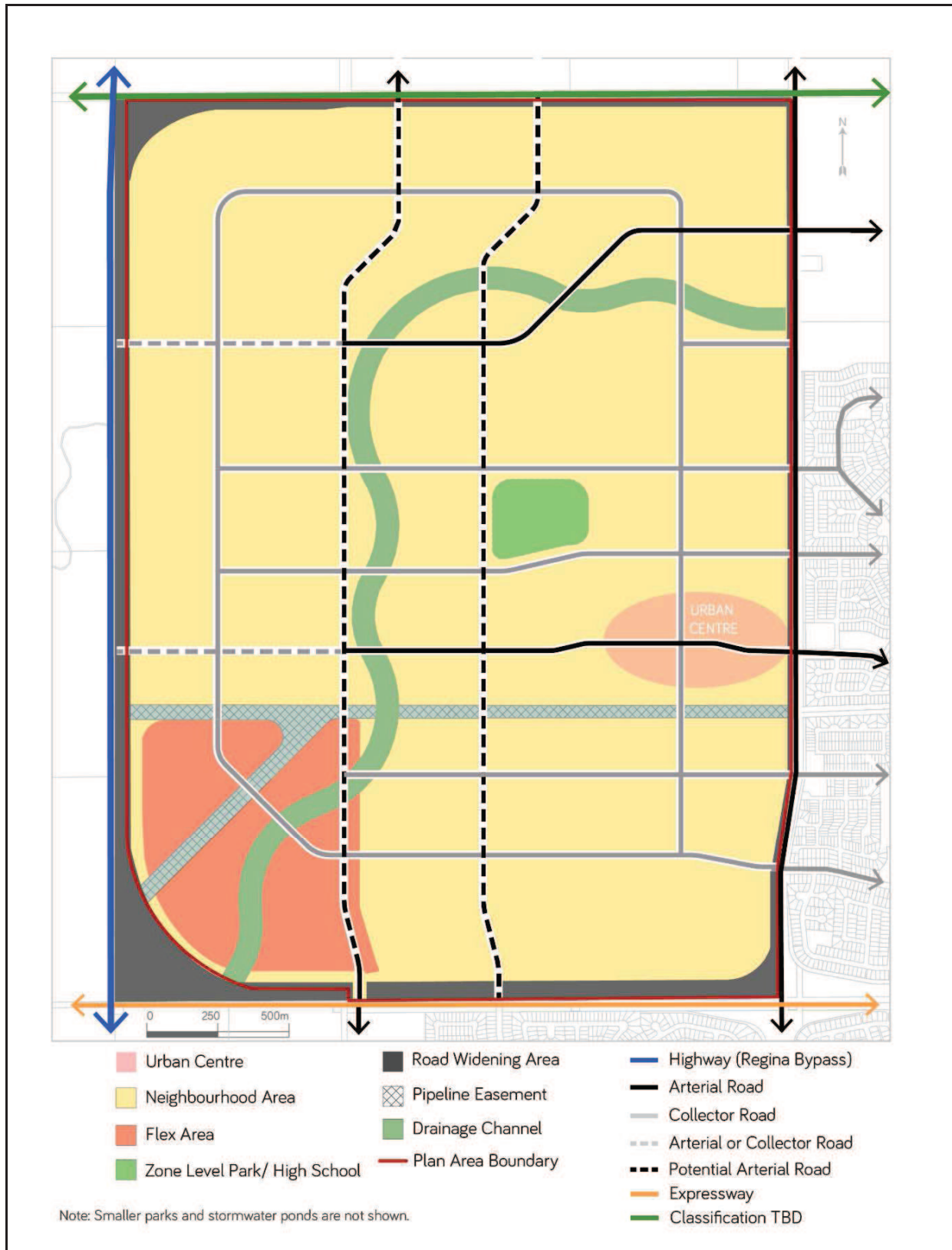


Elaine Gohlke, Secretary











OFFICIAL COMMUNITY PLAN

PART B.17 Coopertown Neighbourhood Plan



Bylaw #:
Approved by Council:

Table of Contents

1.	INTRODUCTION	1
1.1.	Background	1
1.2.	Location	1
1.3.	Regulatory Context	2
1.4.	Interpretation	5
2.	SITE CONTEXT	6
2.1.	Topography	6
2.2.	Environment	6
2.3.	Heritage Resources	7
2.4.	Existing Development	7
2.5.	Civic Uses and Amenities	7
2.6.	Existing Utilities	9
3.	VISION, CONCEPT, POPULATION	11
3.1.	Vision	11
3.2.	Concept	11
3.3.	Population	12
4.	LAND-USE STRATEGY	14
4.1.	Land-Use Strategy Overview	14
4.2.	Neighbourhood Area	16
4.3.	Urban Centre Area	19
4.4.	Flex Area	21
4.5.	Parks and Open Space	22
4.6.	Civic and Institutional Uses	25
5.	SERVICING STRATEGY	26
5.1.	Transportation	26
5.2.	Water Servicing	30
5.3.	Wastewater Servicing	33
5.4.	Storm Water Servicing	37
6.	IMPLEMENTATION	41
6.1.	Implementation Overview	41
6.2.	Implementation Policies	41
7.	APPENDICES – NON-BINDING	43
7.1.	Environmental Assessment	43
7.2.	Alternative Storm Water Scheme	45
7.3.	Transit Route Options	46

1. INTRODUCTION

1.1. Background

The intent of the Coopertown Neighbourhood Plan (“Plan”) is to provide a policy framework for guiding the land-use, development and servicing of lands located in the northwest part of the city (“Plan Area”). The Coopertown Neighbourhood Plan forms part of the City’s Official Community Plan (OCP), as a secondary plan within Part B, and derives its authority respecting land-use and development from Provincial legislation: *The Planning and Development Act, 2007*. The policy framework of this Plan will ensure that the Plan Area transitions in an orderly fashion from its current agricultural state to fully urbanized and serviced new neighbourhoods.

Preparation of this Plan commenced in 2013, during the approval phase of the OCP, and has included a thorough assessment of servicing requirements and site conditions, as well as extensive stakeholder engagement. The lands that comprise the Plan Area were incorporated into the city through multiple boundary alterations, including an alteration in 2014 where 520 hectares were added. The Coopertown Neighbourhood Plan is a comprehensive policy document that will address development in the northwest part of the city over a long-term period, and will direct detailed planning through the concept plan, rezoning and subdivision processes.

1.2. Location

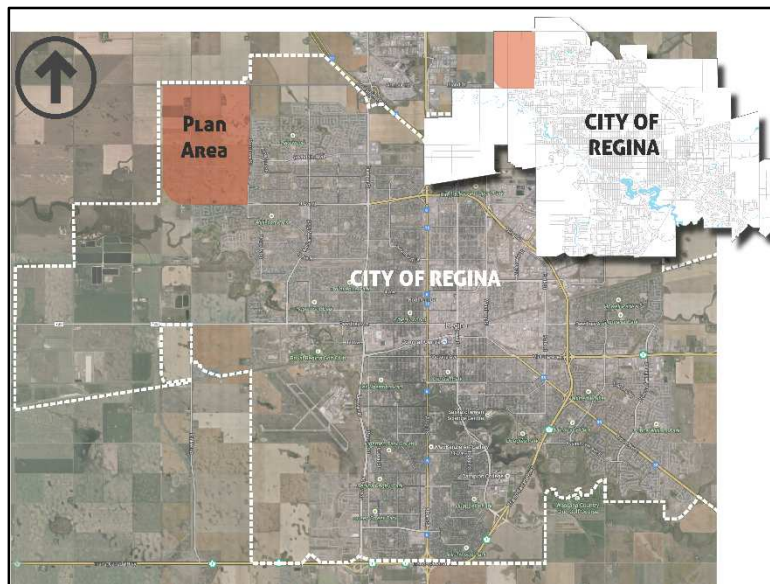


Figure 1 – Location Context

The Plan Area is approximately 745 hectares in size and is located in the northwest part of the City. The west boundary of the Plan Area is framed by the Regina Bypass, which is a major provincial highway, and is further framed by Armour Road (north); 9th Avenue North (south); Courtney Street (east). Lands situated to the north and west of Plan Area are comprised of cultivated farmland, within the RM of Sherwood, while lands to the south and east are comprised of built-out city neighbourhoods.

1.3. Regulatory Context

Planning and Development Act, 2007

The Coopertown Neighbourhood Plan is a type of secondary plan and forms part of the City's Official Community Plan (OCP). OCPs are policy instruments used by municipalities to guide, over a long-term period, land-use, infrastructure planning, environmental protection, and other matters, across the municipality. Authorization to enact and enforce an OCP is provided through Provincial legislation: *The Planning and Development Act, 2007*. All official community plans must be in conformity with *The Planning and Development Act, 2007*, as well as the Province's Statements of Provincial Interest regulations.

Official Community Plan ("Design Regina")

The Coopertown Neighbourhood Plan is included within Part B of the City's OCP. Whereas the secondary plans contained in Part B apply to specific sub-areas within the city (e.g. new neighbourhoods), Part A of the OCP (OCP – Part A) provides general policy direction for the city as a whole, and also directs and guides secondary plans. As a secondary plan, therefore, the Coopertown Neighbourhood Plan must be in conformity with Part A of the OCP, including applicable policies relating to growth phasing, neighbourhood design, density targets, transportation planning and the delivery of cost effective servicing.

An important element of the OCP is the direction it provides respecting growth planning and phasing. The Growth Plan of the OCP identifies the land requirements intended to accommodate a population of 300,000 ("New Neighbourhood"), as well as the land requirements for a population beyond 300,000 ("Future Long Term Growth") (see Figure 2). The Plan Area includes both New Neighbourhood areas, as well as Future Long Term Growth areas. The Phasing Plan of the OCP illustrates the phasing scheme pertaining to lands identified as New Neighbourhoods (see Figure 3). This Plan must conform with Part A of the OCP, including growth and phasing.

Concept Plans, Rezoning and Subdivision

As a prerequisite for rezoning and subdivision, a concept plan must be prepared and approved for the applicable development phase or neighbourhood area. Concept plans illustrate the specific location of land-use, residential densities, open space and transportation networks. Concept plans must generally conform with this Plan; likewise, subsequent rezoning and subdivision applications must conform with an approved concept plan. This Plan identifies six new neighbourhood areas that require concept plan preparation (see Figure 8).

Figure 2 – OCP Growth Plan

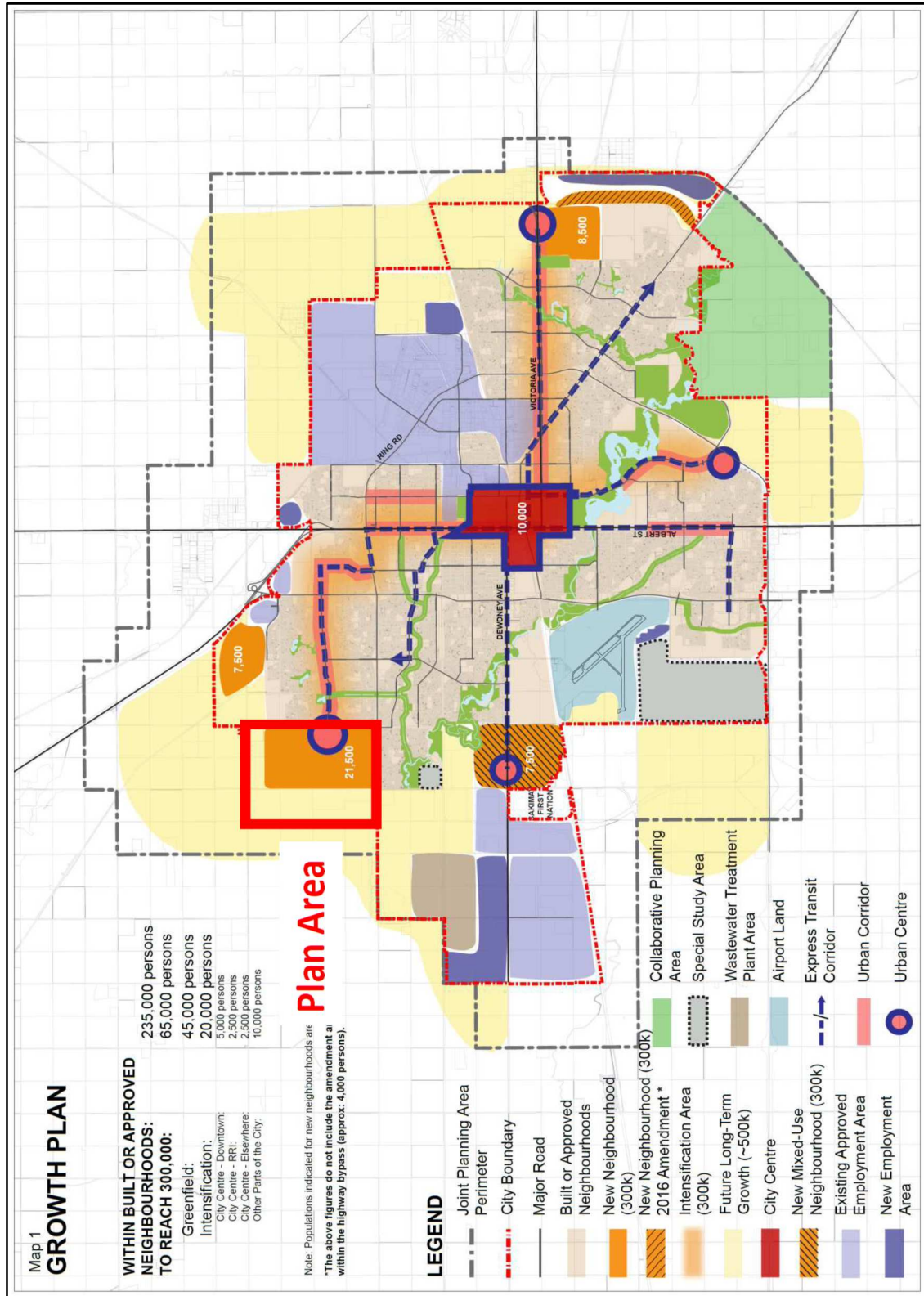
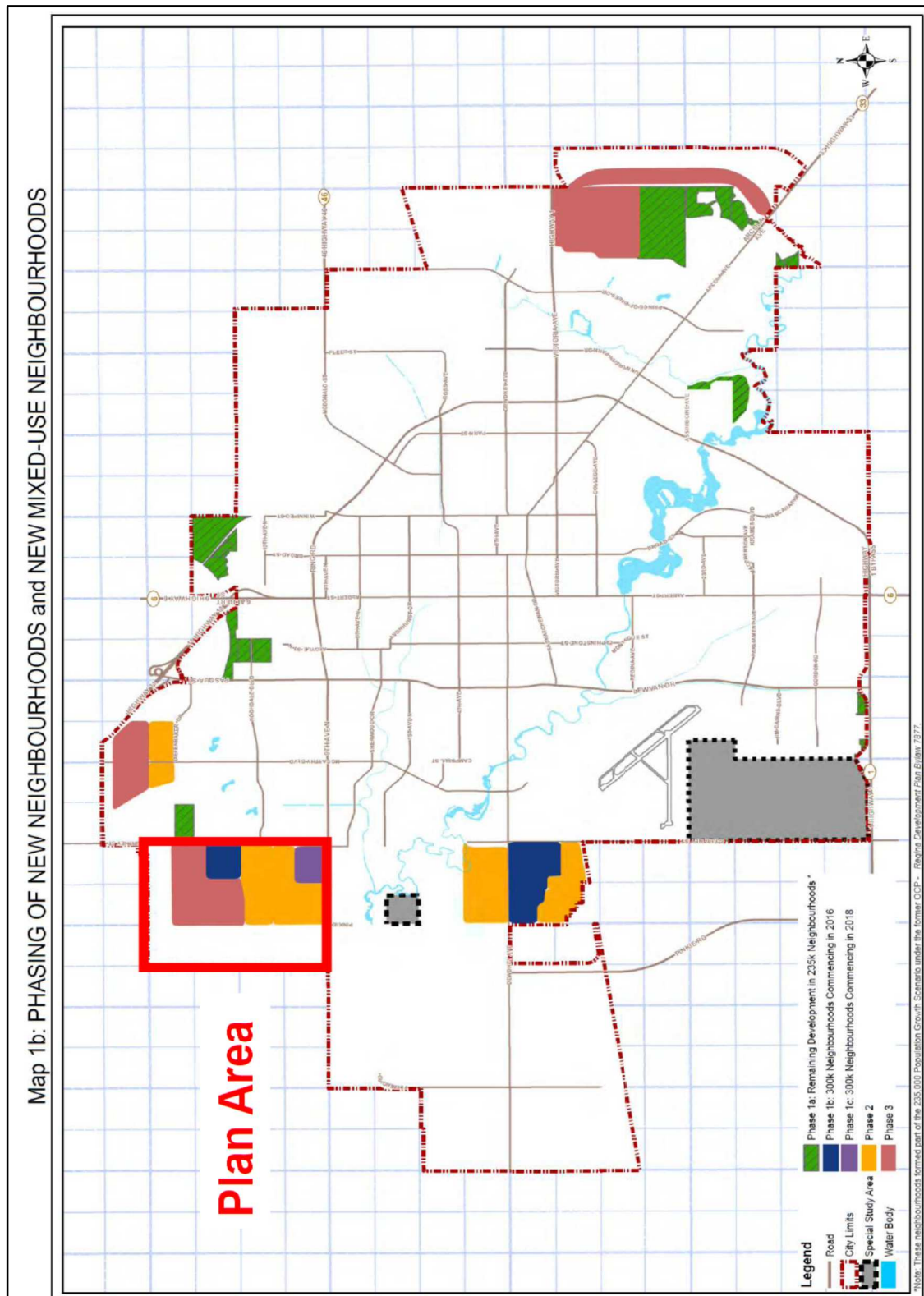


Figure 3 – OCP Phasing Plan



1.4. Interpretation

Plan Timeframe

The Coopertown Neighbourhood Plan is future-oriented and establishes the overall pattern for how the Plan Area is to be developed over an extended period of time. Development is expected to occur over the next 30 - 40 years; however, the exact timing of the build-out of the Plan Area remains subject to market demand and other factors.

Considering the length of the expected build-out time frame, the majority of the Coopertown Neighbourhood Plan policies and maps will be oriented towards the lands accommodating the city's 300,000 population (New Neighbourhood areas). It is also expected that the land-use plan may be subject to revisions over-time, as market and demographic conditions change.

Map Interpretation

Unless otherwise specified within this Plan, the boundaries or locations of any symbols or land use areas shown on a map are approximate only, not absolute, and will be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as existing legal property lines, existing roads or existing utility rights-of-way. The precise location of land-use boundaries will be determined by the City at the time of concept plan, rezoning and subdivision applications. Where adjustments are made as a result of further delineation through the concept plan process, an amendment to the maps within this Plan shall not be required.

Policy Interpretation

In the interpretation of the policies within this Plan, the word:

- "Shall" equates to mandatory compliance;
- "Should" infers that compliance is generally expected, except where execution of the policy is not practical or where an exceptional situation applies, etc.;
- "May" infers that execution of the policy is optional; however, where "may" is used in conjunction with a City directive, the City has final authority to require or waive execution of the policy.

Use Interpretation

To provide general direction to the intended use and development of areas throughout the Plan Area, the document references land-uses that may require interpretation. Within this Plan, when specific land-uses are mentioned, please refer to the City of Regina's OCP and/or Zoning Bylaw for further clarification. While this Plan provides broad policy direction relative to the intended use and development of an area, the ultimate definition and approval of land uses shall be further delineated at the concept plan stage.

2. SITE CONTEXT

2.1. Topography

The Plan Area is relatively flat with an elevation range of 573 to 580 metres above sea level. Water ultimately drains into Wascana Creek via natural tributaries. The site is comprised of cultivated land, mostly classified as “Class Two suitability for agriculture” (moderately high productivity) by the Canada Land Inventory for Agriculture.

A geotechnical investigation was undertaken in June 2011 which covered approximately 243 hectares of the site. This included Parcel A of Section 5-18-20-W2, the southwest quarter of Section 4-18-20-W2, legal subdivisions 11, 12 and 13 in the northwest quarter of Section 4-18-20-W2 and the southwest quarter of Section 9-18-20-W2 (see Appendix 7.1). This report concluded that these lands were considered to be generally suitable for development. Further geotechnical investigation will be undertaken in coordination with phased developments within the Plan Area and will accompany concept plan submissions.

2.2. Environment

The site is located in the ‘Low Sensitivity’ zone for aquifer protection as per the *City of Regina Zoning Bylaw No. 9250*. Although some development restrictions apply, the site is generally suitable for residential and commercial development from an aquifer sensitivity perspective.

According to a search on the Saskatchewan Conservation Database, there are no noted species at risk or concern within the Plan Area. Further, there are no lands classified as environmentally sensitive within the site, as the lands have been subject to extensive agricultural cultivation over a prolonged period; however, there are pockets of mature vegetation and tree stands associated with former farm homes. Further assessment of wetland protection potential and the value of the existing tree stands may be required at concept plan stage.

A series of environmental site assessments (ESA) have been completed for the Plan Area to identify areas of environmental concern (e.g. contamination). A summary of completed ESAs and their findings and recommendations is outlined in Appendix 7.1. As a result of Phase I ESA investigations, more detailed Phase II studies were undertaken for specific areas. There are no outstanding environmental concerns at this time, as per the additional Phase II ESA work; however, further investigation of Limited Phase I ESA areas will need to be undertaken.

2.3. Heritage Resources

Three of the site's quarter-sections lie within Heritage Sensitivity overlay zones: NE-5-18-20-W2, SE-5-18-20-W2 and SW-9-18-20-W2. There are no listed heritage buildings on these sites, and the Heritage Conservation Branch of the Government of Saskatchewan has indicated that there are no known archaeological sites in direct conflict with the proposed development. The Heritage Conservation Branch has indicated, therefore, that they have no concerns with the development proceeding as planned and that a Heritage Resource Impact Assessment is not required.

2.4. Existing Development

The majority of the Plan Area is comprised of cultivated farmland. Associated with the agricultural use, are several farmstead sites that are no longer occupied, but that still contain former dwellings, out buildings and stands of mature vegetation. Through the concept plan process, the merit of retaining and incorporating existing farmstead vegetation should be considered. As noted in Appendix 7.1, some of these farmsteads were subject to environmental investigation to determine the existence of potential contamination, and other risks; however, no significant issues requiring remediation were identified.

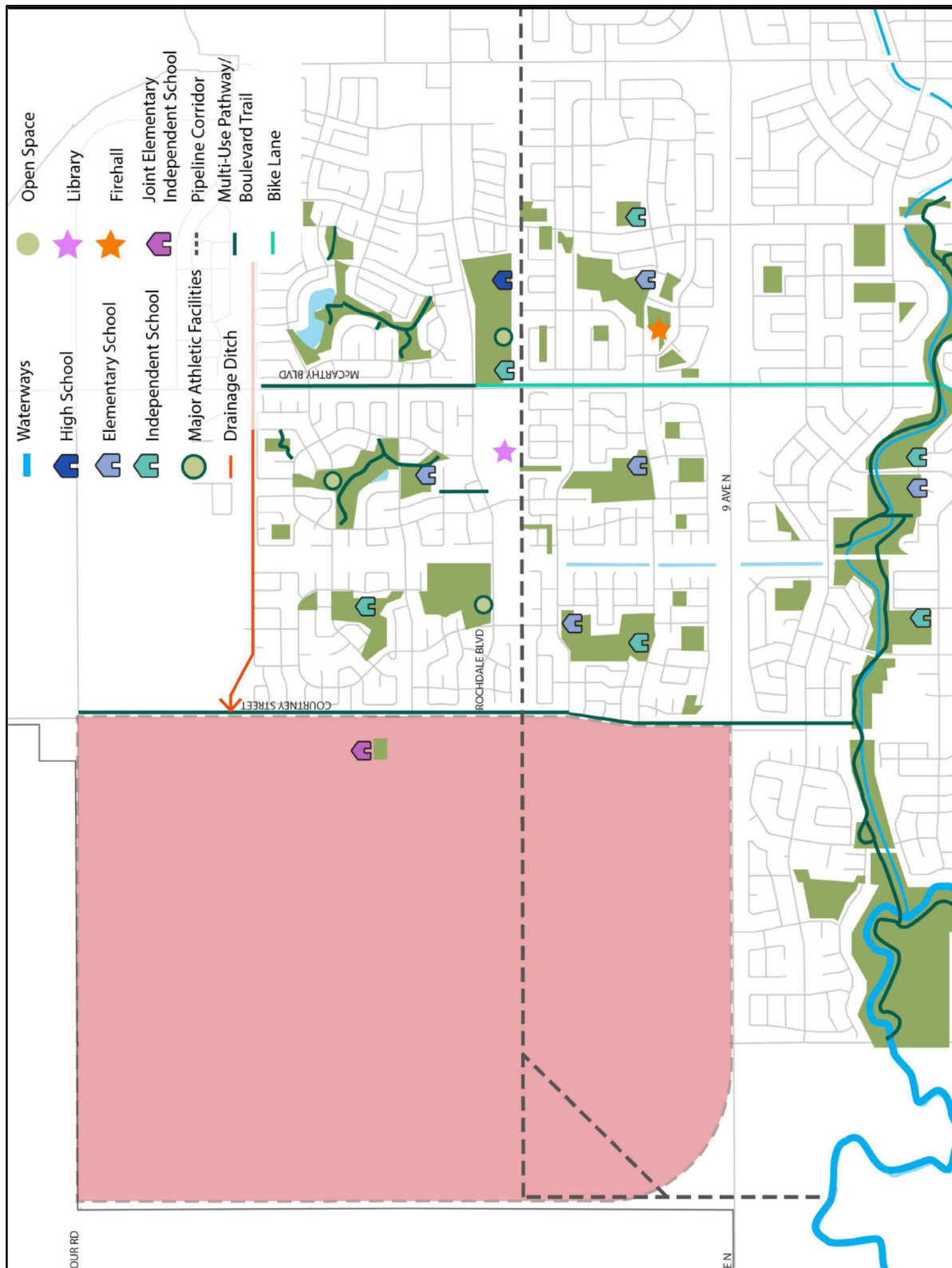
Other built features within the Plan Area include a church (Rosewood Park Alliance Church), a new joint-use school and a City owned waste water facility (Mapleridge Lift Station). These developments are located near the entrance of Whelan Drive. It is the intent of the Government of Saskatchewan that operation of the new joint-use school commence in fall 2017.

2.5. Civic Uses and Amenities

As shown on Figure 4, there are a number of existing parks, schools, recreation facilities and other civic uses in close proximity to the Plan Area. Major nearby facilities include:

- A zone level park, which is located approximately 1 km away, in the Lakewood neighbourhood;
- The Northwest Leisure Centre located in the neighbourhood of Rochdale Park, as well as the Lakeridge Sports Park located in the Gardenridge neighbourhood;
- Fire Station #6 located at 303 Rink Avenue, which is the nearest to the Plan Area;
- The Michael A. Riffel and Winston Knoll Collegiate high schools, which are located approximately 2 km away, in the Garden Ridge neighbourhood;
- The North Storm Channel Pathway network, which is located approximately 600 metres to the south of the Plan Area, as well as the North West Link Multi-use Pathway, which is located adjacent to Courtney Street.

Figure 4 – Civic Uses & Amenities



2.6. Existing Utilities

2.6.1. Hydrocarbon Pipeline

A hydrocarbon pipeline corridor traverses the Plan Area from east to west (see Figure 5). An analysis of potential risks associated with these pipelines was undertaken in 2012. This risk analysis assessed potential annual individual fatality risks from pipelines, based on a major incident, using the individual risk intensity (IRI) measure based on the Major Industrial Accident Council of Canada (MIACC) thresholds utilized by the City of Regina.

A '1 in 1 million' (10^{-6}) risk is the assumed risk threshold. A corresponding area, associated with this risk threshold, has been mapped and superimposed on the Plan Area. This area includes a 120 metre buffer on either side of the South Saskatchewan Pipeline (east corridor), a 60 metre buffer on either side of the South Saskatchewan Pipeline (southwest corridor) and a 10 metre buffer on either side of the IPL (west corridor). The 10^{-6} risk contour line and measurements are shown in Figure 5. All pipeline buffers are measured from the edge of the legal easement.

Residential development must be limited to low and medium density, ground-oriented housing within the 1 in 1 million risk contour zone and public assembly or institutional uses are to be avoided in close proximity to the pipelines. In the event that the usage or conditions of the pipeline facilities are subject to change, the City may require new risk assessments.

2.6.2. Telecommunication

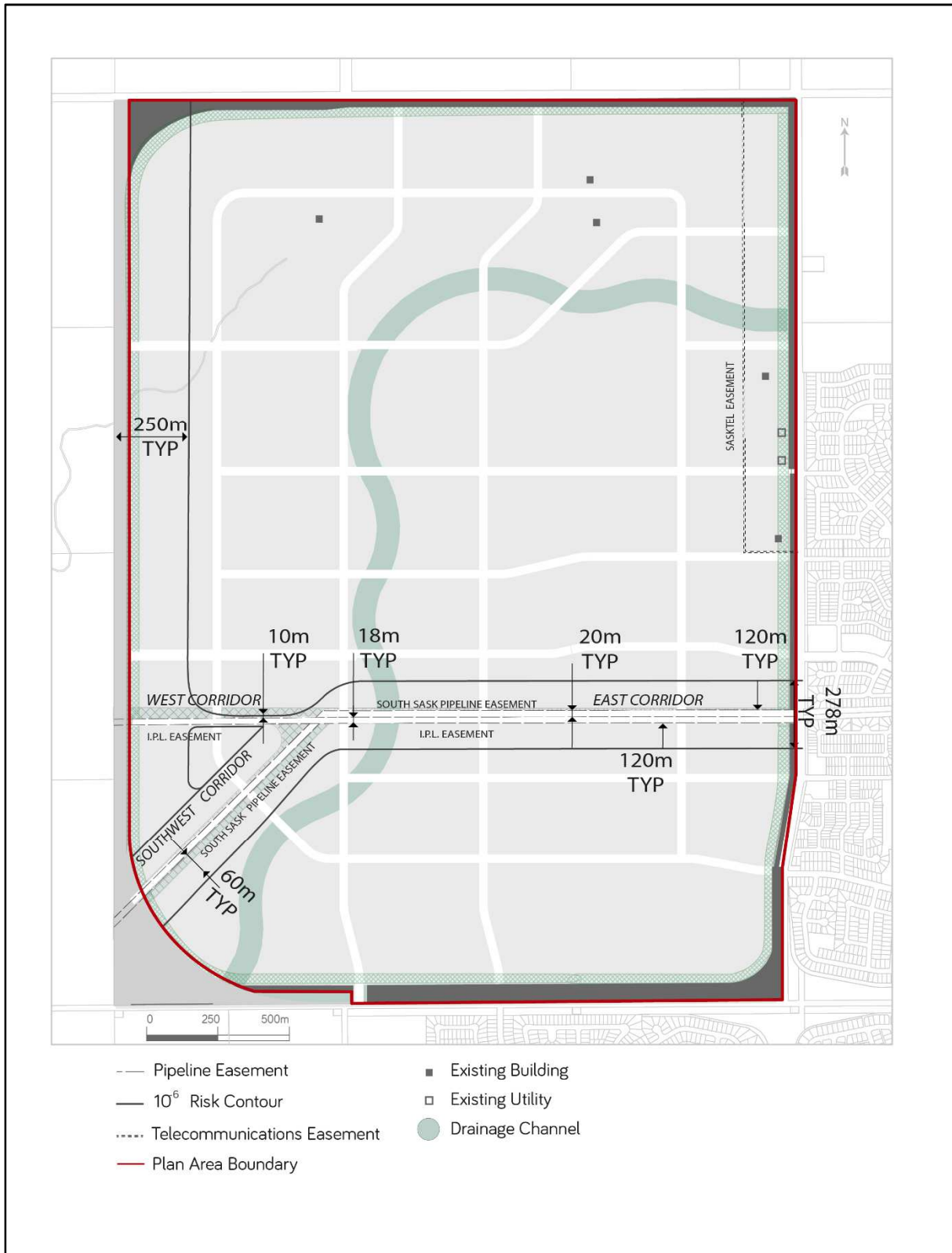
There is a 5-metre wide easement for a Saskatchewan Telecommunications (SaskTel) buried telecommunication cable in the northeast of the site, and there is a SaskTel communication tower located adjacent to Courtney Street, 150 metres north of the Mapleford Gate intersection. The need for additional telecommunication facilities (e.g. cell towers) will be determined through the concept plan process.

2.6.3. Storm Water Facilities

Existing storm water facilities in the Plan Area include a detention pond and a natural drainage course. The detention pond is located on the west side Courtney Street, at approximately Dalgliesh Drive, and accommodates surface stormwater runoff from Courtney Street and east of Courtney Street. During major rain fall events, this pond will spill over into the Plan Area.

The drainage course is located approximately 950m north of Whelan Drive and runs, generally, from east to west across the Plan Area. This drainage course drains the existing agricultural land, as well as an area of land east of Courtney Street, and channels the water in a westward direction, into the RM of Sherwood before eventually intercepting with Wascana Creek.

Figure 5 – Existing Buildings and Utilities



3. VISION, CONCEPT, POPULATION

3.1. Vision

As a *complete community*, Coopertown is comprised of neighbourhoods that are diverse, distinct, compact and walkable. All neighbourhoods are interconnected through a network of streets, pathways and greenspace that support walking, cycling and driving. The community is further enhanced through an array of schools, parks, recreation facilities and shopping hubs.

3.2. Concept

- The Coopertown Neighbourhood Plan is designed around a central, community focal point, provided in the form of a mixed-use main street. The main street will form part of the “Urban Centre” area of the Plan, which may also include a park space and high density residential, and will serve as the main gathering area for shopping, leisure and civic engagement.
- Neighbourhoods will offer a mix of housing types and densities and will be interconnected through a traditional grid, or modified grid, block pattern. Higher density residential will be located adjacent to neighbourhood hubs or focal points, which may include parks, schools and neighbourhood commercial uses, as well as multi-modal roadways. All residential lots will be located within a walking distance of transit, schools, parks and amenities.
- Neighbourhoods will be centred around a neighbourhood hub or focal point, which may include a park, school or neighbourhood-oriented commercial node. The hub should be easily accessible from all modes of transportation and framed within an appropriate land-use context, such as higher density residential or mixed-use development.
- The open space system will offer an array of active and passive recreation opportunities, and will be linked through the pedestrian and multi-use pathway systems. A core element of the system is a proposed zone level park, which will accommodate organized sports of a higher skill level, as well as other recreation opportunities. The zone park will serve Coopertown, as well as surrounding neighbourhoods, and will be located adjacent to a future high school.
- Coopertown will be interconnected by a system of streets, pathways and sidewalks, which will allow for an array of safe and convenient travel options. Streets will be walkable and human-scaled through block and building-street interface design. The use of rear lanes is intended to remove front driveways, creating an uninterrupted pedestrian route along residential blocks, and will allow for a more aesthetically pleasing streetscape design.

3.3. Population

According to the Growth Plan (Map 1) of the OCP – Part A, approximately 430 hectares of the Plan Area are identified as a “New Neighbourhood” area (see Figure 6). Policy 2.11 of the OCP – Part A requires that lands designated as “New Neighbourhood”, as shown on Figure 6, must achieve a minimum population density of 50 persons per hectare.

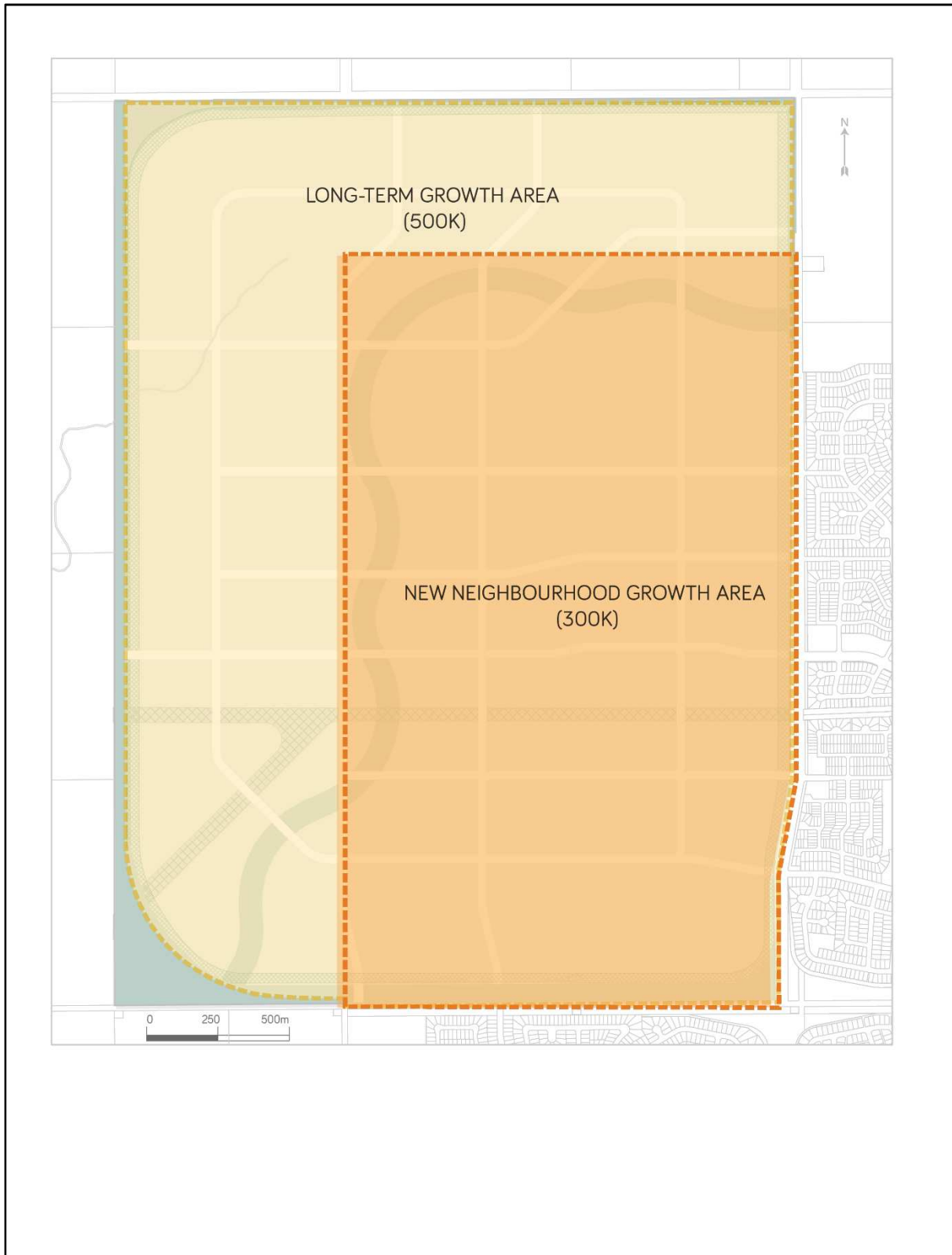
Additionally, the Plan Area includes 315 hectares of land designated, according to the Growth Plan (Map 1) of the OCP – Part A, as “Future Long-Term Growth” area, which is intended to accommodate a portion of the city population beyond 300,000. Although the OCP – Part A does not assign a minimum population density requirement for Future Long-Term Growth areas, for the purposes of this Plan, 50 persons per hectare is assumed to apply to this area as well.

In order to ascertain a more accurate population projection, based on the minimum requirement of 50 persons per hectare, a “gross developable residential area” (GDRA) was arrived at by “netting out” (deducting) the pipeline corridor area, as these lands are undevelopable. Considering the actual GDRA, the anticipated minimum population for Coopertown is 36,350.

Table 1 – Coopertown Population (Minimum)

	New Neighbourhood	Future Long term Growth Area	Total
Total Land Area	430 ha	315 ha	745 ha
Pipeline Corridor	6.5 ha	11.5 ha	18 ha
Gross Developable Residential Area ¹	423.5 ha	303.5 ha	722 ha
Population ²	21,175	15,175	36,350
¹ GDRA is arrived at by subtracting the Pipeline Corridor area from the Total Land Area			
² Density assumption is: 50 people per hectare of GDRA			

Figure 6 – “Growth Area” Boundaries



4. LAND-USE STRATEGY

4.1. Land-Use Strategy Overview

The purpose of this section is to provide an overview of, and policies for directing, the future land-use for the Plan Area, including policies for directing the location of new residential (“neighbourhood”) areas, new commercial or mixed-use area, parks and open space, etc.

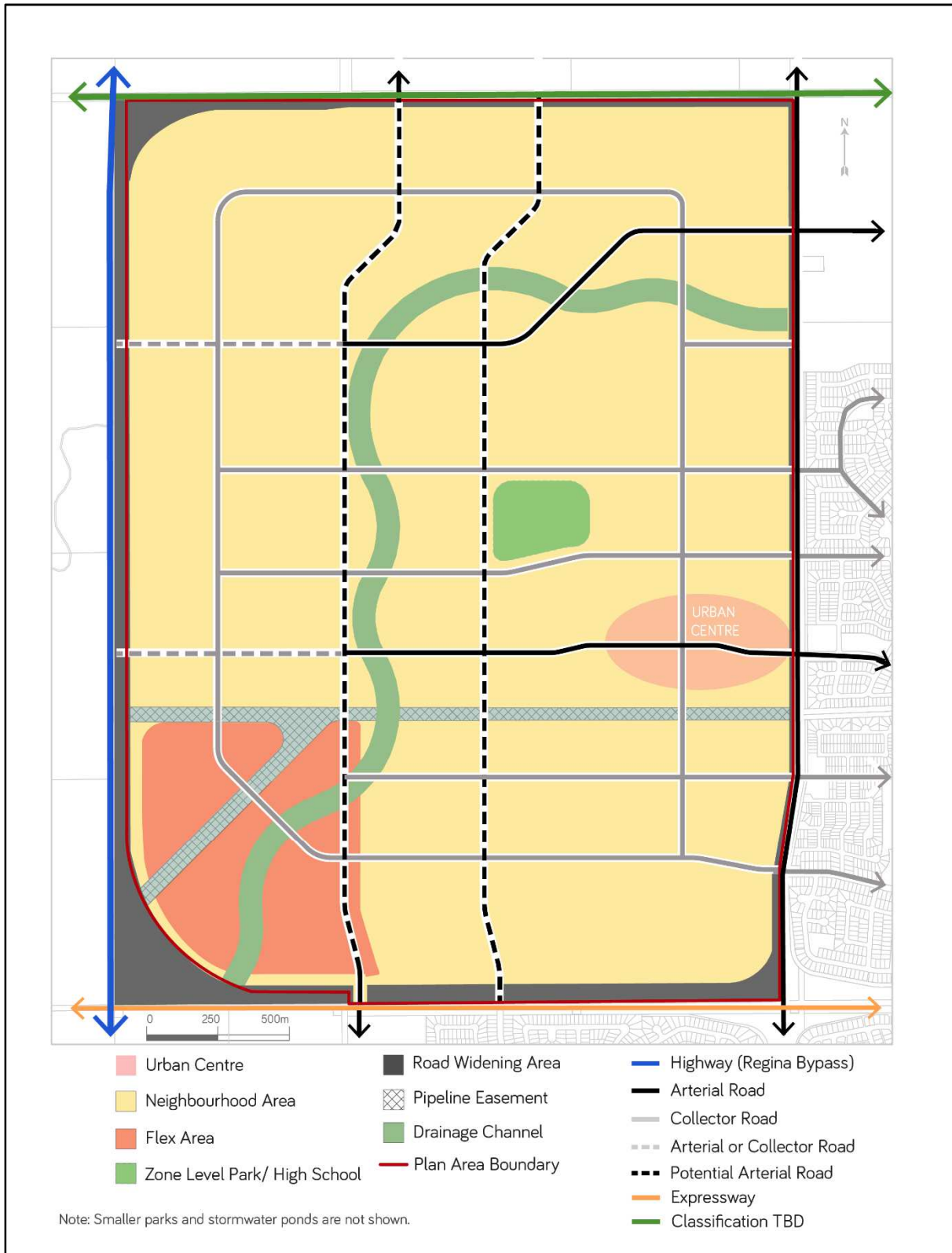
The general future Land-Use Plan is shown as Figure 7. The Land-Use Plan shows, conceptually, the future land-use for the Plan Area, as well as collector and arterial roadways and major features. It is intended that concept plans, which are prepared for each development phase, will have to substantially conform to the Land-Use Plan. The Land-Use Plan is the key guiding instrument for illustrating and directing the land-use composition of the Plan Area over time.

The land-use composition identified will accommodate a minimum population of approximately 36,350 people divided into six new neighbourhood units, as well as the Urban Centre. Table 1 outlines the minimum population and density expectations for Coopertown; Table 2 outlines the land-use composition for the Plan Area; Figure 8 shows neighbourhood units.

Table 2 – Land Use Allocation

	New Neighbourhood Area (300K)		Future Long-Term Growth Area (>300K)		Total	
LAND USE	Hectares	% of Total	Hectares	% of Total	Hectares	% of Total
Neighbourhood Area ¹	272	63%	162	51%	434	58%
Flex Area ¹	3	1%	33.5	11%	36.5	5%
Urban Centre ¹	11	3%	0	0%	11	1%
Zone Level Park ²	10	2%	0	0%	10	1%
Drainage Channel	20.5	5%	6.5	2%	27	4%
Pipeline Corridor	6.5	2%	11.5	4%	18	2%
ROW Expansion 9 th Ave N	0	0%	1	0%	1	0%
ROW Expansion Courtney St	0.5	0%	1	0%	1.5	0%
ROW Expansion Armour Rd	0	0%	7.5	2%	7.5	1%
Road Network	106.5	25%	92	29%	198.5	27%
Total	430	100%	315	100%	745	100%
¹ Includes, where applicable, dedicated lands (e.g. MR, ER, MUP) – excepting Zone Level Park						
² Assumed, for this calculation, to be 10 ha; however, could range from 10-15 ha						

Figure 7 – Land Use Plan



4.2. Neighbourhood Area

4.2.1. Neighbourhood Area Overview

The majority of the Plan Area will consist of residential neighbourhoods (Neighbourhood Area). New neighbourhoods will be comprehensively planned through the concept plan process in order to ensure that each neighbourhood includes a variety of housing types and is compact, walkable and oriented around a neighbourhood hub, such as a park, school or commercial node. Six new neighbourhoods are proposed for the Coopertown Plan Area, as shown on Figure 8.

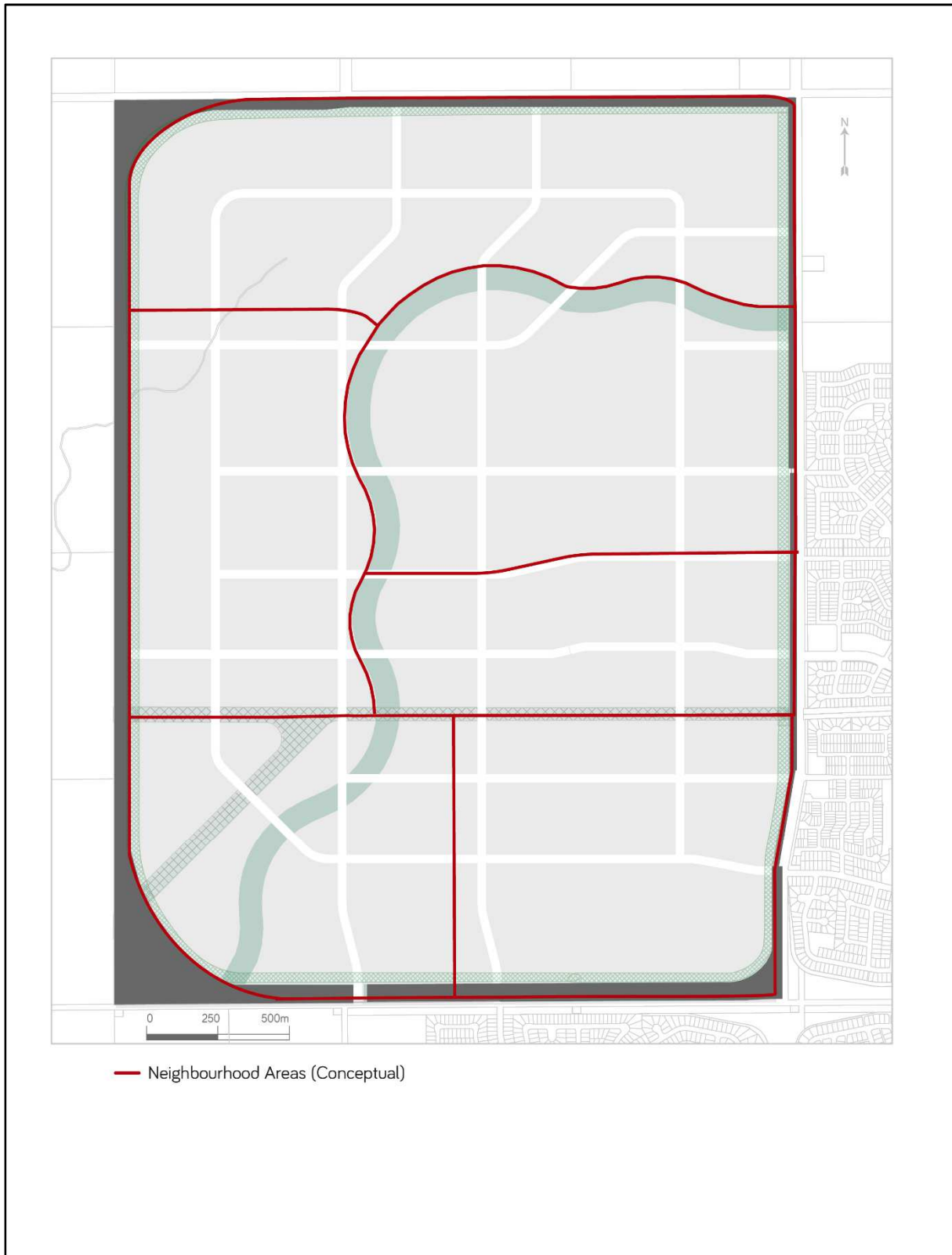
“Coopertown Village”, will include the Urban Centre, which will be comprised of a main street, park space, higher densities and mixed-use development. Coopertown Village will be the “heart” of Coopertown and the primary destination for activities such as shopping and leisure.

4.2.2. Neighbourhood Area Policies

- a) Lands identified as Neighbourhood Area, as shown on Figure 7, may include the following land-uses: residential; local/ neighbourhood commercial; parks and open space; public, civic, recreational and institutional.
- b) Individual neighbourhoods units, as conceptually shown on Figure 8:
 - i. Shall include a variety of housing types and densities;
 - ii. Shall include a neighbourhood hub comprised of one or any of the following: park, school, local/ neighbourhood commercial node;
 - iii. Should be designed in accordance with a grid or modified grid street/ block pattern.
- c) Where higher density residential development is proposed, it should be:
 - i. Located in close proximity to transit facilities and amenities (e.g. local/ neighbourhood commercial; commercial centres; neighbourhood hubs);
 - ii. Strategically located to frame important intersections and focal areas;
 - iii. Separated from low density residential development through an interface transition, such as medium density residential development, open space, etc.
- d) Where residential is developed adjacent to an arterial or collector roadway:
 - i. The residential lots should front on to the roadway, where the road is designed to function as a multi-modal corridor with landscaped buffers/ sidewalks;
 - ii. Direct access to the roadway, from the lot, should be generally prohibited.

- e) Where residential is proposed to be located adjacent to Regina Bypass or 9th Avenue North, a landscaped buffer shall be established along, and abutting, all portions of the applicable roadway in accordance with:
 - i. The City's Subdivision Bylaw (Bylaw No. 7748, or as amended), or
 - ii. A solution, satisfactory to the City, which results in the establishment of an interface that includes tree and shrub plantings sufficient to provide a visual screen between the applicable roadway and adjacent properties.
- f) Where residential development is proposed to be located in close proximity to one of the identified pipeline corridors, as shown on Figure 5, residential development, excepting low and medium density ground-oriented residential, shall be prohibited from locating within the 10⁻⁶ risk contour area, as identified on Figure 5;
- g) Notwithstanding Policy 4.2.2(f), should the use, or intensity of use, of the pipeline corridor change, the City may require, through the applicable concept plan process, that implications for setbacks and land-use be determined through a risk assessment.
- h) Where local/ neighbourhood commercial is proposed, it should:
 - i. Be clustered and form part of the neighbourhood hub or focal area, or be oriented adjacent to a strategic roadway intersection;
 - ii. Be framed by higher density residential development;
 - iii. Allow for such uses as: grocery stores, convenience stores, restaurants, cafes, small scale office, local service, and other similar uses, as per Zoning Bylaw.

Figure 8 – Neighbourhood Areas



4.3. Urban Centre Area

4.3.1. Urban Centre Area Overview

The Urban Centre area, as shown on Figure 7, will serve as the primary community destination for the Coopertown Plan Area, and may include commercial and office development, a mixed-use main street, a neighbourhood-level park, and higher density residential development. The urban centre park should serve as a community focal point, and should incorporate a high degree of functionality and aesthetic character through site design and location.

The main street (Rochdale Boulevard) component of the Urban Centre should incorporate the following design features: buildings situated close to the sidewalk; appropriate sidewalk width, design and appurtenances, street trees and on-street parking. Although buildings fronting Rochdale Boulevard should generally be mixed-use, some single-use buildings may be considered, such as grocery stores and office development.

4.3.2. Urban Centre Area Policies

- a) Lands identified as Urban Centre, as shown on Figure 7, may include the following land-uses: commercial, office, residential, mixed-use buildings, live/ work units, convertible retail frontage units, parks and open space, public, civic, recreational and institutional.
- b) Notwithstanding Policy 4.3.2(a):
 - i. Single-use, “purpose built” commercial buildings should be limited to grocery stores and similar uses; office development;
 - ii. Large-format retail is prohibited.
- c) The main street (Rochdale Boulevard) component of the Urban Centre should incorporate the following design elements:
 - i. Sidewalk-oriented buildings with consistent street wall;
 - ii. Sidewalks that are appropriately sized and designed for a main street context;
 - iii. On-street parking.
- d) At least one segment, equating to one to two full block length, of the main street (Rochdale Boulevard) component of the Urban Centre should consist of vertical mixed-use buildings, which could include live/ work units or convertible retail frontage units.
- e) Residential adjacent, or in close proximity to, the main street (Rochdale Boulevard) component of the Urban Centre should be limited to high and medium density or mixed-use development.

- f) Where it has been determined by the City that a neighbourhood-level open space may be developed within the Urban Centre, the open space:
 - i. Shall be designed in accordance with a long-term programming and activation plan in consultation with, and approved by, the City;
 - ii. Shall be framed by high density residential or vertical mixed-use buildings (direct frontage or street separated).

4.4. Flex Area

4.4.1. Flex Area Overview

The purpose of the Flex Area designation is to accommodate flexible land-use and transportation solutions in the southwest part of the Plan Area, which is highly encumbered by existing and future infrastructure. There are two hydrocarbon pipeline corridors that affect this area, which fragment the landscape and result in setbacks for certain land-uses. Furthermore, the Regina Bypass interchange and Coopertown drainage channel will further fragment the area and influence land-use planning. The use of land and layout of road networks will need to respond to the unique landscape resulting from the impacting infrastructure systems.

There is potential for commercial and/ or industrial development in the Flex Area, as residential will be constrained due to the proximity of the hydrocarbon pipeline corridors and the Regina Bypass interchange. Commercial and industrial development is exempt from the phasing policies of this Plan and OCP – Part A; however, considerations will include “serviceability” and transportation planning. Considerations for residential development will include: phasing compliance, interconnectivity with adjacent neighbourhoods and land-use compatibility.

4.4.2. Flex Area Policies

- a) Lands identified as Flex Area, as shown on Figure 7, may include the following land-uses: commercial, light and prestige industrial, residential, parks and open space, public, civic, recreational and institutional.
- b) Notwithstanding any other part or policy of this Plan, the City may consider a road network design other than a grid or modified grid (e.g. cul-de-sacs, courts and bays, etc.).
- c) Where residential is combined with industrial or commercial, it shall be demonstrated, through the concept plan process, how buffers and/ or interface treatments will be provided in order to ensure that that residential areas are not negatively impacted by off-site nuisances associated with industrial or commercial development.
- d) Notwithstanding Policy 4.4.2(a), residential will only be considered where it can be demonstrated that the residential area(s) will be well integrated and connected to adjacent neighbourhoods.
- e) Notwithstanding Policy 4.4.2(a), commercial and industrial development will only be considered where it can be demonstrated that associated vehicular traffic will have convenient access to 9th Avenue North and will not encroach into residential areas.
- f) Where residential is being proposed, policies 4.2.2(b)-(g) of this Plan shall apply, in addition to any other applicable policy.

4.5. Parks and Open Space

4.5.1. Parks and Open Space Overview

The Plan Area will include an array of park and open space features, which are interconnected through an active transportation (walking and cycling) network. Parks will be strategically located to serve population catchment areas; to act as neighbourhood focal points and to synergize with compatible land-uses. The location, size and function of parks will be determined through the concept plan process and will be in accordance with the City's Open Space Management Strategy.

Neighbourhood-level parks will provide space for multipurpose sport fields, as well as complementary unscheduled recreation activities, such as playgrounds, sport courts, and general lawn-based recreation, etc. As an integral component of all Coopertown neighbourhoods, neighbourhood-level parks will be centrally located and highly visible and accessible. The specific use and programming of all parks will be determined through the concept plan process and will be reviewed and refined at the time of subdivision.

In addition to neighbourhood-level parks, it is anticipated that the Plan Area will include specialized park space, including a zone-level park, dog park(s) and the potential for an "urban plaza" style park. The zone-level park will be a major feature within the Plan Area and will provide space for multiple multi-purpose sports fields, as well as sports courts, skating areas and a skateboard facility. As the zone-level park is a major feature of significant size, it may be necessary to allocate municipal reserve land from other Coopertown neighbourhoods as a means of acquiring the requisite amount of land.

Table 3 – Municipal Reserve Requirements

Municipal Reserve (MR) Dedication Summary			
	New Neighbourhood Area (300K)	Future Long-Term Growth Area (>300K)	Total
Total Area	430 ha	315 ha	745 ha
Deductible Lands ¹	27 ha	18 ha	45 ha
Net Area ²	403 ha	297 ha	700 ha
MR Owed ³	40.3	29.7 ha	70 ha
¹ Lands exempt from MR dedication: Pipeline Corridor; Drainage Channel			
² Total lands subject to MR dedication			
³ 10% of lands subject to MR dedication, as per <i>Planning and Development Act</i> . Note:			
<ul style="list-style-type: none">• Mixed-use area (e.g. Urban Centre) subject to 10% MR• Future Long-Term Growth Area calculation is tentative – pending confirmation of Flex Area land-use• MR dedication shall be refined through concept plan process and confirmed through subdivision process			

4.5.2. Parks and Open Space Policy

- a) An array of park types shall be developed within the Plan Area in accordance with this Neighbourhood Plan; an approved concept plan; the City's Open Space Management Strategy and the requirements of the City generally.
- b) The location, size and function of municipal and neighbourhood-level parks shall be substantially determined through the concept plan process and further reviewed and refined through the subdivision approval process.
- c) Notwithstanding Policies 4.5.2(a) and (b), new neighbourhood areas, as shown on Figure 8, shall include, as the highest priority for park planning, a park(s) supporting scheduled recreation facilities (e.g. multi-purpose sports fields).
- d) Through the concept plan review process, the need for a dog park shall be considered and, should the need be confirmed, the City may require that the requisite land be provided through municipal reserve dedication.
- e) A zone-level park shall be developed within the Plan Area, and this zone level park:
 - i. Shall generally be located as shown on Figure 7; however, the precise location and size shall be determined through the applicable concept plan process;
 - ii. Shall be designed and/or located in such a manner so that there are no safety concerns necessitating reduction in speed along nearby adjacent arterial roadways;
 - iii. May require that municipal reserve lands, or cash-in-lieu of municipal reserve lands, from other Coopertown neighbourhoods be used to acquire the requisite amount of land needed to accommodate the zone level park.
- f) The area shown conceptually on Figure 7 as "Pipeline Corridor" shall not constitute municipal reserve, environmental reserve or municipal utility parcel; however, the City may accept ownership of this area where:
 - i. The landowner agrees to voluntarily transfer the land to City ownership;
 - ii. It is demonstrated how the corridor can serve as a landscaped recreation facility;
 - iii. The landowner, prior to transferring land to City ownership, agrees to construct amenities and/ or landscaping in accordance with a City approved landscaping plan.
- g) Through the applicable concept plan process, where applicable, existing tree stands, associated with former farmyard/ dwelling sites, should be assessed for their value as a community amenity, and their retention considered.

- h) The City will only allow storm water to be detained within park space where it can be demonstrated, through a stormwater facility impact study submitted prior to subdivision approval, that the storm water detention will not negatively affect the primary function of the park as a highly accessible, visible and active recreation space.
- i) All neighbourhood-level parks should be bound by streets, or other forms of public or quasi-public space, on all sides.

4.6. Civic and Institutional Uses

4.6.1. Civic and Institutional Use Overview

Civic and institutional uses include schools, libraries, emergency services facilities, medical clinics, etc., and are important components of complete communities. The need for civic and institutional uses shall generally be determined through the concept plan review process. As important components of the community, the location of civic and institutional uses should ensure that they are easy to get to, from the perspective of walking, cycling, driving and transit; synergize with other compatible land-uses and contribute, aesthetically, to the urban realm.

4.6.2. Civic and Institutional Use Policy

- a) The need for, and location, of civic and institutional uses, such as schools, libraries, emergency services station, medical clinics, etc., shall be determined through the concept plan process by consulting with the appropriate authorities.
- b) Civic and institutional uses should be located adjacent, or in close proximity, to walking, cycling, driving and transit networks, and should be clustered with other compatible land-uses, and serve as neighbourhood focal points, where appropriate and applicable.
- c) Concept plans that include a proposed school site shall also include a block and street network, adjacent to the school site, that will allow the school site to transition to an alternate land-use, should a school not be required.
- d) Should a high school site not be required, or should it be located on a site other than the locations shown in this Plan, no amendment to this Plan shall be required.
- e) Institutional land-use shall be prohibited from locating within the 10^{-6} risk contour area, as identified on Figure 5.
- f) Schools sites shall not be located adjacent to arterial roadways

5. SERVICING STRATEGY

5.1. Transportation

5.1.1. Transportation Overview

The objective of the transportation section of this Plan is to ensure that there are multiple options for walking, driving, cycling and transit throughout the Plan Area, which, are safe, efficient and contribute aesthetically to the built realm. The Plan Area will consist of one primary north-south arterial road (Pinkie Road or Fairway Road) and a grid of collector and local roads. The roadway system will include sidewalks, and further options for pedestrians and cyclists will be provided for through multi-use pathways, which will be included in some collector and arterial roadways.

The Plan Area is flanked by road right-of-way on three sides that are, or will become, major, high capacity transportation routes. The Regina Bypass, which flanks the west side of the Plan Area, is scheduled for completion in 2019, and will form part of the Provincial highway system. 9th Avenue North, which flanks the south boundary, will form part of the City's "Ring Road", as an expressway or freeway, connecting to the Regina Bypass. As an expressway or freeway, connections to 9th Avenue North will be limited. Courtney Street, which flanks the east side of the Plan Area, is identified as a future arterial road and will be upgraded in the near-term. Determining the function of Armour Road will be deferred until its upgrade is triggered by future phasing.

5.1.2. Transportation Policy

- a) The location of major transportation infrastructure (e.g. collector and arterial roadways) shall be in general accordance with Figure 9 of this Plan.
- b) The location of active transportation infrastructure (e.g. pathways, trails and bike lanes) shall be in general accordance with Figure 10 of this Plan; however, the City may allow for additional routes without an amendment to this Plan being required.
- c) Intersection/interchange points along 9th Avenue North shall accommodate the crossing of pedestrians and cyclists.
- d) Only one new north-south oriented arterial road is required to be constructed within the Plan Area, and Pinkie Road is the preferred alignment for this road; however, should this option not be feasible or desirable due to proximity to the Regina Bypass, the City will consider an alternate location (e.g. Fairway Road).
- e) Segments of Courtney Street abutting a development phase, as shown on Figure 14, shall be upgraded to an arterial roadway, in accordance with a right-of-way width and design approved by the City, as part of the corresponding development phase build-out.
- f) Where a development area that is subject to concept plan review abuts Courtney Street, the adjacent segment of Courtney Street shall be included in the concept plan area.

- g) Notwithstanding Policies 5.1.2(e) and 5.1.2(f), where warranted by a transportation impact analysis, the City may require a developer to upgrade portions of Courtney Street beyond the boundaries a particular development phase or concept plan area.
- h) Where a proposed development area that is subject to concept plan review abuts an existing roadway, which will require upgrades (e.g. R.O.W expansion or new interchange), the City will withhold concept plan approval until the land dedication requirements, to accommodate the upgrades, is identified.
- i) Where a concept plan is required, a transportation impact analysis shall be prepared for the subject area, prior to approval of the concept plan, which:
 - i. Identifies the location of public networks and facilities associated with vehicular, transit, pedestrian and cycling mobility;
 - ii. Provides a detailed analysis of the internal road network, including the right-of-way width and cross section design for each proposed street classification;
 - iii. Demonstrates how the proposed transportation networks will function within the concept plan area including the identification of intersection control and geometric requirements at all major intersections;
 - iv. Considers the impact of traffic originating from external locations, as determined by the City;
 - v. Identifies land requirements, where applicable, to accommodate the expansion or construction of peripheral roadways and interchanges, etc;
- j) As a prerequisite for Phase 2 concept plan approval, as shown on Figure 14, a transportation impact analysis for the Coopertown Plan Area shall be prepared.

Figure 9 – Circulation Plan

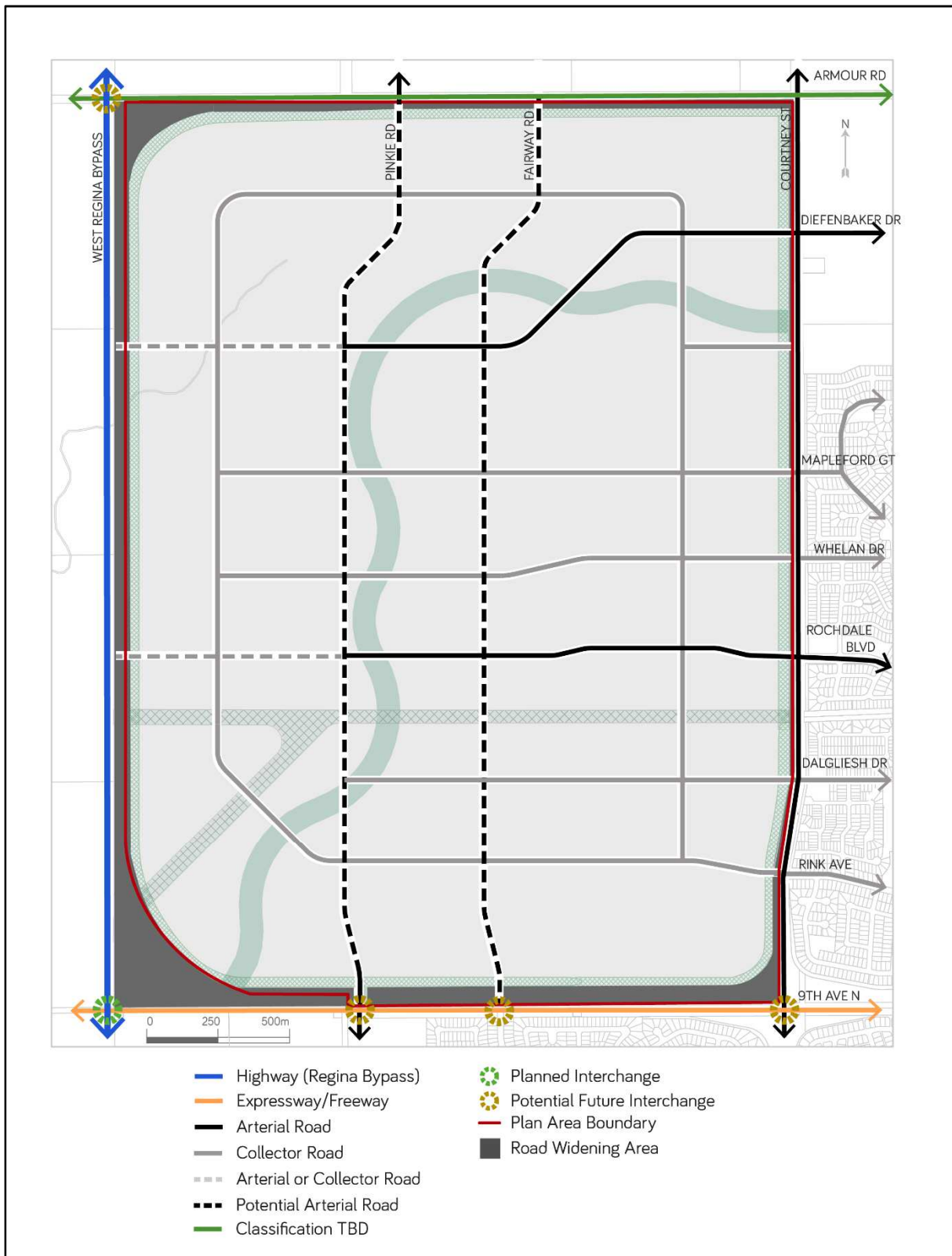
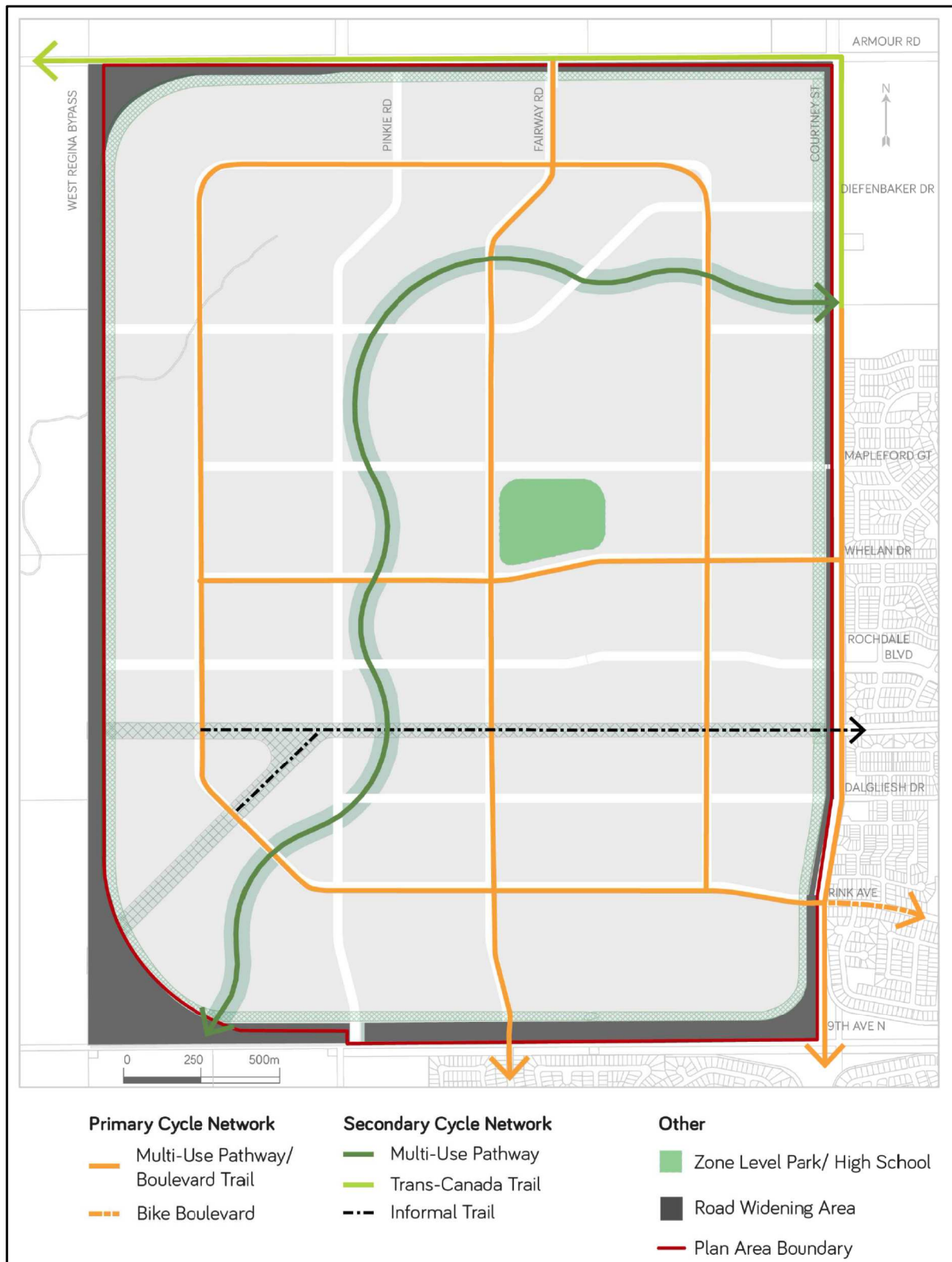


Figure 10 – Active Transportation Plan



5.2. Water Servicing

5.2.1. Water Servicing Overview

The Plan Area straddles two water pressure zones: the “Primary Pressure Zone”, which supplies the majority of the city, and the “North Pressure Zone”, which supplies water to the north (see Figure 11). Through a water servicing analysis, which was undertaken in support of this Plan, the following major findings, relating to the provision of water servicing, have been identified:

- The North Pressure Zone has capacity to accommodate additional development;
- The Primary Pressure Zone is operating at capacity; any additional development within the Primary Pressure Zone will result in a diminishing level-of-service (e.g. water pressure and fire flow) for existing neighbourhoods – especially neighbourhoods in the southeast;
- Upgrades to the city-wide water system will be required to realize the full build-out of the Coopertown Plan Area.

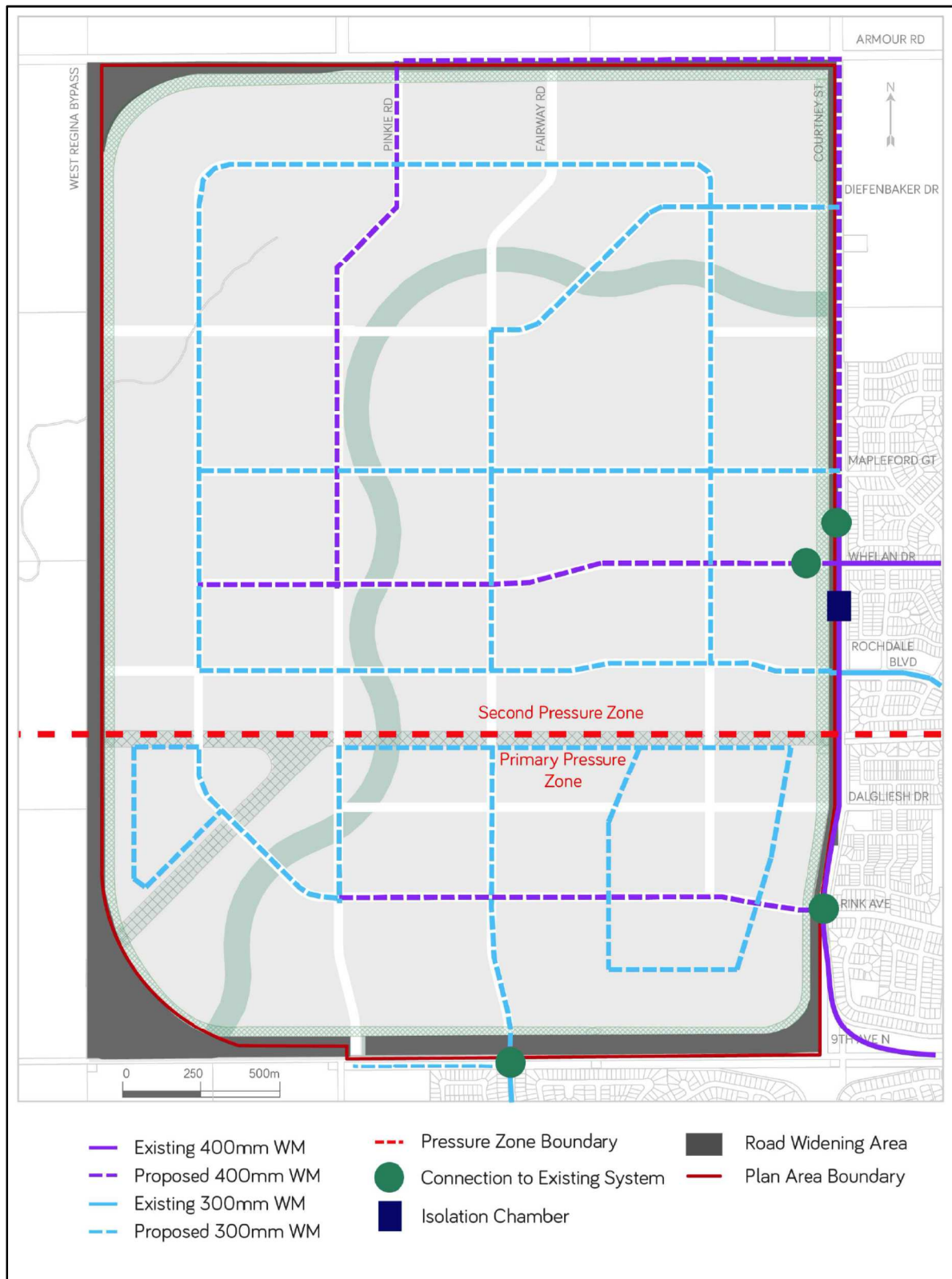
A new city-wide water master plan will be completed by 2018, which will identify servicing solutions for accommodating growth and development. Further analysis of water servicing will be required at the concept plan stage; this analysis must be in conformity with this Plan and any applicable city-wide water master plan.

5.2.2. Water Servicing Policy

- a) The location and size of major water lines, as well as pressure zone boundaries, shall be in general accordance with Figure 11 of this Plan; however, the City may permit an alternate network scheme without an amendment to this Plan being required.
- b) Infrastructure shall be sufficiently sized and include the appropriate stubs to accommodate adjacent development outside of the Plan area, as required by the City.
- c) Where a concept plan is required, a water servicing report shall be prepared for the subject area, prior to approval of the concept plan, which:
 - i. Establishes a strategy for delivering water service to the concept plan area;
 - ii. Demonstrates how the proposed water distribution network will tie in to the Plan Area system and, where applicable, city-wide system;
 - iii. Outlines the results of a water hydraulic network analysis, complete with the establishment of system demands and network routing, for the concept plan area, as well as for each development stage, where applicable;
 - iv. Demonstrates implications for city-wide water system level-of-service;
 - v. Identifies necessary upgrades, if applicable, to city-wide water systems.

- d) Where the City has a finalized city-wide water master plan that is in effect:
- i. No concept plan shall be approved unless the proposed concept plan conforms with the applicable city-wide water master plan;
 - ii. The City may require, as a prerequisite for concept plan approval, where applicable, that a water servicing report for the Plan Area be prepared or revised, which is in conformity with the applicable city-wide water master plan.

Figure 11 – Water Servicing Plan



5.3. Wastewater Servicing

5.3.1. Wastewater Servicing Overview

City-wide wastewater analysis indicates that the collection system, accommodating the neighbourhoods east and south of the Plan Area, as well as the city-wide system generally, would operate at capacity or near capacity during a design storm event. Facilities that are experiencing capacity limitations include: Westhill Lift Station (WHLS); Mapleridge Lift Station (MRLS); Northwest Trunk and the McCarthy Boulevard Pumping Station (MBPS), which is the main collection point for all wastewater flows prior to forcemain discharge to the wastewater treatment plant. Development of the Coopertown Plan Area would overload the existing wastewater system facilities, unless upgrades or the construction of new facilities is undertaken.

This Plan recognizes the need for one new wastewater lift/ pump station to accommodate the Coopertown Plan Area. As it is the City's preference that operation efficiency be enhanced by eliminating redundant, inefficient or aging facilities, there is potential to construct a new facility that can replace either, or both, the WHLS and the MRLS. This Plan supports, as a minimum, the decommissioning of the MRLS, as this facility has limited capacity and would require substantial upgrades in order to accommodate additional development and to meet design standards.

There are multiple options respecting the location of, and the catchment area for, the proposed new wastewater lift/ pump station. Through the preparation of a city-wide wastewater master plan, which will be completed in 2018, information will be available regarding catchment area options and implications for existing facilities. The new wastewater lift/ pump station will need to be designed to accommodate, initially, or through expansion opportunities, the MRLS catchment area, at a minimum. This facility may discharge directly to the McCarthy forcemains.

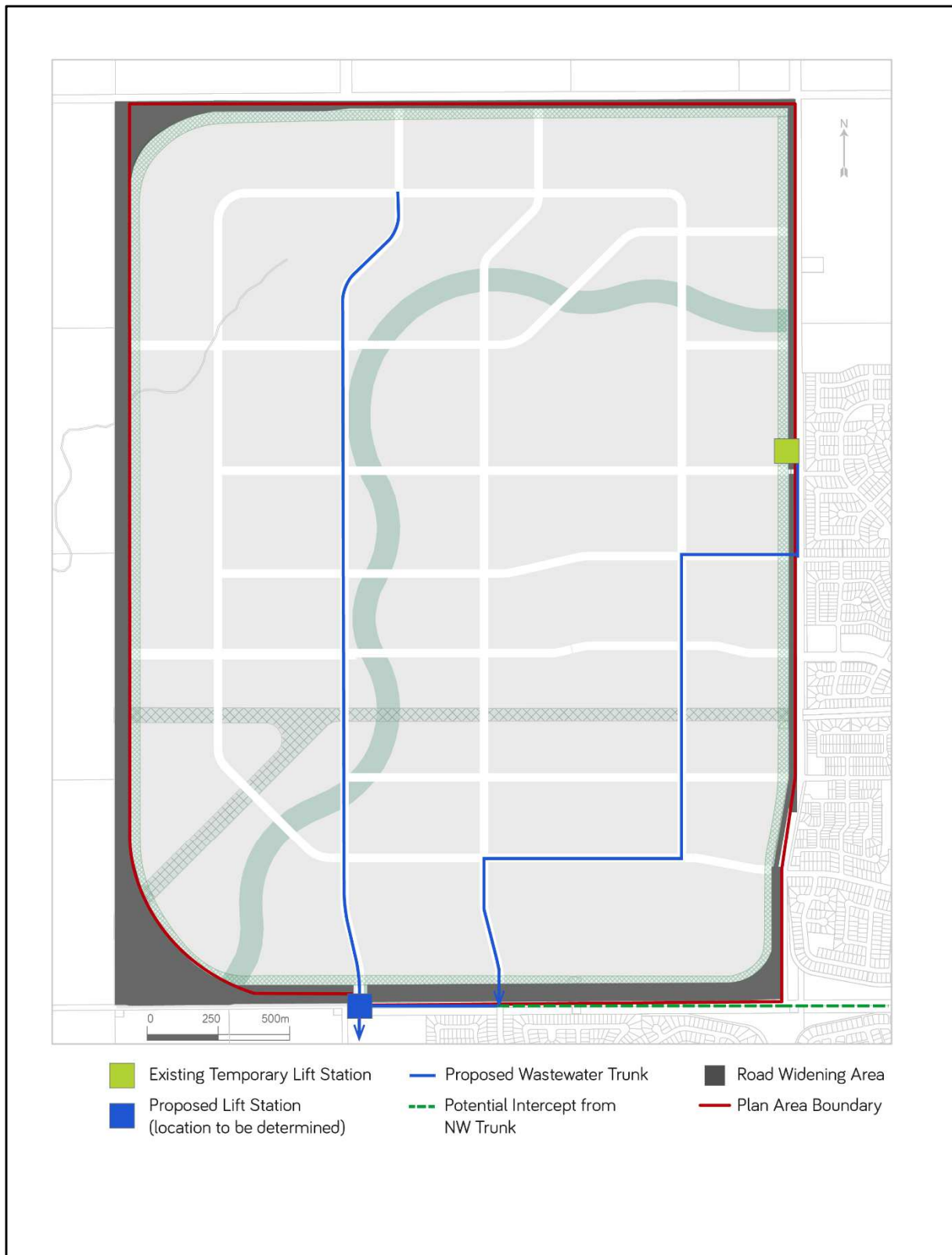
The City may consider allowing some of the Coopertown wastewater to discharge to the MRLS, as an interim measure; however, it must be demonstrated how additional capacity will be accommodated and how the affected catchment area can tie in to the "Coopertown system" following the decommissioning of the MRLS. It is the City's preference that all Plan Area development connect to the new Coopertown wastewater lift/ pump station at the outset.

5.3.2. Wastewater Servicing Policies

- a) The location of major wastewater infrastructure (e.g. mains and facilities) should be in general accordance with Figure 12 of this Plan; however, the City may permit an alternate network scheme without an amendment to this Plan being required.
- b) Where a new wastewater lift/ pump facility is required:
 - i. This facility should be strategically located in order to accommodate the largest and/ or most practical gravity-fed catchment area as possible;
 - ii. This facility, including the site area, shall, unless otherwise directed by the City, be sized and designed to accept wastewater flows as a result of the decommissioning of the Westhill and Mapleridge lift stations;
 - iii. This facility, including the site area, shall, if required by the City, be sized and designed to accommodate future expansion (e.g. to accept wastewater flows as a result of intercepting the Northwest Trunk);
 - iv. The force main outlet of the new facility shall be at a point along the McCarthy Boulevard Pumping Station force mains;
 - v. Only one new facility shall be permitted, except where the City, at its discretion, deems that an additional facility may be beneficial.
- c) The City will only allow the Mapleridge Lift Station (MRLS) to be used to accommodate Coopertown wastewater flows where it can be demonstrated, through the applicable concept plan process:
 - i. That the MRLS can accommodate the expected flows from the proposed development without creating additional issues or failures within the city-wide system (e.g. system surcharging or overload);
 - ii. How the MRLS shall be eventually decommissioned and how the affected area can connect to the Coopertown wastewater system, as shown on Figure 12.
- d) Notwithstanding Policy 5.3.2(c), at such time as the requisite Coopertown wastewater infrastructure (e.g. main or trunk line) is constructed immediately adjacent to the Mapleridge Lift Station (MRLS):
 - i. The areas utilizing the MRLS shall be required to connect to the Coopertown main/ trunk system by gravity;
 - ii. The MRLS shall be decommissioned and removed and the affected site remediated.

- e) Where the City has a finalized city-wide wastewater master plan that is in effect:
 - i. No concept plan shall be approved unless the proposed concept plan conforms with the applicable city-wide wastewater master plan;
 - ii. The City may require, as a prerequisite for concept plan approval, where applicable, that a wastewater servicing report for the Plan Area be prepared or revised, which is in conformity with the applicable city-wide wastewater master plan.
- f) Where a concept plan is required, a wastewater servicing report shall be prepared for the subject area, prior to approval of the concept plan, which:
 - i. Establishes a strategy for collecting wastewater within the concept plan area;
 - ii. Demonstrates how the proposed wastewater collection network will connect to the Plan Area system and, where applicable, city-wide system;
 - iii. Outlines the results of a wastewater hydraulic network analysis, complete with the establishment of system flows and network routing for the concept plan area;
 - iv. Demonstrates implications for city-wide wastewater system level-of-service;
 - v. Identifies necessary upgrades, if applicable, to city-wide wastewater systems.

Figure 12 – Wastewater Servicing Plan



5.4. Storm Water Servicing

5.4.1. Storm Water Servicing Overview

The intent of the storm water strategy is to provide a solution for accommodating the storm water drainage associated with the Plan Area, as well as existing drainage entering the Plan Area from adjacent lands, through two catchment areas. The majority of the Plan Area will be served by a large catchment area (“Catchment Area 1”) that includes, as the primary feature, a proposed drainage channel. A smaller catchment area (“Catchment Area 2”), located in the southeast, will discharge storm water to the existing 1200mm storm sewer on Fairway Road. (See Figure 13).

The two catchment areas are comprised of “sub-catchment” areas, as shown on Figure 13. These sub-catchment areas will detain storm water, through ponds or other facilities, before discharging, at a controlled rate, to their respective outlets. Detention may occur, as determined by the City through the concept plan process, within municipal utility parcels or municipal reserve parcels (parks). Potentially, two or more sub-catchment areas can share one detention facility.

The proposed drainage channel has the potential to accommodate some of the detention requirements for Catchment Area 1; however, the City would only consider this where a similar “hybrid drainage channel” (a drainage channel that accommodates both detention and conveyance) has been assessed and accepted. Should the drainage channel accommodate detention, the number and scale of other detention facilities can be lessened; however, the drainage channel, itself, may need to be larger than a conventional system. An illustration showing a potential hybrid drainage channel scheme is included as Appendix 7.2 to this Plan.

Although it is expected that all lands within Catchment Area 1 will eventually discharge to the drainage channel, it is recognized that the drainage channel is a major project that may be constructed incrementally over-time. As an interim measure for Phase 1a (see Figure 14), the City may consider a drainage strategy that does not require the drainage channel. Any interim system must be designed so that it can eventually connect to the permanent drainage channel.

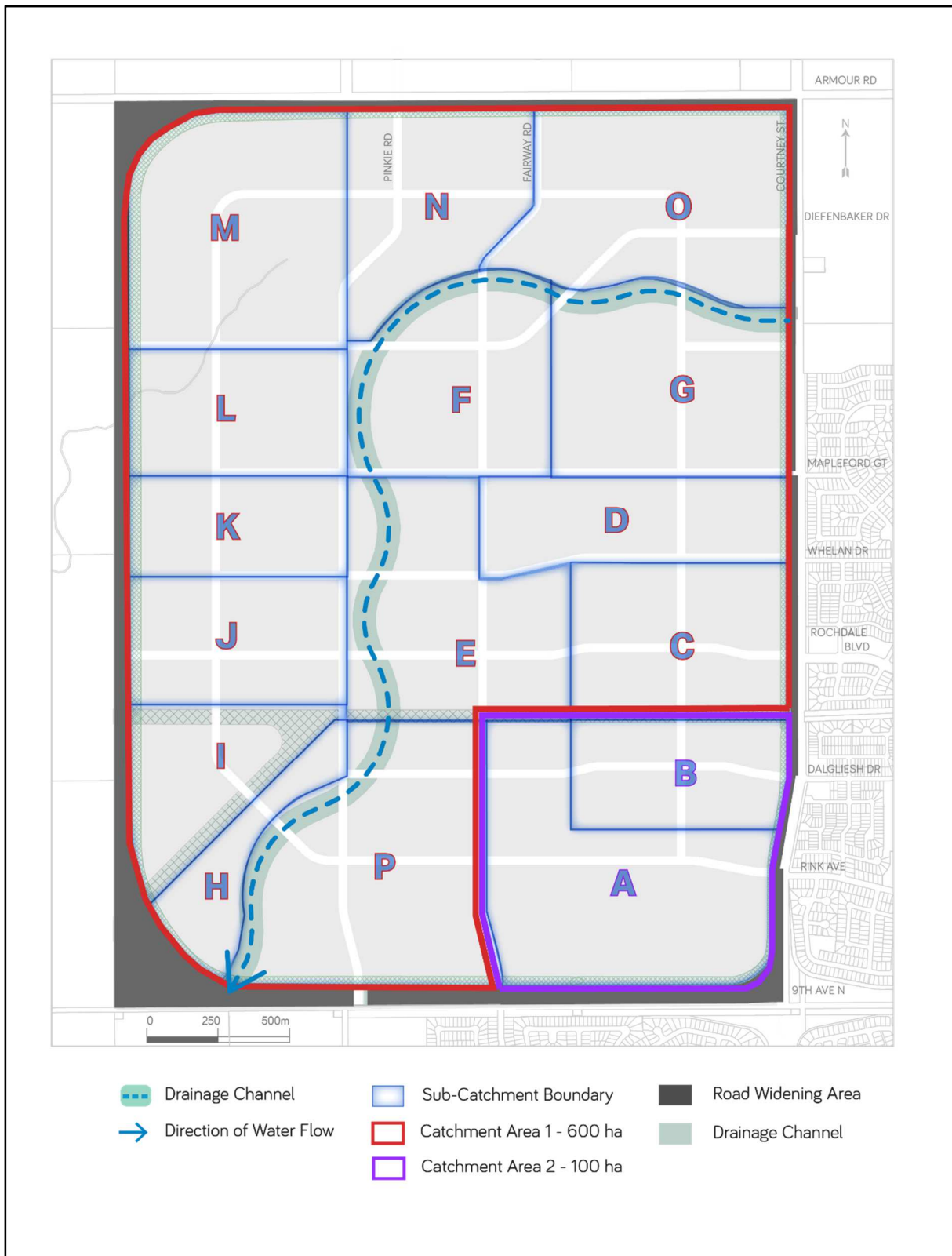
Further, more detailed, planning for the proposed storm water system shall occur at the concept plan stage. Through the concept plan process, the sub-catchment areas shall be verified (location, area and detention volume), including associated detention facilities and drainage routes.

5.4.2. Storm Water Servicing Policies

- a) The location of the drainage channel and the two major catchment areas should be in general accordance with Figure 13 of this Plan.
- b) The location of storm water detention facilities, and how land will be acquired or dedicated for these facilities, shall be determined through the concept plan process.
- c) Notwithstanding any other part or policy of this Plan, the City may allow the lands corresponding to Phase 1a, as shown on Figure 14, to be serviced through an interim storm water solution, that does not initially use the drainage channel, as shown on Figure 13, where it can be demonstrated that the proposed interim system:
 - i. Meets the requirements of the City, and any other applicable regulatory authority;
 - ii. Can be decommissioned and can connect to the permanent drainage channel;
 - iii. Will be owned and maintained by the developer, as per the City's *Servicing Agreement Fee and Development Levy Policy* (as amended).
- d) The proposed drainage channel, as shown on Figure 13:
 - i. Shall generally be constructed, incrementally, from south to north, and shall be fully constructed as part of the build-out of the "300K" lands, as shown on Figure 6.
 - ii. Shall function as an amenity, in addition to a utility system, by including a multi-use pathway and associated landscaping and appurtenances (e.g. lighting, benches, etc.);
 - iii. Shall generally be dedicated as municipal utility parcel;
 - iv. May, at the City's discretion, be used to accommodate some of the storm water detention requirements for the Catchment 1 area lands, as shown on Figure 13.
- e) As a prerequisite for approval, pertaining to any proposed concept plan that includes the utilization of the drainage channel, as shown on Figure 13, it shall be demonstrated how:
 - i. The drainage channel will be designed (i.e. cross section showing: dimensions, side slopes, benching, access, pathway, conceptual landscaping, etc.);
 - ii. The design, depth and linear slope of the drainage channel will ensure that drainage, into Wascana Creek, can occur, in a "design storm" event, without creating adverse hydraulic conditions;
 - iii. The drainage channel can be constructed without negatively impacting: sub-surface infrastructure; 9th Avenue North or 9th Avenue North/ Bypass interchange; the aquifer; Wascana Creek.

- f) Notwithstanding any other part or policy of this Plan, the City will not allow the proposed drainage channel to accommodate any of the Plan Area storm water detention requirements, unless:
 - i. The City has determined, through an assessment of a similar “hybrid drainage channel” (i.e. a facility that accommodates storm water detention and conveyance) within the city (e.g. southeast linear detention facility), or elsewhere, that such a facility performs, or can perform, in a manner that is deemed acceptable to the City;
 - ii. A detailed engineering design and analysis is submitted that demonstrates how the proposed facility can effectively accommodate the detention and conveyance of the storm water associated with a particular drainage catchment area.
- g) Notwithstanding any other part or policy of this Plan, the City will not approve any concept plan, where the intent is to accommodate some or all of the storm water detention requirements within the drainage channel, as shown on Figure 13, unless the requirements set out in Policy 5.4.2(f) have been met to the City’s satisfaction.
- h) Where a concept plan is required, a storm water servicing report shall be prepared for the subject area, prior to approval of the concept plan, which:
 - i. Establishes a strategy for managing storm water within the concept plan area;
 - ii. Demonstrates how the proposed storm water network will connect to the Plan Area system and, where applicable, city-wide system;
 - iii. Outlines the results of a storm water hydraulic network analysis, including the establishment of system flows and network routing for the concept plan area;
 - iv. Verifies overall detention requirements for the Plan Area, as well as for the applicable concept plan catchment area and sub-catchment areas;
 - v. Identifies implications and, where applicable, upgrades for downstream (beyond Plan Area) storm water facilities;
 - vi. Demonstrates, where applicable, how the proposed storm water system will accommodate existing flows entering the Plan Area.

Figure 13 – Storm Water Servicing Plan



6. IMPLEMENTATION

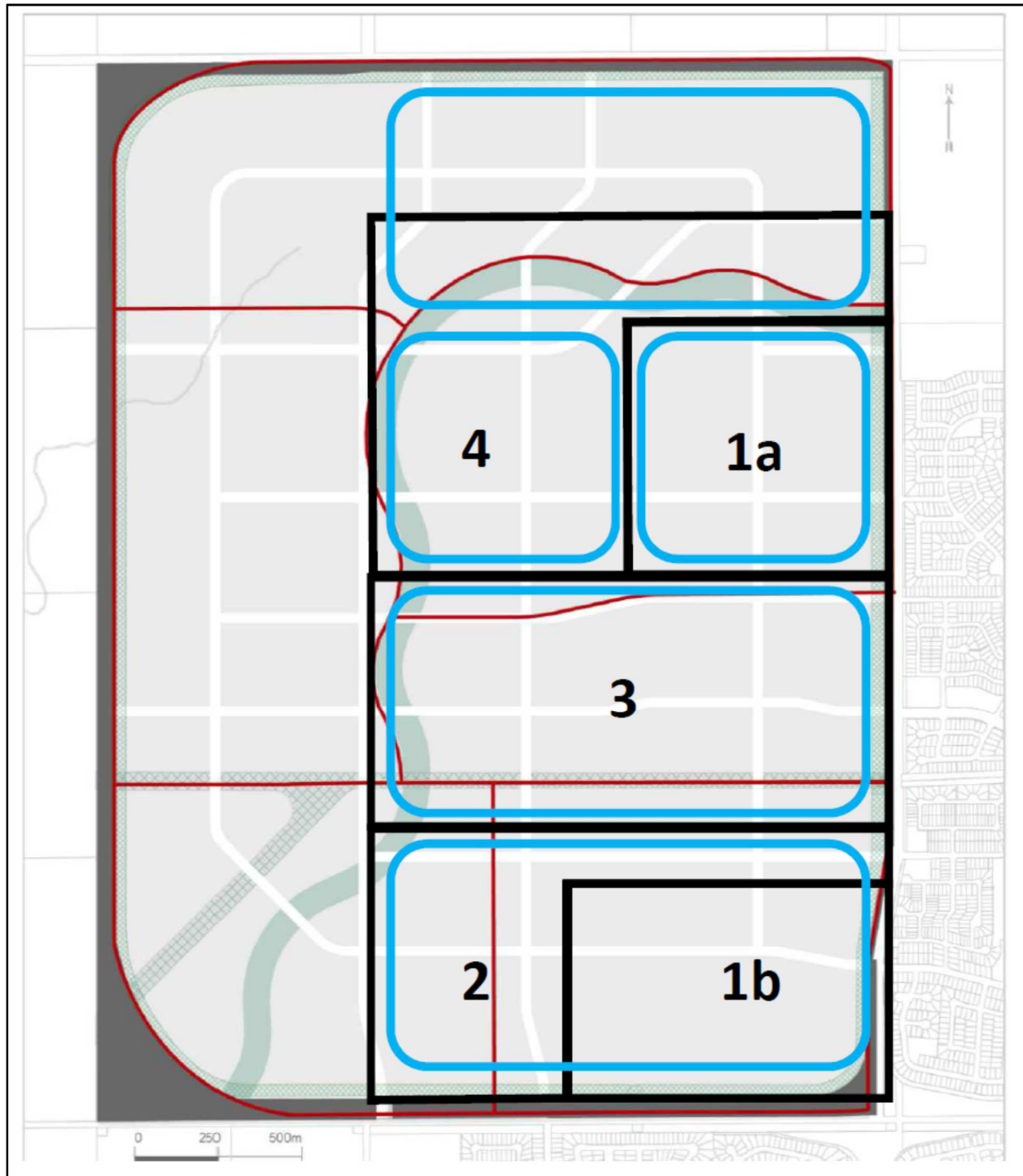
6.1. Implementation Overview



This Plan provides high-level direction for more detailed planning: concept plans, rezoning, subdivision and development. As a prerequisite for rezoning, a concept plan, which illustrates the specific location of land-use types, residential densities, parks and open space and transportation networks, must be prepared for the areas shown on Figure 14. The concept plans must be in conformity with this Plan, and will be appended to this Plan following approval. The phasing of development must be in conformity with the phasing policies and plan of OCP – Part A.

6.2. Implementation Policies

- a) The phasing of residential development shall be in conformity with the phasing plan and policies of Part A of the Official Community Plan, and the phasing plan of this Plan, as shown on Figure 14.
- b) An approved concept plan, which substantially conforms with this Plan, shall be required as a prerequisite for rezoning approval, and shall be comprised of the following:
 - i. A land use plan, which illustrates the specific location of different types of streets, land-use, open space and residential densities;
 - ii. A circulation plan, which illustrates the specific location of the proposed street network and classification and, where required by the City: pathways and cycling routes, transit routes, signalized intersections.
- c) Notwithstanding any other part or policy of this Plan, where a proposed concept plan proposes a utility or transportation scheme that differs from this Plan, the City may approve the concept plan, without an amendment to this Plan being required, where the deviation is considered by the City to be minor or devoid of significant implications.
- d) Concept plan boundaries should be in conformity with Figure 14; however, the City may allow alternate boundaries without an amendment to this Plan being required.
- e) Notwithstanding Policy 6.2(a) and (b), the City may allow rezoning and development, without a concept plan being required, and notwithstanding the phasing schedule, to accommodate a public use or utility or transportation infrastructure.

Figure 14 – Phasing & Concept Plan Boundaries

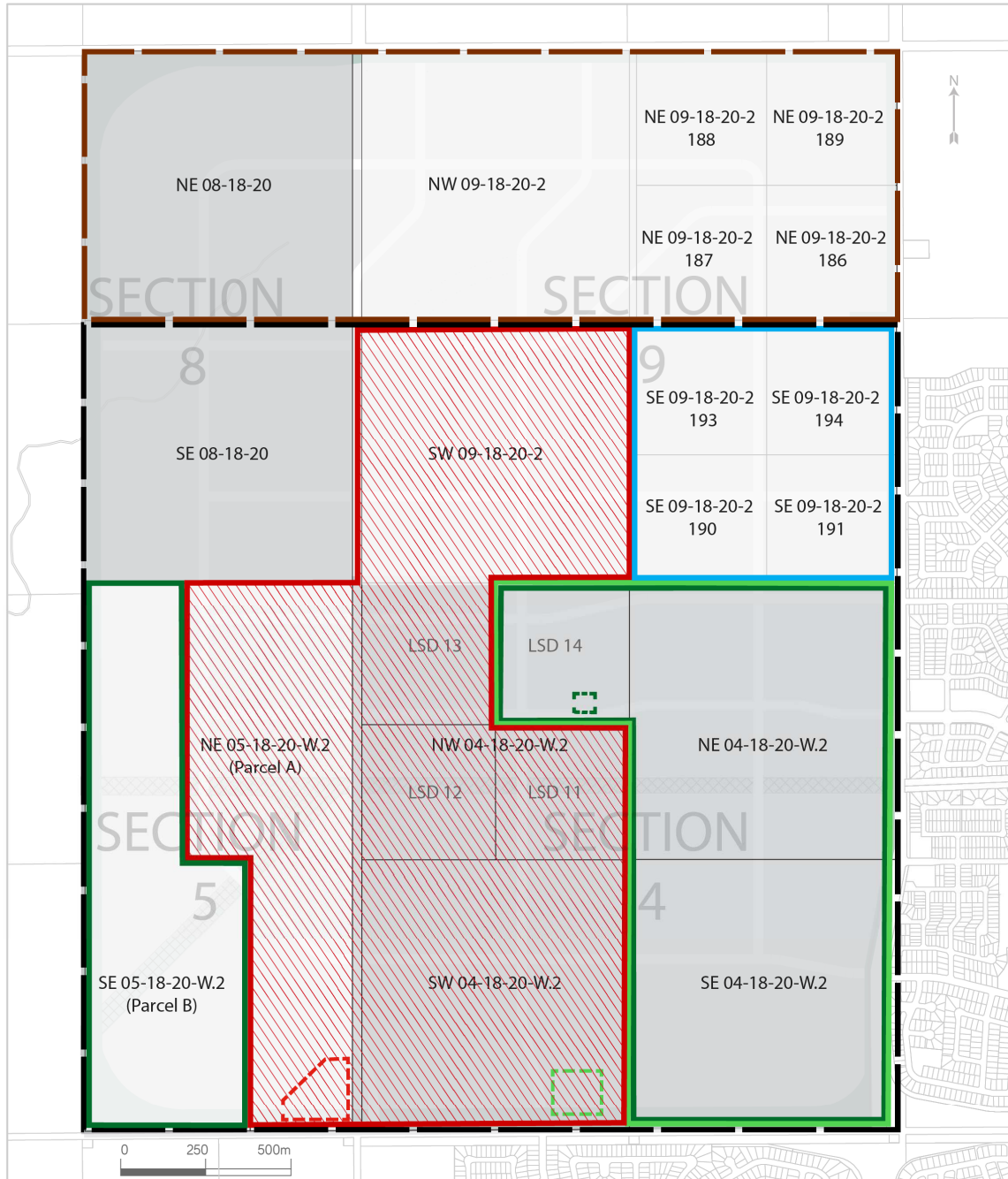


Phasing Boundaries 
Concept Plan Boundaries 

7. APPENDICES – NON-BINDING

7.1. Environmental Assessment

Date	Report	Location	Findings and Recommendations
Oct 2010	Limited Phase I ESA	NW Regina Lands Section 4-18-20-W2M, NE and SE Section 5-18-20-W2M, SE Section 8-18-20-W2M and SW and SE Section 9-18-20-W2M.	Potential soil and/or groundwater hydrocarbon contamination from oil and gas transmission lines and past petroleum activity.
Feb 2011	Phase I ESA	Wellman Estates LSD 11, 12 and 13 Section 4-18-20-W2M, SW 4-18-20-W2M, SW 9-18-20-W2M and Parcel A of Plan No. 89R66653 in Section 5-18-20-W2M	Recommendation to remove sludge and collect groundwater samples during decommissioning of septic disposal system, and to inspect machinery storage building sites for surface staining prior to development. Phase II investigation required for potential soil and/or groundwater contamination from two former above-ground fuel storage tanks
Jun 2011	Phase II ESA	Wellman Estates Parcel A of Section 5-18-20-W2M	Fuel storage sites investigated. No additional investigation or remedial activity required.
Sep 2012	Phase I ESA	SE4-18-20-W2 EXT 4, NE-4-18-20-W2 EXT 1 and LSD 14-4-18-20-W2 EXT 82	Phase II investigation will be required to determine impacts of former fuel storage tanks (potential for hydrocarbon contamination), and impacts of debris in dugout located on the site
Jul 2013	Full and Limited Phase I ESA	Portions of Sections 4, 5, 8 & 9-18-20-W2M	Phase II investigation required for a dugout containing debris which may have impacted soil and surface water.
Dec 2013	Phase II ESA	LSD 14, NW ¼, Sec 4, Twp 18, Rge 20, W2M	No surface water present and no soil impacts associated with the debris. Removal of debris from dugout recommended with no further investigation required.
Jul 2014	Phase II ESA	SE-4-18-20-W2 EXT 4	No evidence of hydrocarbon contamination on subject property. No further investigation necessary
Dec 2014	Phase I ESA	SE-09-18-20-W2M	Low potential of contamination at the Subject Site and neighbouring properties. No further investigation to quantitatively assess for contamination at the Subject Site is recommended.



Environmental Site Assessments

--- October 2010, Limited Phase I ESA

— February 2011, Phase I ESA

--- June 2011, Phase II ESA

— September 2012, Phase I ESA



Area subjected to geotechnical assessment

--- July 2014, Phase II ESA

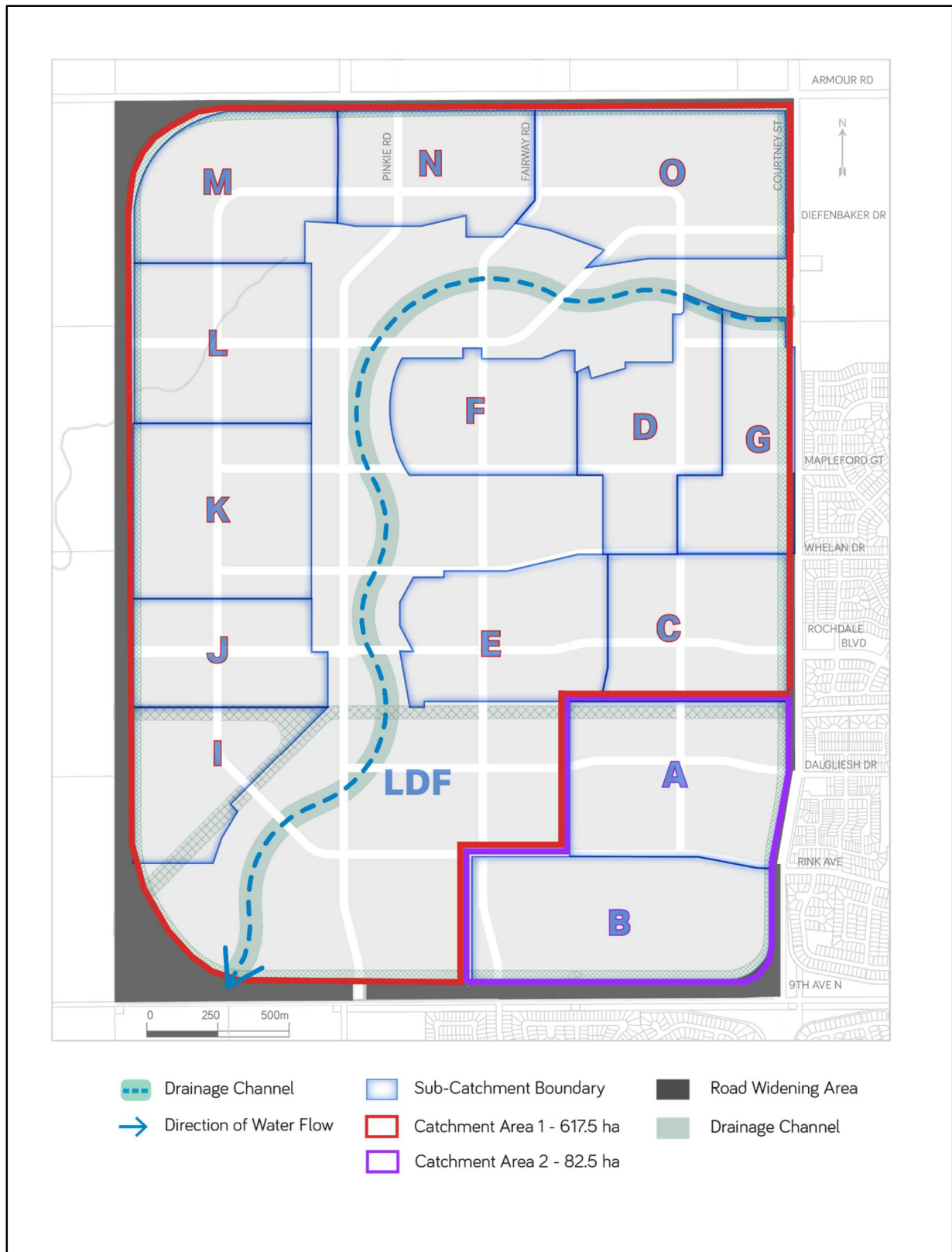
--- July 2013, Limited Phase 1 ESA

— July 2013, Phase 1 ESA

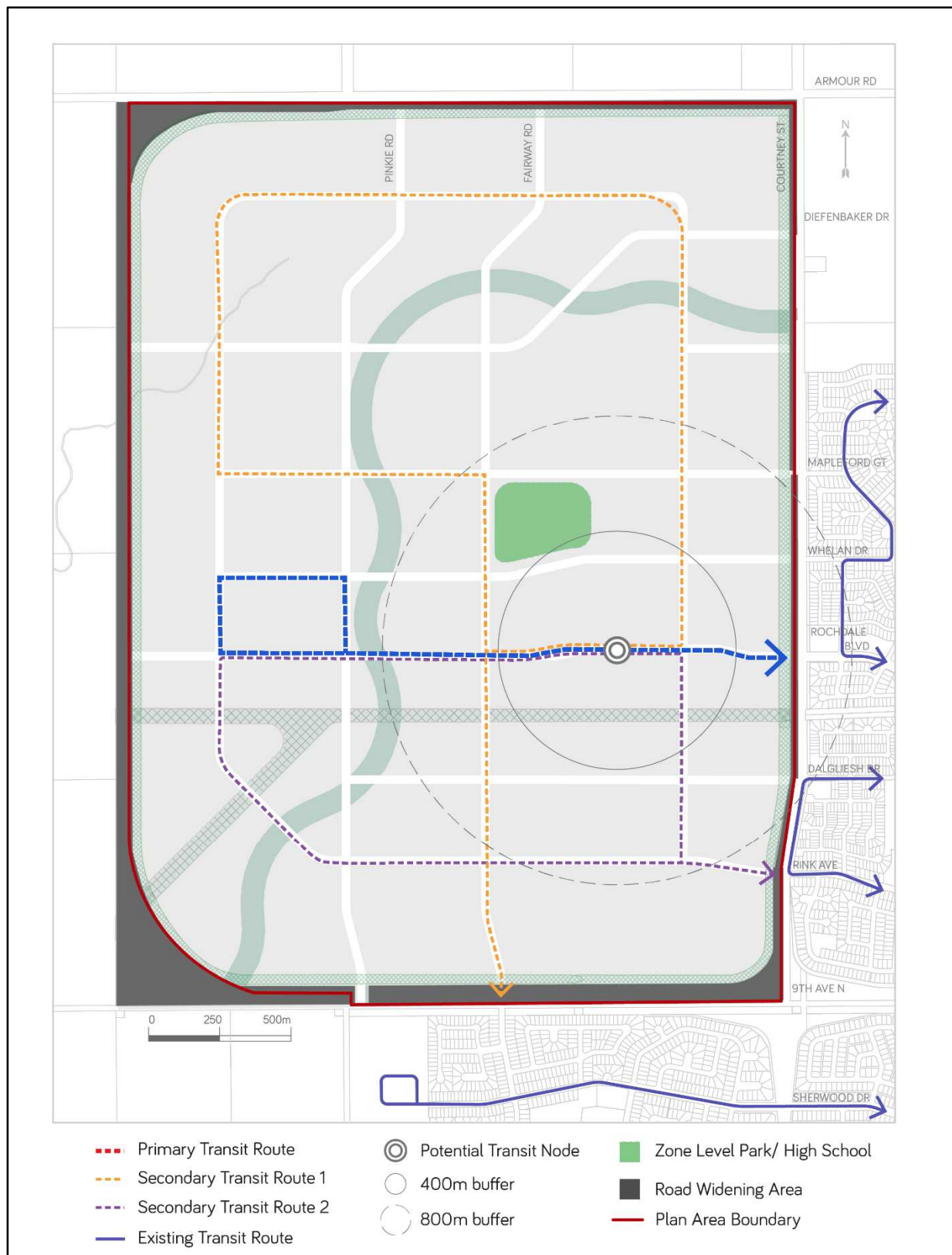
--- December 2013, Phase II ESA

— December 2014, Phase 1 ESA

7.2. Alternative Storm Water Scheme (detention within drainage channel)



7.3. Transit Route Options





CANHAM MILLER
BARRISTERS & SOLICITORS

Dale A. Canham, LL.B

Ronald J. Miller, B.A. (Hons.), LL.B

Patricia L. Miller, B.Comm. (Hons.), J.D

116 Albert Street
Regina, Saskatchewan
Canada, S4R 2N2
Telephone: (306) 791-2500
Fax: (306) 543-9655

An association of Independent Legal Professional Corporations

April 20, 2017

City of Regina
City Clerk's Office
City Hall
P.O. Box 1790
Regina, SK. S4P 3C8

By Email

Dear Sir/Madam:

**RE: Application for Zoning By-Law Amendment
Mainstreet Zone – Add dental laboratory
1135 N. Lakewood Court, Regina, SK
Our file: 8322/dac**

We are solicitor for K. & J Diamond Holdings Ltd., the Applicant in the within matter, and we are requesting permission to appear at the City Council at their meeting on April 24, 2017 to speak to this application. The persons attending would be:

Dale A. Canham, Lawyer
Knud Potthast, Business owner
John Tsechelidis, Business owner

We enclose a copy of our written submission in this regard.

We believe that the matter is straightforward and not contentious and so the purpose of our attendance would be to answer any questions that Council may have.

If you have any questions, or require any additional information, kindly contact me at any time as to same.

Thank you.

Yours truly:

Dale A. Canham

April 24, 2017

To: Regina City Council

From: K & J Diamond Holdings Ltd. o/a Diamond Dental Lab

Re: ZONING BY-LAW AMENDMENT

Mainstreet (MS) Zone Amendment to Include Dental Laboratory

SUBMISSION

Request Council approval of Application for Amendment of Regina Zoning By-law No 9250 to include Dental Laboratory as a permitted use in the Mainstreet / MS Zone.

Owners of the Property at 1135 Lakewood Court are requesting approval of this amendment to permit their use of the property as a Dental Laboratory.

We support the work of City Planning & Development Dept. and the Recommendation of the Regina Planning Commission for approval of the zoning amendment.

Owners of K & J Diamond Holdings Ltd. are:
Knud Potthast & John Tsechelidis

BACKGROUND

LAKEWOOD Court is a mature established commercial area in NW Regina with several separate and amenable professional commercial uses. Present uses in the MS Zone include Optometrist, Dentist, Veterinary office & Lawyer. Former use of existing building was an Insurance office.

Application is to amend the zoning by-law to include dental Lab < 500 sq m. as a permitted use in MS Zone.

DISCUSSION

Recognizes the growth of the NW area of the City and a professional dental laboratory is a compatible use for the MS zone and would permit this

business to serve their existing dentist clients in the NW area and to expand to serve others in the NW area of the City.

Services provided by a Dental laboratory are of a professional nature similar to other offices providing professional services. This involves meeting with patients, referrals from dentists, and providing professional services such as fitting of crowns, bridges, implants and related dental appliances.

Perceived advantage to allow this use as a permitted use in the MS Zone would improve convenience and enhance the ability to serve the community and members of the public who live and do business in the NW area of the City.

In providing these professional and personalised services, there is no environmental impact in terms of noise, debris or by-product. Business is operated in accordance with all proper procedures and regulations.

Parking is not seen as an issue. Anticipated customer traffic to the dental lab is anticipated to be less than the former use as an insurance office, less than the daily traffic to the existing law office, dentist and optometrist in the existing MS zone. Present site at 1135 Lakewood Cres. has ample off street parking consisting of 16 off street parking stalls.

Respectfully submitted,



Dale A. Canham
Legal Counsel for K & J Diamond Holdings Ltd.

April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: Zoning Amendment Application (16-Z-18) Mainstreet Zone Amendment to Include
Dental Laboratory

RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– APRIL 5, 2017**

1. That the application to amend *Regina Zoning Bylaw No. 9250*, be APPROVED as specified in Appendix A-2.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendments.

REGINA PLANNING COMMISSION – APRIL 5, 2017

Dale Canham, Knud Potthast and John Tsechelidis, representing K & J Diamond Dental Lab Ltd., addressed the Commission.

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

Recommendation #3 does not require City Council approval.

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: David Bale, Pam Dmytriw, Phil Evans, Adrienne Hagen Lyster, Simon Kostic, Andre Kroeger, Laureen Snook and Steve Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on April 5, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250*, be APPROVED as specified in Appendix A-2.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective *Regina Zoning Bylaw No. 9250* amendments.

3. That this report be forwarded to the April 24, 2017 meeting of City Council for approval, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant has submitted an application to amend the MS – Mainstreet Zone in the *The Regina Zoning Bylaw No. 9250* (Zoning Bylaw) to allow for a Medical/Dental Laboratory to be permitted use where they are under 500 square metres and discretionary use where they are over 500 square metres in the zone. Medical/Dental Laboratories are currently prohibited in the zone.

The proposal complies with all other development standards and regulations contained in the Zoning Bylaw and is consistent with the policy objectives in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

The applicant is proposing to develop a Medical/Dental Laboratory, 186.42 square metres in size in an existing building at 1135 North Lakewood Court (subject property). To facilitate this development the applicant is proposing to add the land use Medical/Dental Laboratory as a land use within the MS – Mainstreet Zone.

DISCUSSION

The subject property is currently zoned MS, in which a Medical/Dental Laboratory is not a permitted land use. The applicant has submitted an application to amend the Zoning Bylaw to accommodate Medical/Dental Laboratories as a permitted use in the MS Zone where they are under 500 square metres and as a discretionary use where they are proposed to exceed 500 square metres.

If the Zoning Bylaw amendment is approved as proposed, the 186.42 square metres Medical/Dental Laboratory on the subject property would be a permitted use, as it would be under 500 square metres. Given the permitted use status of the Medical/Dental Laboratory on the subject property, the development plans are not included with this proposal for review. On permitted uses the review is completed through the building and development permitting process.

Medical/Dental Laboratories are currently accommodated in other commercial zones, such as the MAC and MAC 3 – Major Arterial Commercial Zone, HC – Highway Commercial Zone, and the D – Downtown Zone. The MS Zone has similarities to these zones, however has more restrictions on sizes of certain commercial establishments given the location and proximity to residential use and intent of the zone. As such, larger Medical/Dental Laboratories will be discretionary uses.

The MS Zone is intended to provide for high density developments to serve the housing, business and amenity needs of the residents of the northwest sector of the city. In doing so, this zone will provide high density housing development opportunities in close proximity to shopping, employment and facilities at a minimum net density of greater than 50 units per hectare. The provision of a Medical/Dental Laboratory at 1135 North Lakewood Court and in the MS Zone will support services that are currently used by residents of northwest Regina.

The proposal will provide service to dental clinics in northwest Regina including the existing Lakewood Dental clinic located in near proximity at Lakewood Court and Rochdale Boulevard. The applicant has indicated that there is an absence of this service in this sector of the city. Through recent search, Administration has determined that there are currently no dental laboratories operating in this area.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject properties will receive a full range of municipal services including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional changes to existing infrastructure that may be required to directly or indirectly support the development in accordance with City standards and applicable legal requirements.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods

- 7.1 Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:
 - 7.1.2 Integration and interconnectivity with all adjacent neighbourhoods, the city, and where appropriate, the region.
 - 7.1.3 A framework, where appropriate, of smaller neighbourhood districts and a centrally located neighbourhood hub.
 - 7.1.4 Opportunities for daily lifestyle needs, such as services, convenience shopping, and recreation.

7.1.8 A distinctive character, identity and sense of place.

7.5 Encourage appropriate mixed-use developments within neighbourhoods, as well as the retention of existing local and neighbourhood commercial spaces.

Other Implications

A comprehensive review of the Zoning Bylaw is currently underway under the Zone Forward project. The end result will be a new contemporary Zoning Bylaw with revised zoning districts and land use regulations that are aligned with City policies and the OCP. Leading up to the completion of this review the Administration will continue to work with applicant's to manage amendments to the Zoning Bylaw.

Administration has reviewed the risks associated with the proposed land use within the MS Zone and evaluated it in comparison to the existing land uses and businesses along Rochdale Boulevard. Administration has determined that the proposed use of a Medical/Dental Laboratory is consistent with the established pattern of development within the MS Zone along Rochdale Boulevard.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted on	N/A
Will be published in the Leader Post on	April 8 and 15, 2017
Letter sent to immediate property owners	N/A
Public Open House held	N/A
Number of Public Comments Sheets received	N/A

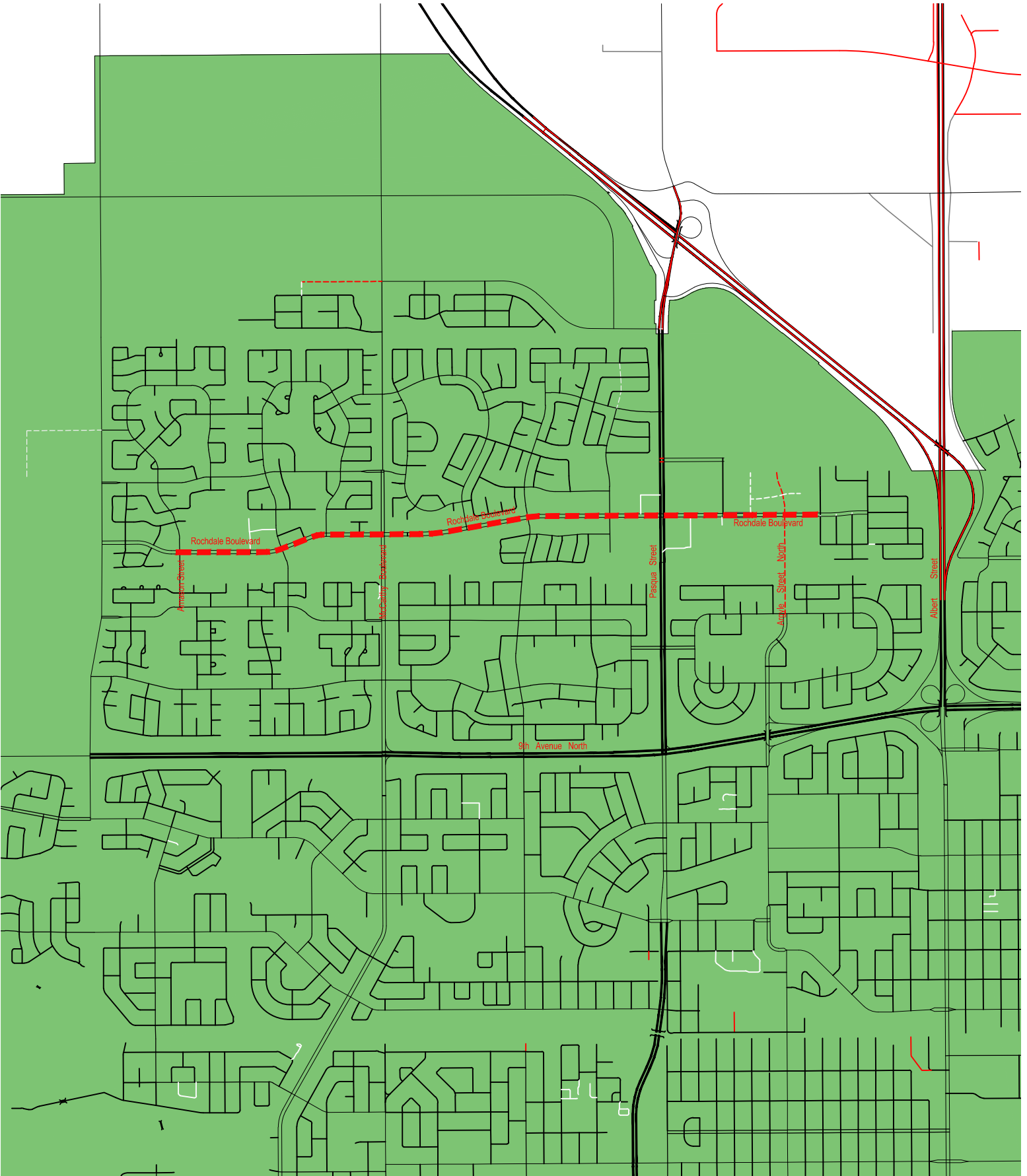
The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



MS Corridor

APPENDIX A- 2
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – MS Zone and Chapter 14 Changes

Amendment	Page	Proposed Amendment	Existing Regulation	Proposed Regulation		Rationale
1.	5.11	Chapter 5 TABLE 5.2: Table of Land Uses – Commercial Zones Be amended by adding Medical/Dental Laboratory as a permitted and a discretionary use within the MS - Mainstreet Zone.	Medical/Dental Laboratory is a prohibited land use.	Land Use	Zone	Medical/Dental Laboratory is a compatible and complementary use in the MS–Mainstreet Zone. A Medical/Dental Laboratory is proposed to be a permitted use in the MS–Mainstreet Zone under 500 square metres in area and a discretionary use in the MS–Mainstreet Zone over 500 square metres in area. Subscript Note 14 already exists within the Zoning Bylaw and states “500 m ² or less in gross floor area. For office uses in the MAC, MAC3 and MS zones, this limitation is on a single lot basis.” Subscript Note 17 is proposed and states “More than 500 m ² in gross floor area. For uses in the MAC, MAC3, and MS zones, this limitation is on a single lot basis.”
					MS	
				Medical/Dental Laboratory	P14 D17	
				Notes: 14 500 m ² or less in gross floor area. For office uses in the MAC, MAC3 and MS zones, this limitation is on a single lot basis. 17 More than 500 m ² in gross floor area. For uses in the MAC, MAC3, and MS zones, this limitation is on a single lot basis.”		
2.	5.12	Chapter 14 TABLE 14.6: Off-Street Parking Requirements for Commercial Uses <i>Amend as noted</i>	The current Zoning Bylaw regulations are silent on the off-street parking requirements for a Medical/Dental Laboratory.	Chapter 14, Table 14.6 of the Zoning Bylaw to include minimum off-street parking requirements for a Medical/Dental Laboratory in a MS–Mainstreet Zone to be the same as the minimum off-street parking requirements for an office use in this zone, which is one parking space per 60 square metres of gross floor area.		Ensure that proper off-street parking requirements are adequate for a Medical/Dental Laboratory.

BYLAW NO. 2017-16

DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN
AMENDMENT BYLAW, 2017 (No. 3)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 Bylaw No. 2013-48, being *Design Regina: The Official Community Plan Bylaw* is amended in the manner set forth in this Bylaw.
- 2 Part B Secondary Plans is amended by adding the attached Appendix "A" after Part B.16.
- 3 This Bylaw comes into force on the date of approval by the Ministry of Government Relations.

READ A FIRST TIME THIS 24th DAY OF April 2017.

READ A SECOND TIME THIS 24th DAY OF April 2017.

READ A THIRD TIME AND PASSED THIS 24th DAY OF April 2017.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved by the Ministry of Government Relations
this _____ day of _____, 2017.

Ministry of Government Relations

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

City Solicitor

APPENDIX “A”



OFFICIAL COMMUNITY PLAN

PART B.17
Coopertown
Neighbourhood Plan



Bylaw #:
Approved by Council:

Table of Contents

1.	INTRODUCTION	1
1.1.	Background	1
1.2.	Location	1
1.3.	Regulatory Context	2
1.4.	Interpretation	5
2.	SITE CONTEXT	6
2.1.	Topography	6
2.2.	Environment	6
2.3.	Heritage Resources	7
2.4.	Existing Development	7
2.5.	Civic Uses and Amenities	7
2.6.	Existing Utilities	9
3.	VISION, CONCEPT, POPULATION	11
3.1.	Vision	11
3.2.	Concept	11
3.3.	Population	12
4.	LAND-USE STRATEGY	14
4.1.	Land-Use Strategy Overview	14
4.2.	Neighbourhood Area	16
4.3.	Urban Centre Area	19
4.4.	Flex Area	21
4.5.	Parks and Open Space	22
4.6.	Civic and Institutional Uses	25
5.	SERVICING STRATEGY	26
5.1.	Transportation	26
5.2.	Water Servicing	30
5.3.	Wastewater Servicing	33
5.4.	Storm Water Servicing	37
6.	IMPLEMENTATION	41
6.1.	Implementation Overview	41
6.2.	Implementation Policies	41
7.	APPENDICES – NON-BINDING	43
7.1.	Environmental Assessment	43
7.2.	Alternative Storm Water Scheme	45
7.3.	Transit Route Options	46

1. INTRODUCTION

1.1. Background

The intent of the Coopertown Neighbourhood Plan ("Plan") is to provide a policy framework for guiding the land-use, development and servicing of lands located in the northwest part of the city ("Plan Area"). The Coopertown Neighbourhood Plan forms part of the City's Official Community Plan (OCP), as a secondary plan within Part B, and derives its authority respecting land-use and development from Provincial legislation: *The Planning and Development Act, 2007*. The policy framework of this Plan will ensure that the Plan Area transitions in an orderly fashion from its current agricultural state to fully urbanized and serviced new neighbourhoods.

Preparation of this Plan commenced in 2013, during the approval phase of the OCP, and has included a thorough assessment of servicing requirements and site conditions, as well as extensive stakeholder engagement. The lands that comprise the Plan Area were incorporated into the city through multiple boundary alterations, including an alteration in 2014 where 520 hectares were added. The Coopertown Neighbourhood Plan is a comprehensive policy document that will address development in the northwest part of the city over a long-term period, and will direct detailed planning through the concept plan, rezoning and subdivision processes.

1.2. Location

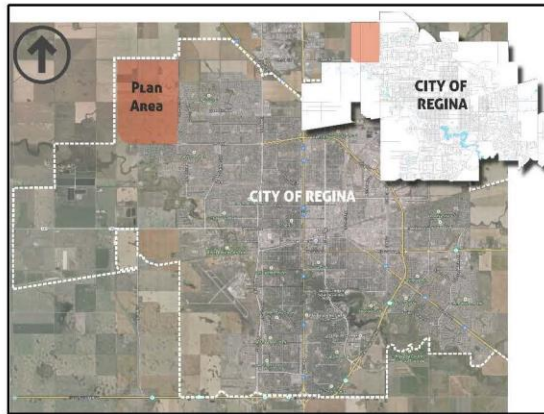


Figure 1 – Location Context

The Plan Area is approximately 745 hectares in size and is located in the northwest part of the City. The west boundary of the Plan Area is framed by the Regina Bypass, which is a major provincial highway, and is further framed by Armour Road (north); 9th Avenue North (south); Courtney Street (east). Lands situated to the north and west of Plan Area are comprised of cultivated farmland, within the RM of Sherwood, while lands to the south and east are comprised of built-out city neighbourhoods.

1.3. Regulatory Context

Planning and Development Act, 2007

The Coopertown Neighbourhood Plan is a type of secondary plan and forms part of the City's Official Community Plan (OCP). OCPs are policy instruments used by municipalities to guide, over a long-term period, land-use, infrastructure planning, environmental protection, and other matters, across the municipality. Authorization to enact and enforce an OCP is provided through Provincial legislation: *The Planning and Development Act, 2007*. All official community plans must be in conformity with *The Planning and Development Act, 2007*, as well as the Province's Statements of Provincial Interest regulations.

Official Community Plan ("Design Regina")

The Coopertown Neighbourhood Plan is included within Part B of the City's OCP. Whereas the secondary plans contained in Part B apply to specific sub-areas within the city (e.g. new neighbourhoods), Part A of the OCP (OCP – Part A) provides general policy direction for the city as a whole, and also directs and guides secondary plans. As a secondary plan, therefore, the Coopertown Neighbourhood Plan must be in conformity with Part A of the OCP, including applicable policies relating to growth phasing, neighbourhood design, density targets, transportation planning and the delivery of cost effective servicing.

An important element of the OCP is the direction it provides respecting growth planning and phasing. The Growth Plan of the OCP identifies the land requirements intended to accommodate a population of 300,000 ("New Neighbourhood"), as well as the land requirements for a population beyond 300,000 ("Future Long Term Growth") (see Figure 2). The Plan Area includes both New Neighbourhood areas, as well as Future Long Term Growth areas. The Phasing Plan of the OCP illustrates the phasing scheme pertaining to lands identified as New Neighbourhoods (see Figure 3). This Plan must conform with Part A of the OCP, including growth and phasing.

Concept Plans, Rezoning and Subdivision

As a prerequisite for rezoning and subdivision, a concept plan must be prepared and approved for the applicable development phase or neighbourhood area. Concept plans illustrate the specific location of land-use, residential densities, open space and transportation networks. Concept plans must generally conform with this Plan; likewise, subsequent rezoning and subdivision applications must conform with an approved concept plan. This Plan identifies six new neighbourhood areas that require concept plan preparation (see Figure 8).

Figure 2 – OCP Growth Plan

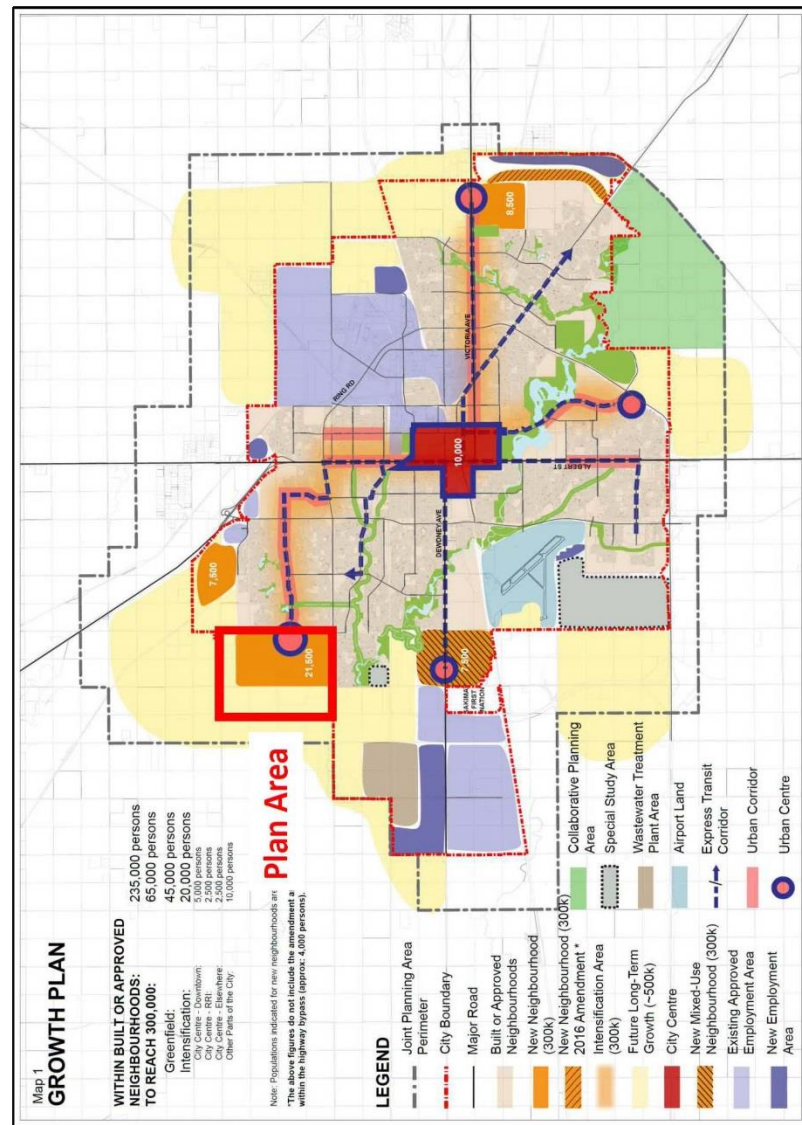
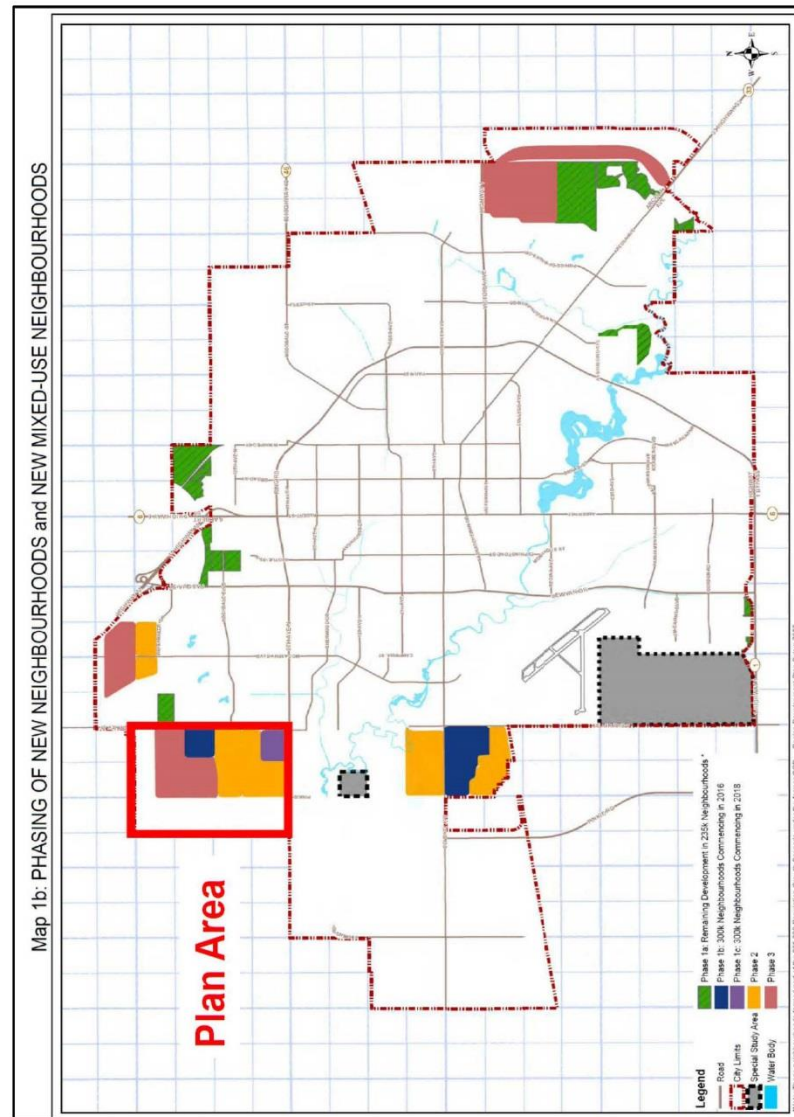


Figure 3 – OCP Phasing Plan



1.4. Interpretation

Plan Timeframe

The Coopertown Neighbourhood Plan is future-oriented and establishes the overall pattern for how the Plan Area is to be developed over an extended period of time. Development is expected to occur over the next 30 - 40 years; however, the exact timing of the build-out of the Plan Area remains subject to market demand and other factors.

Considering the length of the expected build-out time frame, the majority of the Coopertown Neighbourhood Plan policies and maps will be oriented towards the lands accommodating the city's 300,000 population (New Neighbourhood areas). It is also expected that the land-use plan may be subject to revisions over-time, as market and demographic conditions change.

Map Interpretation

Unless otherwise specified within this Plan, the boundaries or locations of any symbols or land use areas shown on a map are approximate only, not absolute, and will be interpreted as such. They are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as existing legal property lines, existing roads or existing utility rights-of-way. The precise location of land-use boundaries will be determined by the City at the time of concept plan, rezoning and subdivision applications. Where adjustments are made as a result of further delineation through the concept plan process, an amendment to the maps within this Plan shall not be required.

Policy Interpretation

In the interpretation of the policies within this Plan, the word:

- “Shall” equates to mandatory compliance;
- “Should” infers that compliance is generally expected, except where execution of the policy is not practical or where an exceptional situation applies, etc.;
- “May” infers that execution of the policy is optional; however, where “may” is used in conjunction with a City directive, the City has final authority to require or waive execution of the policy.

Use Interpretation

To provide general direction to the intended use and development of areas throughout the Plan Area, the document references land-uses that may require interpretation. Within this Plan, when specific land-uses are mentioned, please refer to the City of Regina's OCP and/or Zoning Bylaw for further clarification. While this Plan provides broad policy direction relative to the intended use and development of an area, the ultimate definition and approval of land uses shall be further delineated at the concept plan stage.

2. SITE CONTEXT

2.1. Topography

The Plan Area is relatively flat with an elevation range of 573 to 580 metres above sea level. Water ultimately drains into Wascana Creek via natural tributaries. The site is comprised of cultivated land, mostly classified as “Class Two suitability for agriculture” (moderately high productivity) by the Canada Land Inventory for Agriculture.

A geotechnical investigation was undertaken in June 2011 which covered approximately 243 hectares of the site. This included Parcel A of Section 5-18-20-W2, the southwest quarter of Section 4-18-20-W2, legal subdivisions 11, 12 and 13 in the northwest quarter of Section 4-18-20-W2 and the southwest quarter of Section 9-18-20-W2 (see Appendix 7.1). This report concluded that these lands were considered to be generally suitable for development. Further geotechnical investigation will be undertaken in coordination with phased developments within the Plan Area and will accompany concept plan submissions.

2.2. Environment

The site is located in the ‘Low Sensitivity’ zone for aquifer protection as per the *City of Regina Zoning Bylaw No. 9250*. Although some development restrictions apply, the site is generally suitable for residential and commercial development from an aquifer sensitivity perspective.

According to a search on the Saskatchewan Conservation Database, there are no noted species at risk or concern within the Plan Area. Further, there are no lands classified as environmentally sensitive within the site, as the lands have been subject to extensive agricultural cultivation over a prolonged period; however, there are pockets of mature vegetation and tree stands associated with former farm homes. Further assessment of wetland protection potential and the value of the existing tree stands may be required at concept plan stage.

A series of environmental site assessments (ESA) have been completed for the Plan Area to identify areas of environmental concern (e.g. contamination). A summary of completed ESAs and their findings and recommendations is outlined in Appendix 7.1. As a result of Phase I ESA investigations, more detailed Phase II studies were undertaken for specific areas. There are no outstanding environmental concerns at this time, as per the additional Phase II ESA work; however, further investigation of Limited Phase I ESA areas will need to be undertaken.

2.3. Heritage Resources

Three of the site's quarter-sections lie within Heritage Sensitivity overlay zones: NE-5-18-20-W2, SE-5-18-20-W2 and SW-9-18-20-W2. There are no listed heritage buildings on these sites, and the Heritage Conservation Branch of the Government of Saskatchewan has indicated that there are no known archaeological sites in direct conflict with the proposed development. The Heritage Conservation Branch has indicated, therefore, that they have no concerns with the development proceeding as planned and that a Heritage Resource Impact Assessment is not required.

2.4. Existing Development

The majority of the Plan Area is comprised of cultivated farmland. Associated with the agricultural use, are several farmstead sites that are no longer occupied, but that still contain former dwellings, out buildings and stands of mature vegetation. Through the concept plan process, the merit of retaining and incorporating existing farmstead vegetation should be considered. As noted in Appendix 7.1, some of these farmsteads were subject to environmental investigation to determine the existence of potential contamination, and other risks; however, no significant issues requiring remediation were identified.

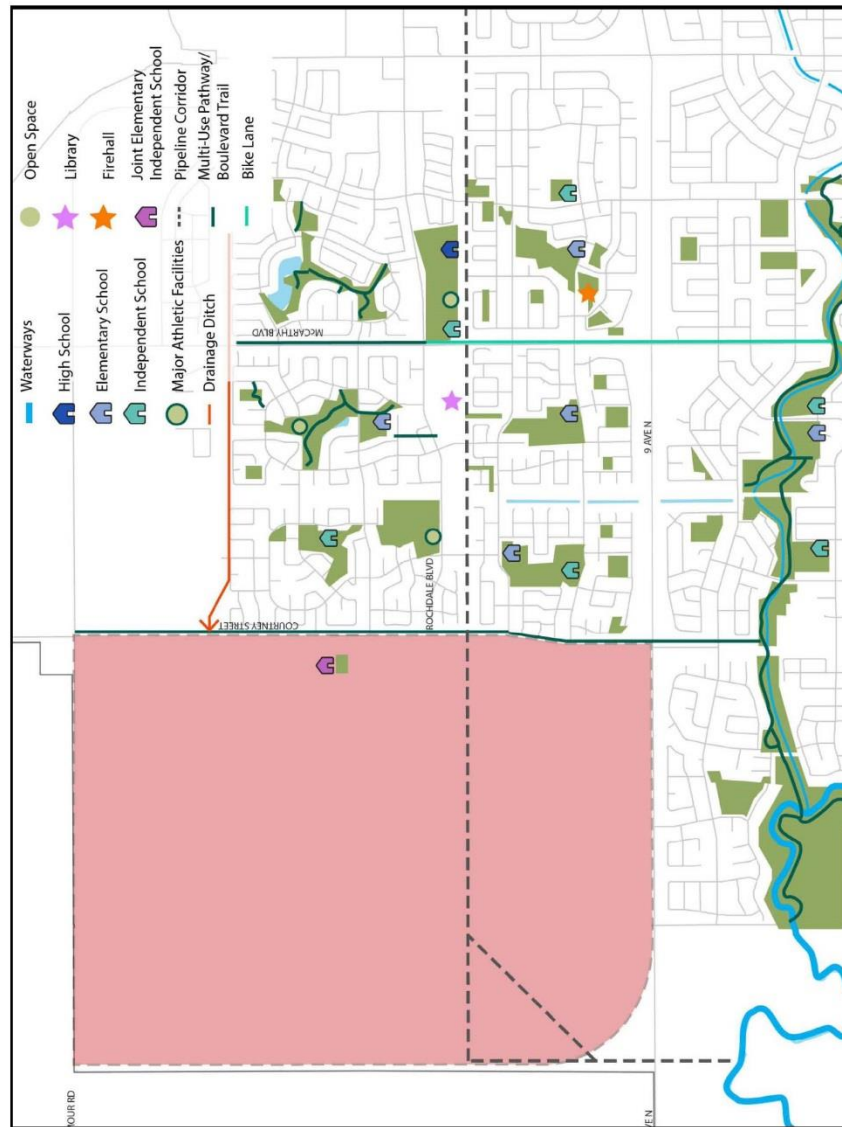
Other built features within the Plan Area include a church (Rosewood Park Alliance Church), a new joint-use school and a City owned waste water facility (Mapleridge Lift Station). These developments are located near the entrance of Whelan Drive. It is the intent of the Government of Saskatchewan that operation of the new joint-use school commence in fall 2017.

2.5. Civic Uses and Amenities

As shown on Figure 4, there are a number of existing parks, schools, recreation facilities and other civic uses in close proximity to the Plan Area. Major nearby facilities include:

- A zone level park, which is located approximately 1 km away, in the Lakewood neighbourhood;
- The Northwest Leisure Centre located in the neighbourhood of Rochdale Park, as well as the Lakeridge Sports Park located in the Gardenridge neighbourhood;
- Fire Station #6 located at 303 Rink Avenue, which is the nearest to the Plan Area;
- The Michael A. Riffel and Winston Knoll Collegiate high schools, which are located approximately 2 km away, in the Garden Ridge neighbourhood;
- The North Storm Channel Pathway network, which is located approximately 600 metres to the south of the Plan Area, as well as the North West Link Multi-use Pathway, which is located adjacent to Courtney Street.

Figure 4 – Civic Uses & Amenities



2.6. Existing Utilities

2.6.1. Hydrocarbon Pipeline

A hydrocarbon pipeline corridor traverses the Plan Area from east to west (see Figure 5). An analysis of potential risks associated with these pipelines was undertaken in 2012. This risk analysis assessed potential annual individual fatality risks from pipelines, based on a major incident, using the individual risk intensity (IRI) measure based on the Major Industrial Accident Council of Canada (MIACC) thresholds utilized by the City of Regina.

A '1 in 1 million' (10^{-6}) risk is the assumed risk threshold. A corresponding area, associated with this risk threshold, has been mapped and superimposed on the Plan Area. This area includes a 120 metre buffer on either side of the South Saskatchewan Pipeline (east corridor), a 60 metre buffer on either side of the South Saskatchewan Pipeline (southwest corridor) and a 10 metre buffer on either side of the IPL (west corridor). The 10^{-6} risk contour line and measurements are shown in Figure 5. All pipeline buffers are measured from the edge of the legal easement.

Residential development must be limited to low and medium density, ground-oriented housing within the 1 in 1 million risk contour zone and public assembly or institutional uses are to be avoided in close proximity to the pipelines. In the event that the usage or conditions of the pipeline facilities are subject to change, the City may require new risk assessments.

2.6.2. Telecommunication

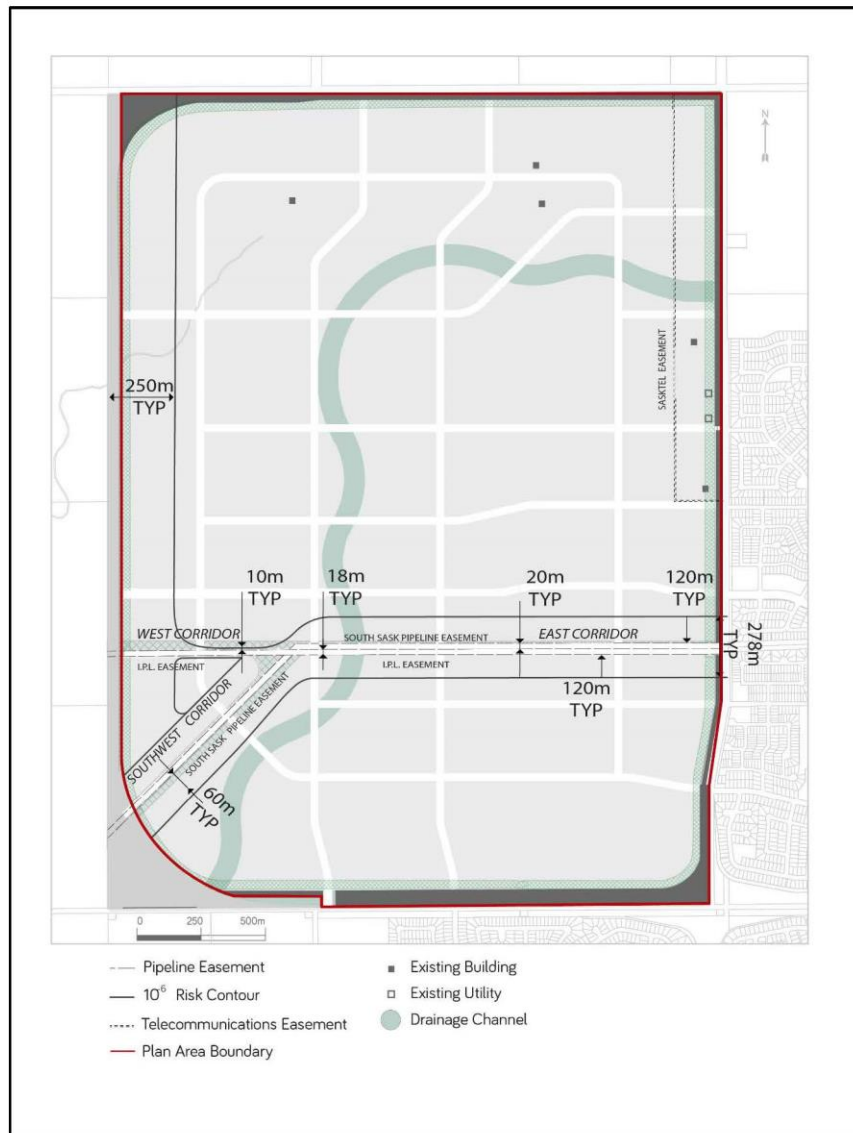
There is a 5-metre wide easement for a Saskatchewan Telecommunications (SaskTel) buried telecommunication cable in the northeast of the site, and there is a SaskTel communication tower located adjacent to Courtney Street, 150 metres north of the Mapleford Gate intersection. The need for additional telecommunication facilities (e.g. cell towers) will be determined through the concept plan process.

2.6.3. Storm Water Facilities

Existing storm water facilities in the Plan Area include a detention pond and a natural drainage course. The detention pond is located on the west side Courtney Street, at approximately Dalgliesh Drive, and accommodates surface stormwater runoff from Courtney Street and east of Courtney Street. During major rain fall events, this pond will spill over into the Plan Area.

The drainage course is located approximately 950m north of Whelan Drive and runs, generally, from east to west across the Plan Area. This drainage course drains the existing agricultural land, as well as an area of land east of Courtney Street, and channels the water in a westward direction, into the RM of Sherwood before eventually intercepting with Wascana Creek.

Figure 5 – Existing Buildings and Utilities



3. VISION, CONCEPT, POPULATION

3.1. Vision

As a *complete community*, Coopertown is comprised of neighbourhoods that are diverse, distinct, compact and walkable. All neighbourhoods are interconnected through a network of streets, pathways and greenspace that support walking, cycling and driving. The community is further enhanced through an array of schools, parks, recreation facilities and shopping hubs.

3.2. Concept

- The Coopertown Neighbourhood Plan is designed around a central, community focal point, provided in the form of a mixed-use main street. The main street will form part of the “Urban Centre” area of the Plan, which may also include a park space and high density residential, and will serve as the main gathering area for shopping, leisure and civic engagement.
- Neighbourhoods will offer a mix of housing types and densities and will be interconnected through a traditional grid, or modified grid, block pattern. Higher density residential will be located adjacent to neighbourhood hubs or focal points, which may include parks, schools and neighbourhood commercial uses, as well as multi-modal roadways. All residential lots will be located within a walking distance of transit, schools, parks and amenities.
- Neighbourhoods will be centred around a neighbourhood hub or focal point, which may include a park, school or neighbourhood-oriented commercial node. The hub should be easily accessible from all modes of transportation and framed within an appropriate land-use context, such as higher density residential or mixed-use development.
- The open space system will offer an array of active and passive recreation opportunities, and will be linked through the pedestrian and multi-use pathway systems. A core element of the system is a proposed zone level park, which will accommodate organized sports of a higher skill level, as well as other recreation opportunities. The zone park will serve Coopertown, as well as surrounding neighbourhoods, and will be located adjacent to a future high school.
- Coopertown will be interconnected by a system of streets, pathways and sidewalks, which will allow for an array of safe and convenient travel options. Streets will be walkable and human-scaled through block and building-street interface design. The use of rear lanes is intended to remove front driveways, creating an uninterrupted pedestrian route along residential blocks, and will allow for a more aesthetically pleasing streetscape design.

3.3. Population

According to the Growth Plan (Map 1) of the OCP – Part A, approximately 430 hectares of the Plan Area are identified as a “New Neighbourhood” area (see Figure 6). Policy 2.11 of the OCP – Part A requires that lands designated as “New Neighbourhood”, as shown on Figure 6, must achieve a minimum population density of 50 persons per hectare.

Additionally, the Plan Area includes 315 hectares of land designated, according to the Growth Plan (Map 1) of the OCP – Part A, as “Future Long-Term Growth” area, which is intended to accommodate a portion of the city population beyond 300,000. Although the OCP – Part A does not assign a minimum population density requirement for Future Long-Term Growth areas, for the purposes of this Plan, 50 persons per hectare is assumed to apply to this area as well.

In order to ascertain a more accurate population projection, based on the minimum requirement of 50 persons per hectare, a “gross developable residential area” (GDRA) was arrived at by “netting out” (deducting) the pipeline corridor area, as these lands are undevelopable. Considering the actual GDRA, the anticipated minimum population for Coopertown is 36,350.

Table 1 – Coopertown Population (Minimum)

	New Neighbourhood	Future Long term Growth Area	Total
Total Land Area	430 ha	315 ha	745 ha
Pipeline Corridor	6.5 ha	11.5 ha	18 ha
Gross Developable Residential Area ¹	423.5 ha	303.5 ha	722 ha
Population ²	21,175	15,175	36,350
¹ GDRA is arrived at by subtracting the Pipeline Corridor area from the Total Land Area			
² Density assumption is: 50 people per hectare of GDRA			

Figure 6 – “Growth Area” Boundaries



4. LAND-USE STRATEGY

4.1. Land-Use Strategy Overview

The purpose of this section is to provide an overview of, and policies for directing, the future land-use for the Plan Area, including policies for directing the location of new residential (“neighbourhood”) areas, new commercial or mixed-use area, parks and open space, etc.

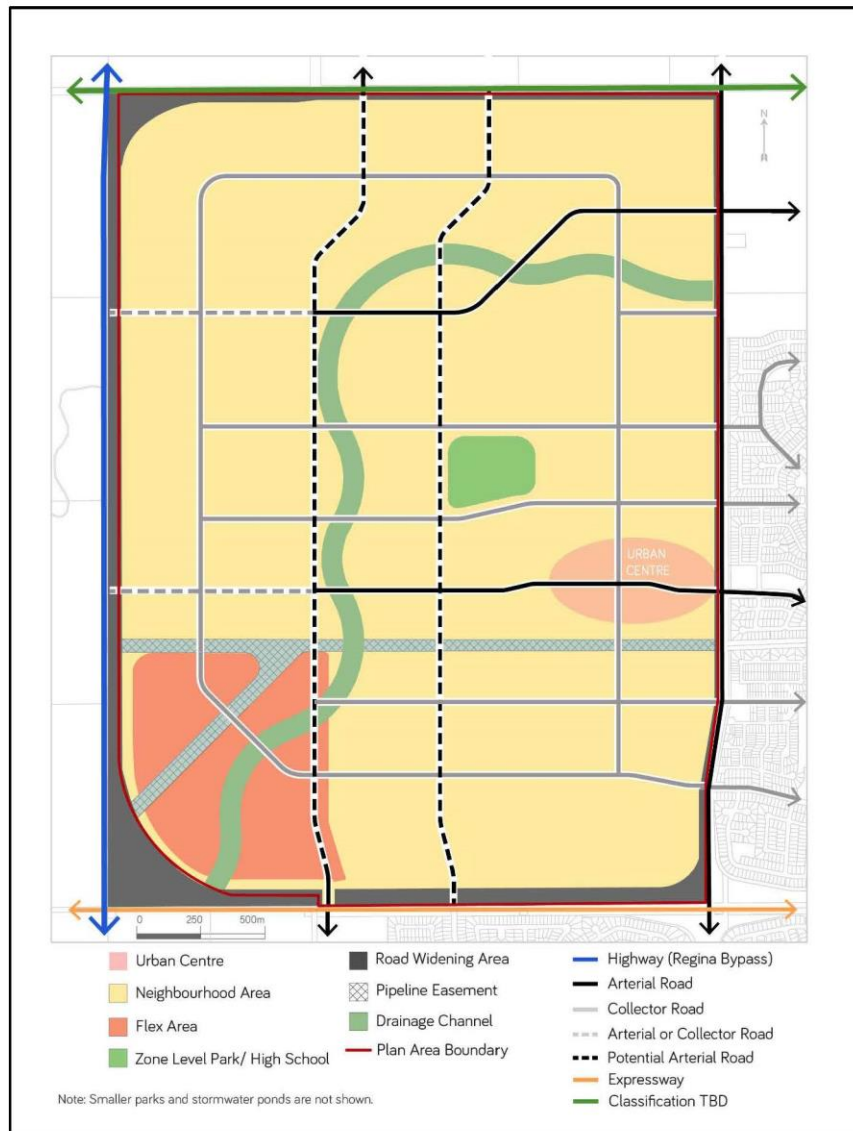
The general future Land-Use Plan is shown as Figure 7. The Land-Use Plan shows, conceptually, the future land-use for the Plan Area, as well as collector and arterial roadways and major features. It is intended that concept plans, which are prepared for each development phase, will have to substantially conform to the Land-Use Plan. The Land-Use Plan is the key guiding instrument for illustrating and directing the land-use composition of the Plan Area over time.

The land-use composition identified will accommodate a minimum population of approximately 36,350 people divided into six new neighbourhood units, as well as the Urban Centre. Table 1 outlines the minimum population and density expectations for Coopertown; Table 2 outlines the land-use composition for the Plan Area; Figure 8 shows neighbourhood units.

Table 2 – Land Use Allocation

LAND USE	New Neighbourhood Area (300K)		Future Long-Term Growth Area (>300K)		Total	
	Hectares	% of Total	Hectares	% of Total	Hectares	% of Total
Neighbourhood Area ¹	272	63%	162	51%	434	58%
Flex Area ¹	3	1%	33.5	11%	36.5	5%
Urban Centre ¹	11	3%	0	0%	11	1%
Zone Level Park ²	10	2%	0	0%	10	1%
Drainage Channel	20.5	5%	6.5	2%	27	4%
Pipeline Corridor	6.5	2%	11.5	4%	18	2%
ROW Expansion 9 th Ave N	0	0%	1	0%	1	0%
ROW Expansion Courtney St	0.5	0%	1	0%	1.5	0%
ROW Expansion Armour Rd	0	0%	7.5	2%	7.5	1%
Road Network	106.5	25%	92	29%	198.5	27%
Total	430	100%	315	100%	745	100%
¹ Includes, where applicable, dedicated lands (e.g. MR, ER, MUP) – excepting Zone Level Park						
² Assumed, for this calculation, to be 10 ha; however, could range from 10-15 ha						

Figure 7 – Land Use Plan



4.2. Neighbourhood Area

4.2.1. Neighbourhood Area Overview

The majority of the Plan Area will consist of residential neighbourhoods (Neighbourhood Area). New neighbourhoods will be comprehensively planned through the concept plan process in order to ensure that each neighbourhood includes a variety of housing types and is compact, walkable and oriented around a neighbourhood hub, such as a park, school or commercial node. Six new neighbourhoods are proposed for the Coopertown Plan Area, as shown on Figure 8.

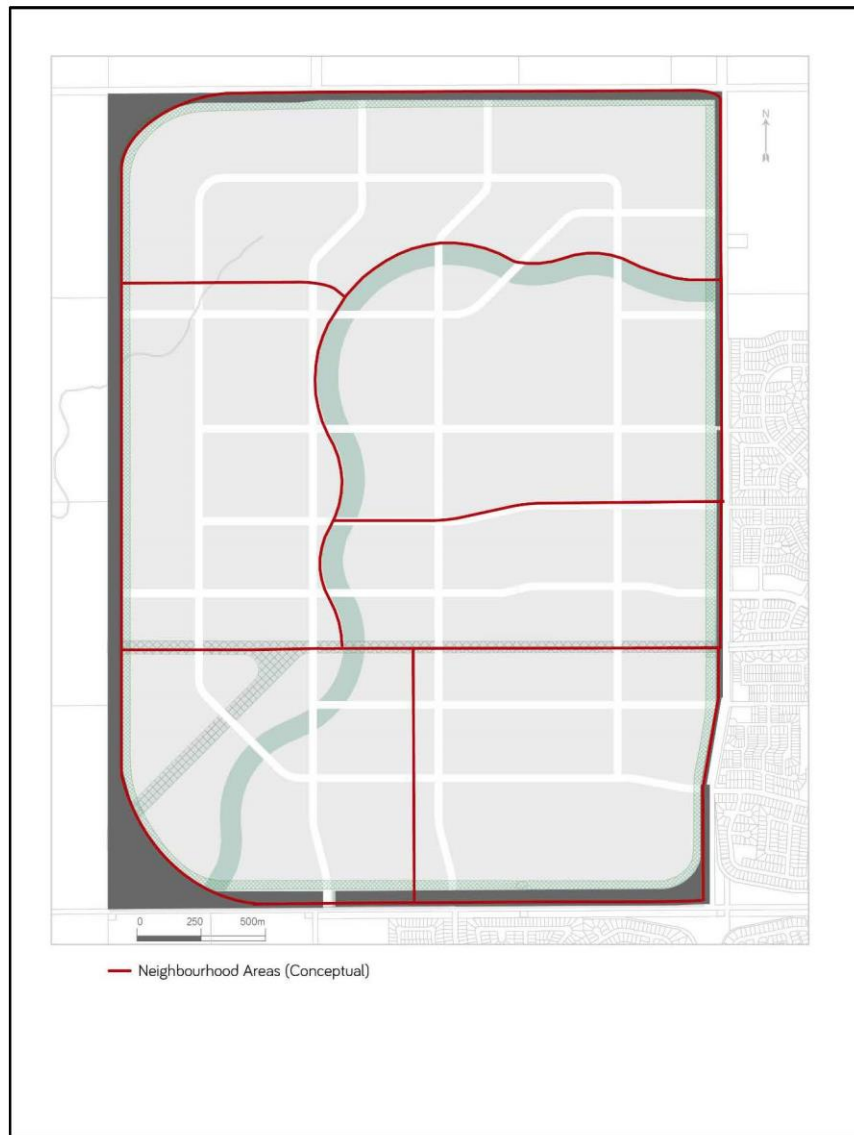
“Coopertown Village”, will include the Urban Centre, which will be comprised of a main street, park space, higher densities and mixed-use development. Coopertown Village will be the “heart” of Coopertown and the primary destination for activities such as shopping and leisure.

4.2.2. Neighbourhood Area Policies

- a) Lands identified as Neighbourhood Area, as shown on Figure 7, may include the following land-uses: residential; local/ neighbourhood commercial; parks and open space; public, civic, recreational and institutional.
- b) Individual neighbourhoods units, as conceptually shown on Figure 8:
 - i. Shall include a variety of housing types and densities;
 - ii. Shall include a neighbourhood hub comprised of one or any of the following: park, school, local/ neighbourhood commercial node;
 - iii. Should be designed in accordance with a grid or modified grid street/ block pattern.
- c) Where higher density residential development is proposed, it should be:
 - i. Located in close proximity to transit facilities and amenities (e.g. local/ neighbourhood commercial; commercial centres; neighbourhood hubs);
 - ii. Strategically located to frame important intersections and focal areas;
 - iii. Separated from low density residential development through an interface transition, such as medium density residential development, open space, etc.
- d) Where residential is developed adjacent to an arterial or collector roadway:
 - i. The residential lots should front on to the roadway, where the road is designed to function as a multi-modal corridor with landscaped buffers/ sidewalks;
 - ii. Direct access to the roadway, from the lot, should be generally prohibited.

- e) Where residential is proposed to be located adjacent to Regina Bypass or 9th Avenue North, a landscaped buffer shall be established along, and abutting, all portions of the applicable roadway in accordance with:
 - i. The City's Subdivision Bylaw (Bylaw No. 7748, or as amended), or
 - ii. A solution, satisfactory to the City, which results in the establishment of an interface that includes tree and shrub plantings sufficient to provide a visual screen between the applicable roadway and adjacent properties.
- f) Where residential development is proposed to be located in close proximity to one of the identified pipeline corridors, as shown on Figure 5, residential development, excepting low and medium density ground-oriented residential, shall be prohibited from locating within the 10⁻⁶ risk contour area, as identified on Figure 5;
- g) Notwithstanding Policy 4.2.2(f), should the use, or intensity of use, of the pipeline corridor change, the City may require, through the applicable concept plan process, that implications for setbacks and land-use be determined through a risk assessment.
- h) Where local/ neighbourhood commercial is proposed, it should:
 - i. Be clustered and form part of the neighbourhood hub or focal area, or be oriented adjacent to a strategic roadway intersection;
 - ii. Be framed by higher density residential development;
 - iii. Allow for such uses as: grocery stores, convenience stores, restaurants, cafes, small scale office, local service, and other similar uses, as per Zoning Bylaw.

Figure 8 – Neighbourhood Areas



4.3. Urban Centre Area

4.3.1. Urban Centre Area Overview

The Urban Centre area, as shown on Figure 7, will serve as the primary community destination for the Coopertown Plan Area, and may include commercial and office development, a mixed-use main street, a neighbourhood-level park, and higher density residential development. The urban centre park should serve as a community focal point, and should incorporate a high degree of functionality and aesthetic character through site design and location.

The main street (Rochdale Boulevard) component of the Urban Centre should incorporate the following design features: buildings situated close to the sidewalk; appropriate sidewalk width, design and appurtenances, street trees and on-street parking. Although buildings fronting Rochdale Boulevard should generally be mixed-use, some single-use buildings may be considered, such as grocery stores and office development.

4.3.2. Urban Centre Area Policies

- a) Lands identified as Urban Centre, as shown on Figure 7, may include the following land-uses: commercial, office, residential, mixed-use buildings, live/ work units, convertible retail frontage units, parks and open space, public, civic, recreational and institutional.
- b) Notwithstanding Policy 4.3.2(a):
 - i. Single-use, “purpose built” commercial buildings should be limited to grocery stores and similar uses; office development;
 - ii. Large-format retail is prohibited.
- c) The main street (Rochdale Boulevard) component of the Urban Centre should incorporate the following design elements:
 - i. Sidewalk-oriented buildings with consistent street wall;
 - ii. Sidewalks that are appropriately sized and designed for a main street context;
 - iii. On-street parking.
- d) At least one segment, equating to one to two full block length, of the main street (Rochdale Boulevard) component of the Urban Centre should consist of vertical mixed-use buildings, which could include live/ work units or convertible retail frontage units.
- e) Residential adjacent, or in close proximity to, the main street (Rochdale Boulevard) component of the Urban Centre should be limited to high and medium density or mixed-use development.

- f) Where it has been determined by the City that a neighbourhood-level open space may be developed within the Urban Centre, the open space:
 - i. Shall be designed in accordance with a long-term programming and activation plan in consultation with, and approved by, the City;
 - ii. Shall be framed by high density residential or vertical mixed-use buildings (direct frontage or street separated).

4.4. Flex Area

4.4.1. Flex Area Overview

The purpose of the Flex Area designation is to accommodate flexible land-use and transportation solutions in the southwest part of the Plan Area, which is highly encumbered by existing and future infrastructure. There are two hydrocarbon pipeline corridors that affect this area, which fragment the landscape and result in setbacks for certain land-uses. Furthermore, the Regina Bypass interchange and Coopertown drainage channel will further fragment the area and influence land-use planning. The use of land and layout of road networks will need to respond to the unique landscape resulting from the impacting infrastructure systems.

There is potential for commercial and/ or industrial development in the Flex Area, as residential will be constrained due to the proximity of the hydrocarbon pipeline corridors and the Regina Bypass interchange. Commercial and industrial development is exempt from the phasing policies of this Plan and OCP – Part A; however, considerations will include “serviceability” and transportation planning. Considerations for residential development will include: phasing compliance, interconnectivity with adjacent neighbourhoods and land-use compatibility.

4.4.2. Flex Area Policies

- a) Lands identified as Flex Area, as shown on Figure 7, may include the following land-uses: commercial, light and prestige industrial, residential, parks and open space, public, civic, recreational and institutional.
- b) Notwithstanding any other part or policy of this Plan, the City may consider a road network design other than a grid or modified grid (e.g. cul-de-sacs, courts and bays, etc.).
- c) Where residential is combined with industrial or commercial, it shall be demonstrated, through the concept plan process, how buffers and/ or interface treatments will be provided in order to ensure that that residential areas are not negatively impacted by off-site nuisances associated with industrial or commercial development.
- d) Notwithstanding Policy 4.4.2(a), residential will only be considered where it can be demonstrated that the residential area(s) will be well integrated and connected to adjacent neighbourhoods.
- e) Notwithstanding Policy 4.4.2(a), commercial and industrial development will only be considered where it can be demonstrated that associated vehicular traffic will have convenient access to 9th Avenue North and will not encroach into residential areas.
- f) Where residential is being proposed, policies 4.2.2(b)-(g) of this Plan shall apply, in addition to any other applicable policy.

4.5. Parks and Open Space

4.5.1. Parks and Open Space Overview

The Plan Area will include an array of park and open space features, which are interconnected through an active transportation (walking and cycling) network. Parks will be strategically located to serve population catchment areas; to act as neighbourhood focal points and to synergize with compatible land-uses. The location, size and function of parks will be determined through the concept plan process and will be in accordance with the City's Open Space Management Strategy.

Neighbourhood-level parks will provide space for multipurpose sport fields, as well as complementary unscheduled recreation activities, such as playgrounds, sport courts, and general lawn-based recreation, etc. As an integral component of all Coopertown neighbourhoods, neighbourhood-level parks will be centrally located and highly visible and accessible. The specific use and programming of all parks will be determined through the concept plan process and will be reviewed and refined at the time of subdivision.

In addition to neighbourhood-level parks, it is anticipated that the Plan Area will include specialized park space, including a zone-level park, dog park(s) and the potential for an "urban plaza" style park. The zone-level park will be a major feature within the Plan Area and will provide space for multiple multi-purpose sports fields, as well as sports courts, skating areas and a skateboard facility. As the zone-level park is a major feature of significant size, it may be necessary to allocate municipal reserve land from other Coopertown neighbourhoods as a means of acquiring the requisite amount of land.

Table 3 – Municipal Reserve Requirements

Municipal Reserve (MR) Dedication Summary			
	New Neighbourhood Area (300K)	Future Long-Term Growth Area (>300K)	Total
Total Area	430 ha	315 ha	745 ha
Deductible Lands ¹	27 ha	18 ha	45 ha
Net Area ²	403 ha	297 ha	700 ha
MR Owed ³	40.3	29.7 ha	70 ha
¹ Lands exempt from MR dedication: Pipeline Corridor; Drainage Channel ² Total lands subject to MR dedication ³ 10% of lands subject to MR dedication, as per <i>Planning and Development Act</i> . Note: <ul style="list-style-type: none"> • Mixed-use area (e.g. Urban Centre) subject to 10% MR • Future Long-Term Growth Area calculation is tentative – pending confirmation of Flex Area land-use • MR dedication shall be refined through concept plan process and confirmed through subdivision process 			

4.5.2. Parks and Open Space Policy

- a) An array of park types shall be developed within the Plan Area in accordance with this Neighbourhood Plan; an approved concept plan; the City's Open Space Management Strategy and the requirements of the City generally.
- b) The location, size and function of municipal and neighbourhood-level parks shall be substantially determined through the concept plan process and further reviewed and refined through the subdivision approval process.
- c) Notwithstanding Policies 4.5.2(a) and (b), new neighbourhood areas, as shown on Figure 8, shall include, as the highest priority for park planning, a park(s) supporting scheduled recreation facilities (e.g. multi-purpose sports fields).
- d) Through the concept plan review process, the need for a dog park shall be considered and, should the need be confirmed, the City may require that the requisite land be provided through municipal reserve dedication.
- e) A zone-level park shall be developed within the Plan Area, and this zone level park:
 - i. Shall generally be located as shown on Figure 7; however, the precise location and size shall be determined through the applicable concept plan process;
 - ii. Shall be designed and/or located in such a manner so that there are no safety concerns necessitating reduction in speed along nearby adjacent arterial roadways;
 - iii. May require that municipal reserve lands, or cash-in-lieu of municipal reserve lands, from other Coopertown neighbourhoods be used to acquire the requisite amount of land needed to accommodate the zone level park.
- f) The area shown conceptually on Figure 7 as "Pipeline Corridor" shall not constitute municipal reserve, environmental reserve or municipal utility parcel; however, the City may accept ownership of this area where:
 - i. The landowner agrees to voluntarily transfer the land to City ownership;
 - ii. It is demonstrated how the corridor can serve as a landscaped recreation facility;
 - iii. The landowner, prior to transferring land to City ownership, agrees to construct amenities and/ or landscaping in accordance with a City approved landscaping plan.
- g) Through the applicable concept plan process, where applicable, existing tree stands, associated with former farmyard/ dwelling sites, should be assessed for their value as a community amenity, and their retention considered.

- h) The City will only allow storm water to be detained within park space where it can be demonstrated, through a stormwater facility impact study submitted prior to subdivision approval, that the storm water detention will not negatively affect the primary function of the park as a highly accessible, visible and active recreation space.
- i) All neighbourhood-level parks should be bound by streets, or other forms of public or quasi-public space, on all sides.

4.6. Civic and Institutional Uses**4.6.1. Civic and Institutional Use Overview**

Civic and institutional uses include schools, libraries, emergency services facilities, medical clinics, etc., and are important components of complete communities. The need for civic and institutional uses shall generally be determined through the concept plan review process. As important components of the community, the location of civic and institutional uses should ensure that they are easy to get to, from the perspective of walking, cycling, driving and transit; synergize with other compatible land-uses and contribute, aesthetically, to the urban realm.

4.6.2. Civic and Institutional Use Policy

- a) The need for, and location, of civic and institutional uses, such as schools, libraries, emergency services station, medical clinics, etc., shall be determined through the concept plan process by consulting with the appropriate authorities.
- b) Civic and institutional uses should be located adjacent, or in close proximity, to walking, cycling, driving and transit networks, and should be clustered with other compatible land-uses, and serve as neighbourhood focal points, where appropriate and applicable.
- c) Concept plans that include a proposed school site shall also include a block and street network, adjacent to the school site, that will allow the school site to transition to an alternate land-use, should a school not be required.
- d) Should a high school site not be required, or should it be located on a site other than the locations shown in this Plan, no amendment to this Plan shall be required.
- e) Institutional land-use shall be prohibited from locating within the 10^{-6} risk contour area, as identified on Figure 5.
- f) Schools sites shall not be located adjacent to arterial roadways

5. SERVICING STRATEGY

5.1. Transportation

5.1.1. Transportation Overview

The objective of the transportation section of this Plan is to ensure that there are multiple options for walking, driving, cycling and transit throughout the Plan Area, which, are safe, efficient and contribute aesthetically to the built realm. The Plan Area will consist of one primary north-south arterial road (Pinkie Road or Fairway Road) and a grid of collector and local roads. The roadway system will include sidewalks, and further options for pedestrians and cyclists will be provided for through multi-use pathways, which will be included in some collector and arterial roadways.

The Plan Area is flanked by road right-of-way on three sides that are, or will become, major, high capacity transportation routes. The Regina Bypass, which flanks the west side of the Plan Area, is scheduled for completion in 2019, and will form part of the Provincial highway system. 9th Avenue North, which flanks the south boundary, will form part of the City's "Ring Road", as an expressway or freeway, connecting to the Regina Bypass. As an expressway or freeway, connections to 9th Avenue North will be limited. Courtney Street, which flanks the east side of the Plan Area, is identified as a future arterial road and will be upgraded in the near-term. Determining the function of Armour Road will be deferred until its upgrade is triggered by future phasing.

5.1.2. Transportation Policy

- a) The location of major transportation infrastructure (e.g. collector and arterial roadways) shall be in general accordance with Figure 9 of this Plan.
- b) The location of active transportation infrastructure (e.g. pathways, trails and bike lanes) shall be in general accordance with Figure 10 of this Plan; however, the City may allow for additional routes without an amendment to this Plan being required.
- c) Intersection/interchange points along 9th Avenue North shall accommodate the crossing of pedestrians and cyclists.
- d) Only one new north-south oriented arterial road is required to be constructed within the Plan Area, and Pinkie Road is the preferred alignment for this road; however, should this option not be feasible or desirable due to proximity to the Regina Bypass, the City will consider an alternate location (e.g. Fairway Road).
- e) Segments of Courtney Street abutting a development phase, as shown on Figure 14, shall be upgraded to an arterial roadway, in accordance with a right-of-way width and design approved by the City, as part of the corresponding development phase build-out.
- f) Where a development area that is subject to concept plan review abuts Courtney Street, the adjacent segment of Courtney Street shall be included in the concept plan area.

- g) Notwithstanding Policies 5.1.2(e) and 5.1.2(f), where warranted by a transportation impact analysis, the City may require a developer to upgrade portions of Courtney Street beyond the boundaries a particular development phase or concept plan area.
- h) Where a proposed development area that is subject to concept plan review abuts an existing roadway, which will require upgrades (e.g. R.O.W expansion or new interchange), the City will withhold concept plan approval until the land dedication requirements, to accommodate the upgrades, is identified.
- i) Where a concept plan is required, a transportation impact analysis shall be prepared for the subject area, prior to approval of the concept plan, which:
 - i. Identifies the location of public networks and facilities associated with vehicular, transit, pedestrian and cycling mobility;
 - ii. Provides a detailed analysis of the internal road network, including the right-of-way width and cross section design for each proposed street classification;
 - iii. Demonstrates how the proposed transportation networks will function within the concept plan area including the identification of intersection control and geometric requirements at all major intersections;
 - iv. Considers the impact of traffic originating from external locations, as determined by the City;
 - v. Identifies land requirements, where applicable, to accommodate the expansion or construction of peripheral roadways and interchanges, etc;
- j) As a prerequisite for Phase 2 concept plan approval, as shown on Figure 14, a transportation impact analysis for the Coopertown Plan Area shall be prepared.

Figure 9 – Circulation Plan

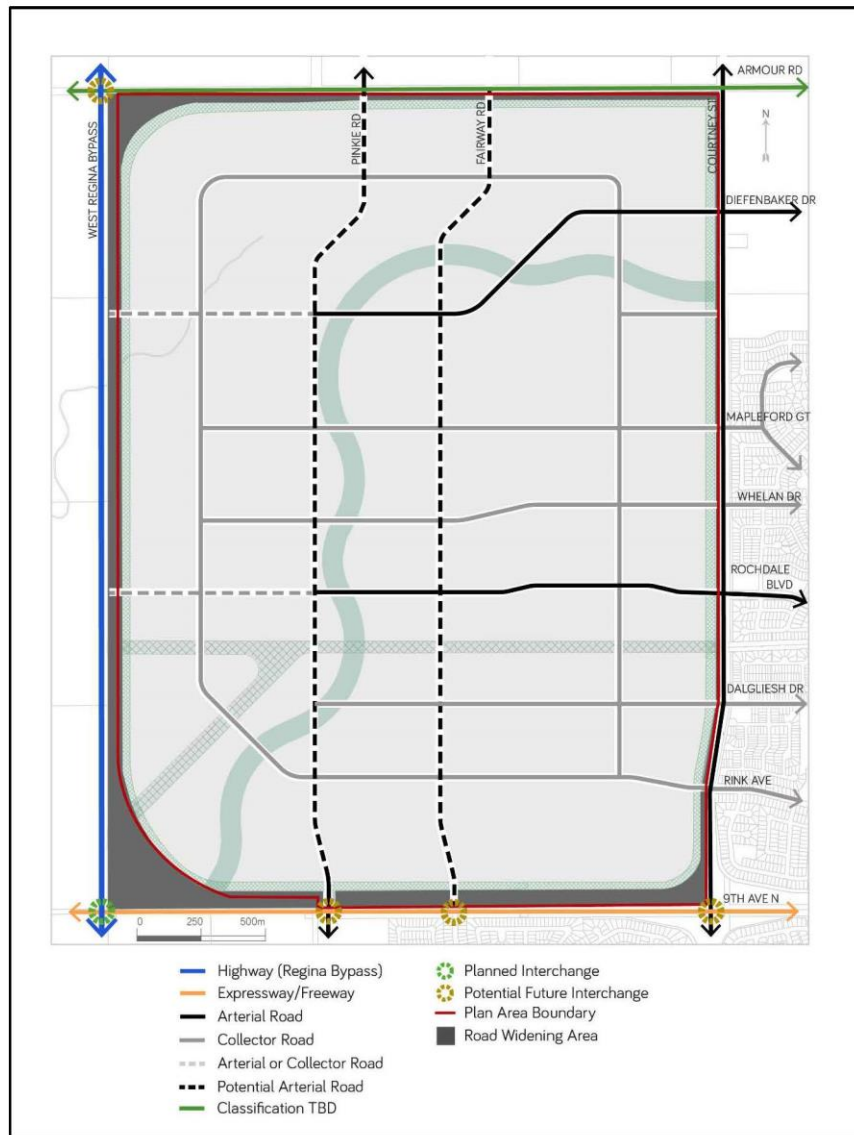
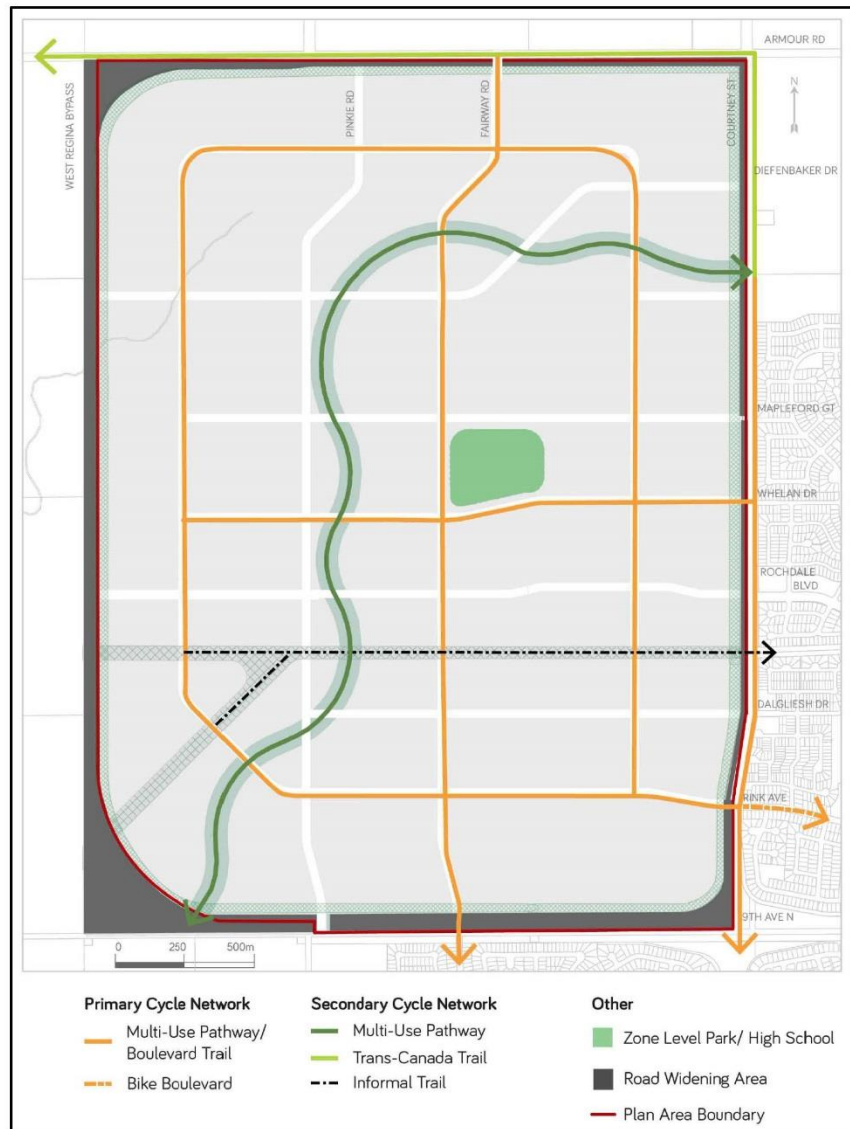


Figure 10 – Active Transportation Plan



5.2. Water Servicing

5.2.1. Water Servicing Overview

The Plan Area straddles two water pressure zones: the “Primary Pressure Zone”, which supplies the majority of the city, and the “North Pressure Zone”, which supplies water to the north (see Figure 11). Through a water servicing analysis, which was undertaken in support of this Plan, the following major findings, relating to the provision of water servicing, have been identified:

- The North Pressure Zone has capacity to accommodate additional development;
- The Primary Pressure Zone is operating at capacity; any additional development within the Primary Pressure Zone will result in a diminishing level-of-service (e.g. water pressure and fire flow) for existing neighbourhoods – especially neighbourhoods in the southeast;
- Upgrades to the city-wide water system will be required to realize the full build-out of the Coopertown Plan Area.

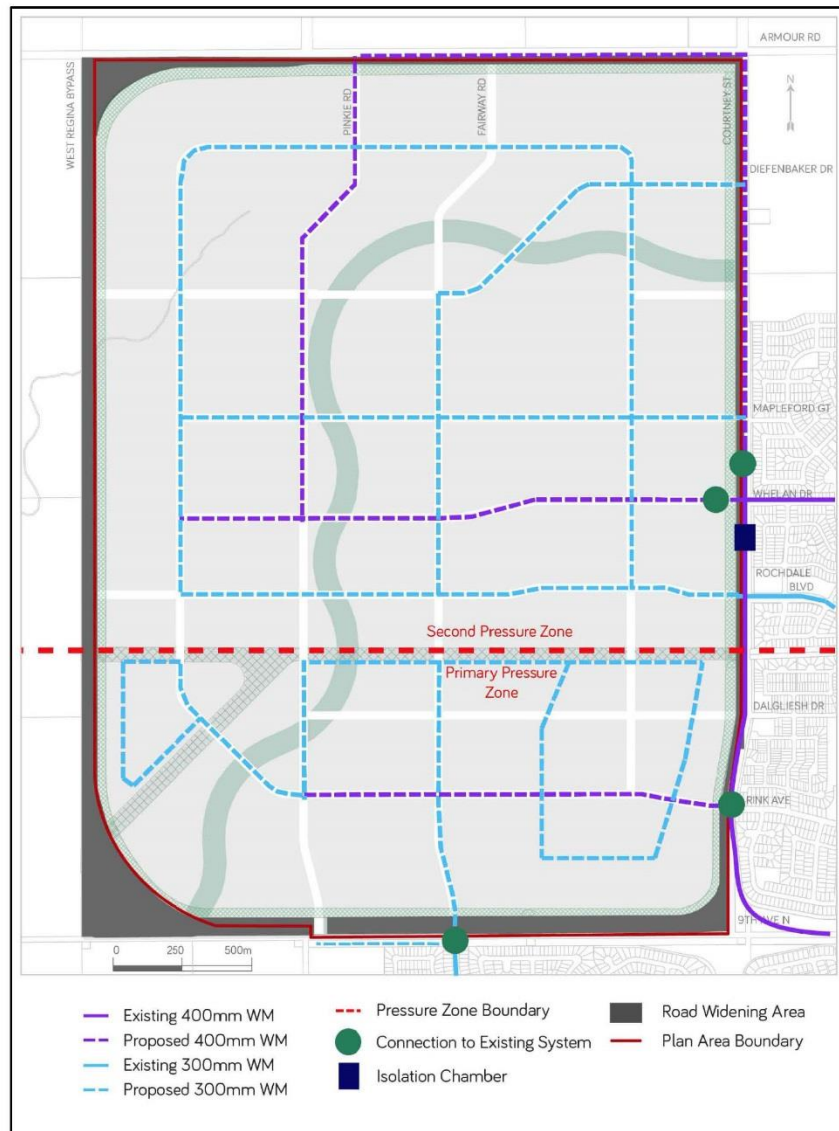
A new city-wide water master plan will be completed by 2018, which will identify servicing solutions for accommodating growth and development. Further analysis of water servicing will be required at the concept plan stage; this analysis must be in conformity with this Plan and any applicable city-wide water master plan.

5.2.2. Water Servicing Policy

- a) The location and size of major water lines, as well as pressure zone boundaries, shall be in general accordance with Figure 11 of this Plan; however, the City may permit an alternate network scheme without an amendment to this Plan being required.
- b) Infrastructure shall be sufficiently sized and include the appropriate stubs to accommodate adjacent development outside of the Plan area, as required by the City.
- c) Where a concept plan is required, a water servicing report shall be prepared for the subject area, prior to approval of the concept plan, which:
 - i. Establishes a strategy for delivering water service to the concept plan area;
 - ii. Demonstrates how the proposed water distribution network will tie in to the Plan Area system and, where applicable, city-wide system;
 - iii. Outlines the results of a water hydraulic network analysis, complete with the establishment of system demands and network routing, for the concept plan area, as well as for each development stage, where applicable;
 - iv. Demonstrates implications for city-wide water system level-of-service;
 - v. Identifies necessary upgrades, if applicable, to city-wide water systems.

- d) Where the City has a finalized city-wide water master plan that is in effect:
- i. No concept plan shall be approved unless the proposed concept plan conforms with the applicable city-wide water master plan;
 - ii. The City may require, as a prerequisite for concept plan approval, where applicable, that a water servicing report for the Plan Area be prepared or revised, which is in conformity with the applicable city-wide water master plan.

Figure 11 – Water Servicing Plan



5.3. Wastewater Servicing

5.3.1. Wastewater Servicing Overview

City-wide wastewater analysis indicates that the collection system, accommodating the neighbourhoods east and south of the Plan Area, as well as the city-wide system generally, would operate at capacity or near capacity during a design storm event. Facilities that are experiencing capacity limitations include: Westhill Lift Station (WHLS); Mapleridge Lift Station (MRLS); Northwest Trunk and the McCarthy Boulevard Pumping Station (MBPS), which is the main collection point for all wastewater flows prior to forcemain discharge to the wastewater treatment plant. Development of the Coopertown Plan Area would overload the existing wastewater system facilities, unless upgrades or the construction of new facilities is undertaken.

This Plan recognizes the need for one new wastewater lift/ pump station to accommodate the Coopertown Plan Area. As it is the City's preference that operation efficiency be enhanced by eliminating redundant, inefficient or aging facilities, there is potential to construct a new facility that can replace either, or both, the WHLS and the MRLS. This Plan supports, as a minimum, the decommissioning of the MRLS, as this facility has limited capacity and would require substantial upgrades in order to accommodate additional development and to meet design standards.

There are multiple options respecting the location of, and the catchment area for, the proposed new wastewater lift/ pump station. Through the preparation of a city-wide wastewater master plan, which will be completed in 2018, information will be available regarding catchment area options and implications for existing facilities. The new wastewater lift/ pump station will need to be designed to accommodate, initially, or through expansion opportunities, the MRLS catchment area, at a minimum. This facility may discharge directly to the McCarthy forcemains.

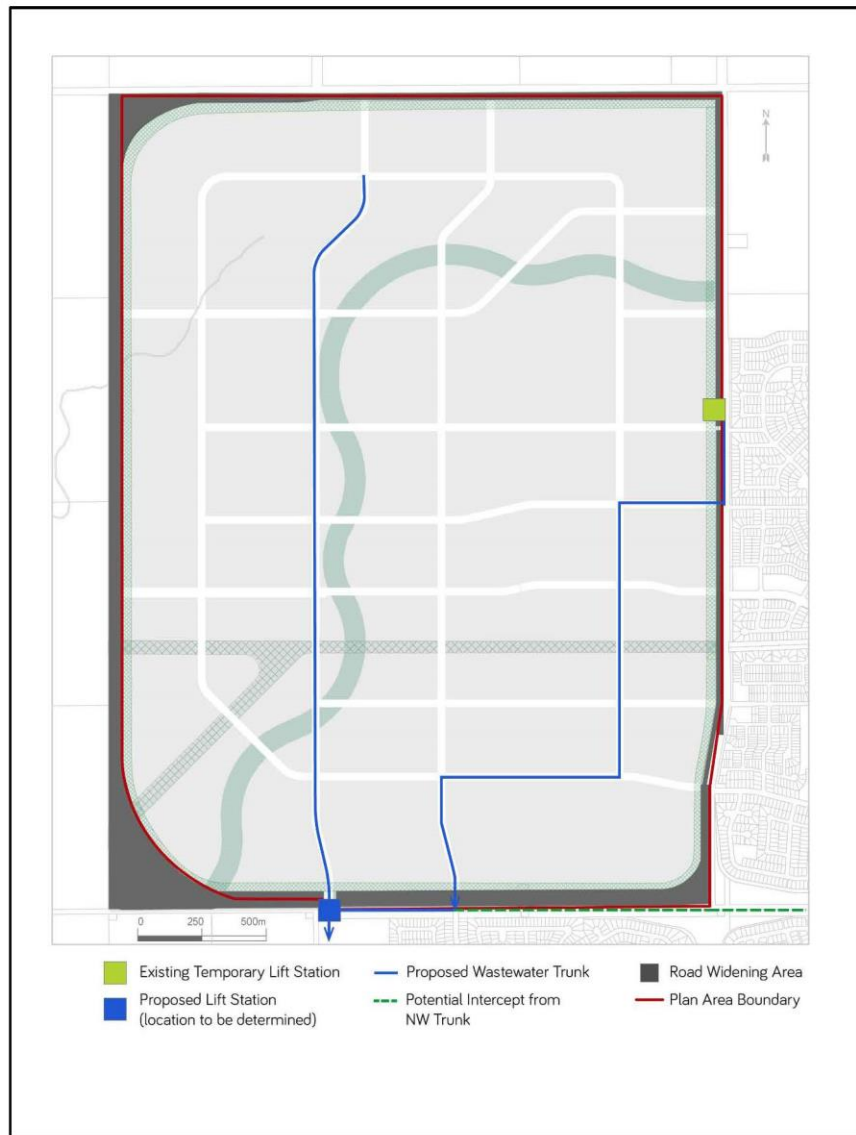
The City may consider allowing some of the Coopertown wastewater to discharge to the MRLS, as an interim measure; however, it must be demonstrated how additional capacity will be accommodated and how the affected catchment area can tie in to the "Coopertown system" following the decommissioning of the MRLS. It is the City's preference that all Plan Area development connect to the new Coopertown wastewater lift/ pump station at the outset.

5.3.2. Wastewater Servicing Policies

- a) The location of major wastewater infrastructure (e.g. mains and facilities) should be in general accordance with Figure 12 of this Plan; however, the City may permit an alternate network scheme without an amendment to this Plan being required.
- b) Where a new wastewater lift/ pump facility is required:
 - i. This facility should be strategically located in order to accommodate the largest and/ or most practical gravity-fed catchment area as possible;
 - ii. This facility, including the site area, shall, unless otherwise directed by the City, be sized and designed to accept wastewater flows as a result of the decommissioning of the Westhill and Mapleridge lift stations;
 - iii. This facility, including the site area, shall, if required by the City, be sized and designed to accommodate future expansion (e.g. to accept wastewater flows as a result of intercepting the Northwest Trunk);
 - iv. The force main outlet of the new facility shall be at a point along the McCarthy Boulevard Pumping Station force mains;
 - v. Only one new facility shall be permitted, except where the City, at its discretion, deems that an additional facility may be beneficial.
- c) The City will only allow the Mapleridge Lift Station (MRLS) to be used to accommodate Coopertown wastewater flows where it can be demonstrated, through the applicable concept plan process:
 - i. That the MRLS can accommodate the expected flows from the proposed development without creating additional issues or failures within the city-wide system (e.g. system surcharging or overload);
 - ii. How the MRLS shall be eventually decommissioned and how the affected area can connect to the Coopertown wastewater system, as shown on Figure 12.
- d) Notwithstanding Policy 5.3.2(c), at such time as the requisite Coopertown wastewater infrastructure (e.g. main or trunk line) is constructed immediately adjacent to the Mapleridge Lift Station (MRLS):
 - i. The areas utilizing the MRLS shall be required to connect to the Coopertown main/ trunk system by gravity;
 - ii. The MRLS shall be decommissioned and removed and the affected site remediated.

- e) Where the City has a finalized city-wide wastewater master plan that is in effect:
 - i. No concept plan shall be approved unless the proposed concept plan conforms with the applicable city-wide wastewater master plan;
 - ii. The City may require, as a prerequisite for concept plan approval, where applicable, that a wastewater servicing report for the Plan Area be prepared or revised, which is in conformity with the applicable city-wide wastewater master plan.
- f) Where a concept plan is required, a wastewater servicing report shall be prepared for the subject area, prior to approval of the concept plan, which:
 - i. Establishes a strategy for collecting wastewater within the concept plan area;
 - ii. Demonstrates how the proposed wastewater collection network will connect to the Plan Area system and, where applicable, city-wide system;
 - iii. Outlines the results of a wastewater hydraulic network analysis, complete with the establishment of system flows and network routing for the concept plan area;
 - iv. Demonstrates implications for city-wide wastewater system level-of-service;
 - v. Identifies necessary upgrades, if applicable, to city-wide wastewater systems.

Figure 12 – Wastewater Servicing Plan



5.4. Storm Water Servicing

5.4.1. Storm Water Servicing Overview

The intent of the storm water strategy is to provide a solution for accommodating the storm water drainage associated with the Plan Area, as well as existing drainage entering the Plan Area from adjacent lands, through two catchment areas. The majority of the Plan Area will be served by a large catchment area ("Catchment Area 1") that includes, as the primary feature, a proposed drainage channel. A smaller catchment area ("Catchment Area 2"), located in the southeast, will discharge storm water to the existing 1200mm storm sewer on Fairway Road. (See Figure 13).

The two catchment areas are comprised of "sub-catchment" areas, as shown on Figure 13. These sub-catchment areas will detain storm water, through ponds or other facilities, before discharging, at a controlled rate, to their respective outlets. Detention may occur, as determined by the City through the concept plan process, within municipal utility parcels or municipal reserve parcels (parks). Potentially, two or more sub-catchment areas can share one detention facility.

The proposed drainage channel has the potential to accommodate some of the detention requirements for Catchment Area 1; however, the City would only consider this where a similar "hybrid drainage channel" (a drainage channel that accommodates both detention and conveyance) has been assessed and accepted. Should the drainage channel accommodate detention, the number and scale of other detention facilities can be lessened; however, the drainage channel, itself, may need to be larger than a conventional system. An illustration showing a potential hybrid drainage channel scheme is included as Appendix 7.2 to this Plan.

Although it is expected that all lands within Catchment Area 1 will eventually discharge to the drainage channel, it is recognized that the drainage channel is a major project that may be constructed incrementally over-time. As an interim measure for Phase 1a (see Figure 14), the City may consider a drainage strategy that does not require the drainage channel. Any interim system must be designed so that it can eventually connect to the permanent drainage channel.

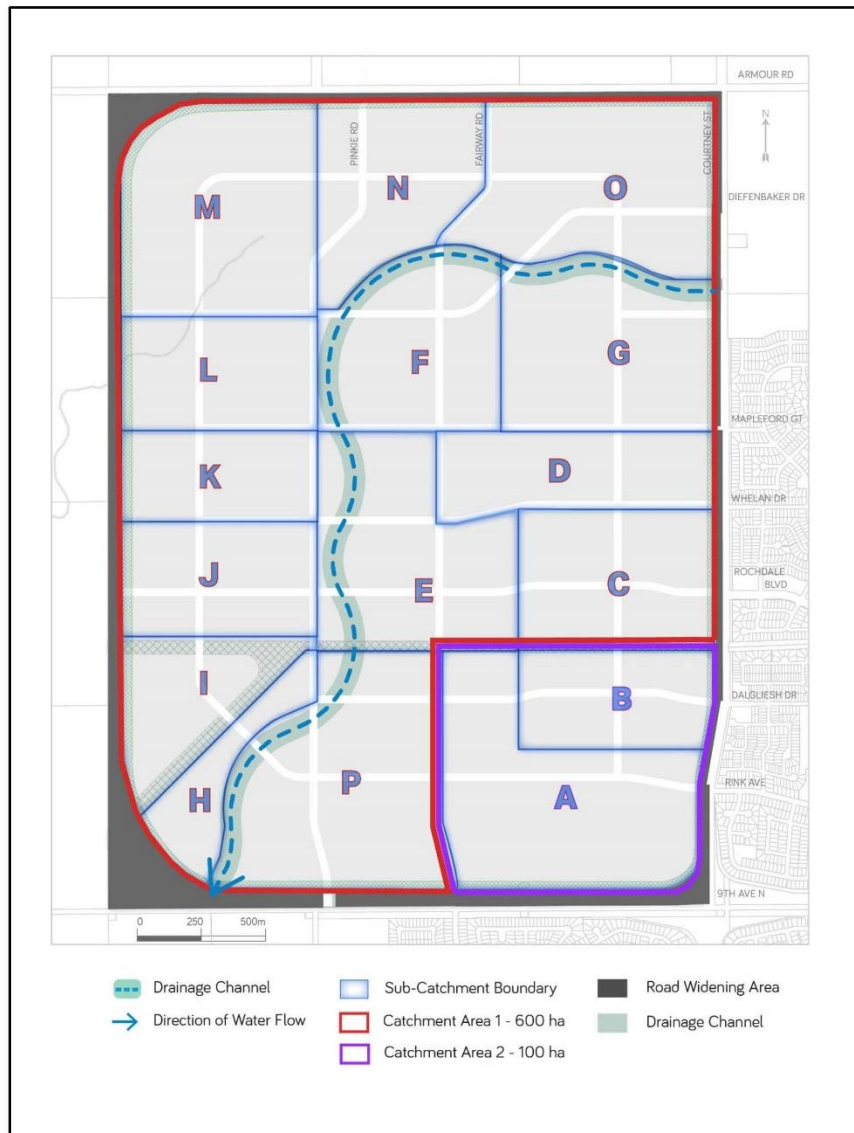
Further, more detailed, planning for the proposed storm water system shall occur at the concept plan stage. Through the concept plan process, the sub-catchment areas shall be verified (location, area and detention volume), including associated detention facilities and drainage routes.

5.4.2. Storm Water Servicing Policies

- a) The location of the drainage channel and the two major catchment areas should be in general accordance with Figure 13 of this Plan.
- b) The location of storm water detention facilities, and how land will be acquired or dedicated for these facilities, shall be determined through the concept plan process.
- c) Notwithstanding any other part or policy of this Plan, the City may allow the lands corresponding to Phase 1a, as shown on Figure 14, to be serviced through an interim storm water solution, that does not initially use the drainage channel, as shown on Figure 13, where it can be demonstrated that the proposed interim system:
 - i. Meets the requirements of the City, and any other applicable regulatory authority;
 - ii. Can be decommissioned and can connect to the permanent drainage channel;
 - iii. Will be owned and maintained by the developer, as per the City's *Servicing Agreement Fee and Development Levy Policy* (as amended).
- d) The proposed drainage channel, as shown on Figure 13:
 - i. Shall generally be constructed, incrementally, from south to north, and shall be fully constructed as part of the build-out of the "300K" lands, as shown on Figure 6.
 - ii. Shall function as an amenity, in addition to a utility system, by including a multi-use pathway and associated landscaping and appurtenances (e.g. lighting, benches, etc.);
 - iii. Shall generally be dedicated as municipal utility parcel;
 - iv. May, at the City's discretion, be used to accommodate some of the storm water detention requirements for the Catchment 1 area lands, as shown on Figure 13.
- e) As a prerequisite for approval, pertaining to any proposed concept plan that includes the utilization of the drainage channel, as shown on Figure 13, it shall be demonstrated how:
 - i. The drainage channel will be designed (i.e. cross section showing: dimensions, side slopes, benching, access, pathway, conceptual landscaping, etc.);
 - ii. The design, depth and linear slope of the drainage channel will ensure that drainage, into Wascana Creek, can occur, in a "design storm" event, without creating adverse hydraulic conditions;
 - iii. The drainage channel can be constructed without negatively impacting: sub-surface infrastructure; 9th Avenue North or 9th Avenue North/ Bypass interchange; the aquifer; Wascana Creek.

- f) Notwithstanding any other part or policy of this Plan, the City will not allow the proposed drainage channel to accommodate any of the Plan Area storm water detention requirements, unless:
 - i. The City has determined, through an assessment of a similar “hybrid drainage channel” (i.e. a facility that accommodates storm water detention and conveyance) within the city (e.g. southeast linear detention facility), or elsewhere, that such a facility performs, or can perform, in a manner that is deemed acceptable to the City;
 - ii. A detailed engineering design and analysis is submitted that demonstrates how the proposed facility can effectively accommodate the detention and conveyance of the storm water associated with a particular drainage catchment area.
- g) Notwithstanding any other part or policy of this Plan, the City will not approve any concept plan, where the intent is to accommodate some or all of the storm water detention requirements within the drainage channel, as shown on Figure 13, unless the requirements set out in Policy 5.4.2(f) have been met to the City’s satisfaction.
- h) Where a concept plan is required, a storm water servicing report shall be prepared for the subject area, prior to approval of the concept plan, which:
 - i. Establishes a strategy for managing storm water within the concept plan area;
 - ii. Demonstrates how the proposed storm water network will connect to the Plan Area system and, where applicable, city-wide system;
 - iii. Outlines the results of a storm water hydraulic network analysis, including the establishment of system flows and network routing for the concept plan area;
 - iv. Verifies overall detention requirements for the Plan Area, as well as for the applicable concept plan catchment area and sub-catchment areas;
 - v. Identifies implications and, where applicable, upgrades for downstream (beyond Plan Area) storm water facilities;
 - vi. Demonstrates, where applicable, how the proposed storm water system will accommodate existing flows entering the Plan Area.

Figure 13 – Storm Water Servicing Plan



6. IMPLEMENTATION

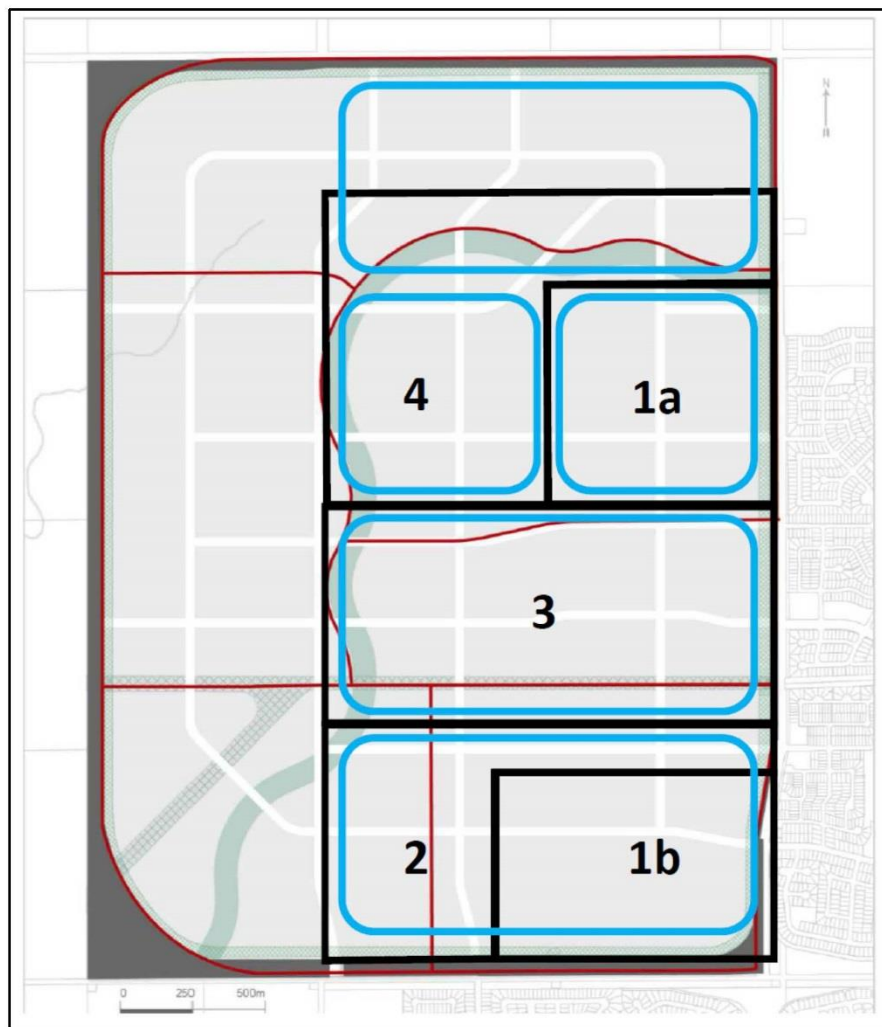
6.1. Implementation Overview

This Plan provides high-level direction for more detailed planning: concept plans, rezoning, subdivision and development. As a prerequisite for rezoning, a concept plan, which illustrates the specific location of land-use types, residential densities, parks and open space and transportation networks, must be prepared for the areas shown on Figure 14. The concept plans must be in conformity with this Plan, and will be appended to this Plan following approval. The phasing of development must be in conformity with the phasing policies and plan of OCP – Part A.

6.2. Implementation Policies

- a) The phasing of residential development shall be in conformity with the phasing plan and policies of Part A of the Official Community Plan, and the phasing plan of this Plan, as shown on Figure 14.
- b) An approved concept plan, which substantially conforms with this Plan, shall be required as a prerequisite for rezoning approval, and shall be comprised of the following:
 - i. A land use plan, which illustrates the specific location of different types of streets, land-use, open space and residential densities;
 - ii. A circulation plan, which illustrates the specific location of the proposed street network and classification and, where required by the City: pathways and cycling routes, transit routes, signalized intersections.
- c) Notwithstanding any other part or policy of this Plan, where a proposed concept plan proposes a utility or transportation scheme that differs from this Plan, the City may approve the concept plan, without an amendment to this Plan being required, where the deviation is considered by the City to be minor or devoid of significant implications.
- d) Concept plan boundaries should be in conformity with Figure 14; however, the City may allow alternate boundaries without an amendment to this Plan being required.
- e) Notwithstanding Policy 6.2(a) and (b), the City may allow rezoning and development, without a concept plan being required, and notwithstanding the phasing schedule, to accommodate a public use or utility or transportation infrastructure.

Figure 14 – Phasing & Concept Plan Boundaries



Phasing Boundaries ———
 Concept Plan Boundaries ———

7. APPENDICES – NON-BINDING

7.1. Environmental Assessment

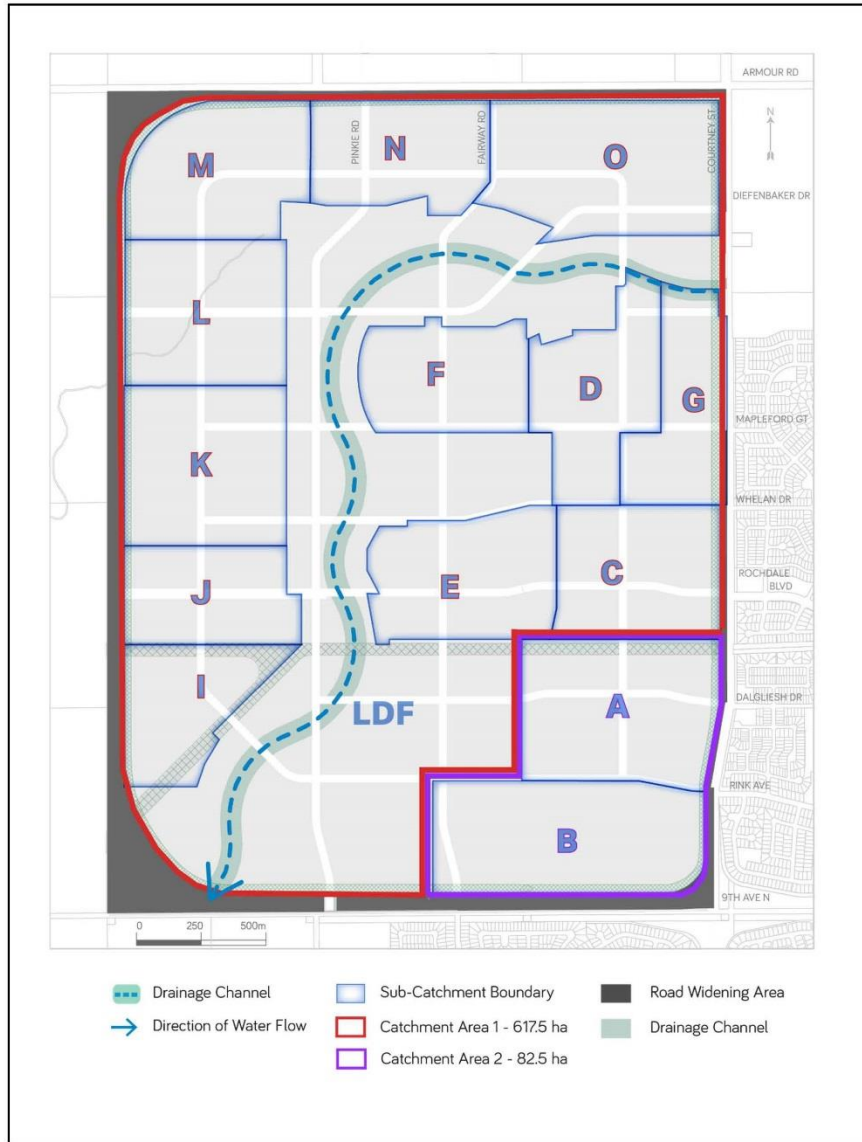
Date	Report	Location	Findings and Recommendations
Oct 2010	Limited Phase I ESA	NW Regina Lands Section 4-18-20-W2M, NE and SE Section 5-18-20-W2M, SE Section 8-18-20-W2M and SW and SE Section 9-18-20-W2M.	Potential soil and/or groundwater hydrocarbon contamination from oil and gas transmission lines and past petroleum activity.
Feb 2011	Phase I ESA	Wellman Estates LSD 11, 12 and 13 Section 4-18-20-W2M, SW 4-18-20-W2M, SW 9-18-20-W2M and Parcel A of Plan No. 89R66653 in Section 5-18-20-W2M	Recommendation to remove sludge and collect groundwater samples during decommissioning of septic disposal system, and to inspect machinery storage building sites for surface staining prior to development. Phase II investigation required for potential soil and/or groundwater contamination from two former above-ground fuel storage tanks
Jun 2011	Phase II ESA	Wellman Estates Parcel A of Section 5-18-20-W2M	Fuel storage sites investigated. No additional investigation or remedial activity required.
Sep 2012	Phase I ESA	SE4-18-20-W2 EXT 4, NE-4-18-20-W2 EXT 1 and LSD 14-4-18-20-W2 EXT 82	Phase II investigation will be required to determine impacts of former fuel storage tanks (potential for hydrocarbon contamination), and impacts of debris in dugout located on the site
Jul 2013	Full and Limited Phase I ESA	Portions of Sections 4, 5, 8 & 9-18-20-W2M	Phase II investigation required for a dugout containing debris which may have impacted soil and surface water.
Dec 2013	Phase II ESA	LSD 14, NW ¼, Sec 4, Twp 18, Rge 20, W2M	No surface water present and no soil impacts associated with the debris. Removal of debris from dugout recommended with no further investigation required.
Jul 2014	Phase II ESA	SE-4-18-20-W2 EXT 4	No evidence of hydrocarbon contamination on subject property. No further investigation necessary
Dec 2014	Phase I ESA	SE-09-18-20-W2M	Low potential of contamination at the Subject Site and neighbouring properties. No further investigation to quantitatively assess for contamination at the Subject Site is recommended.

7. APPENDICES – NON-BINDING

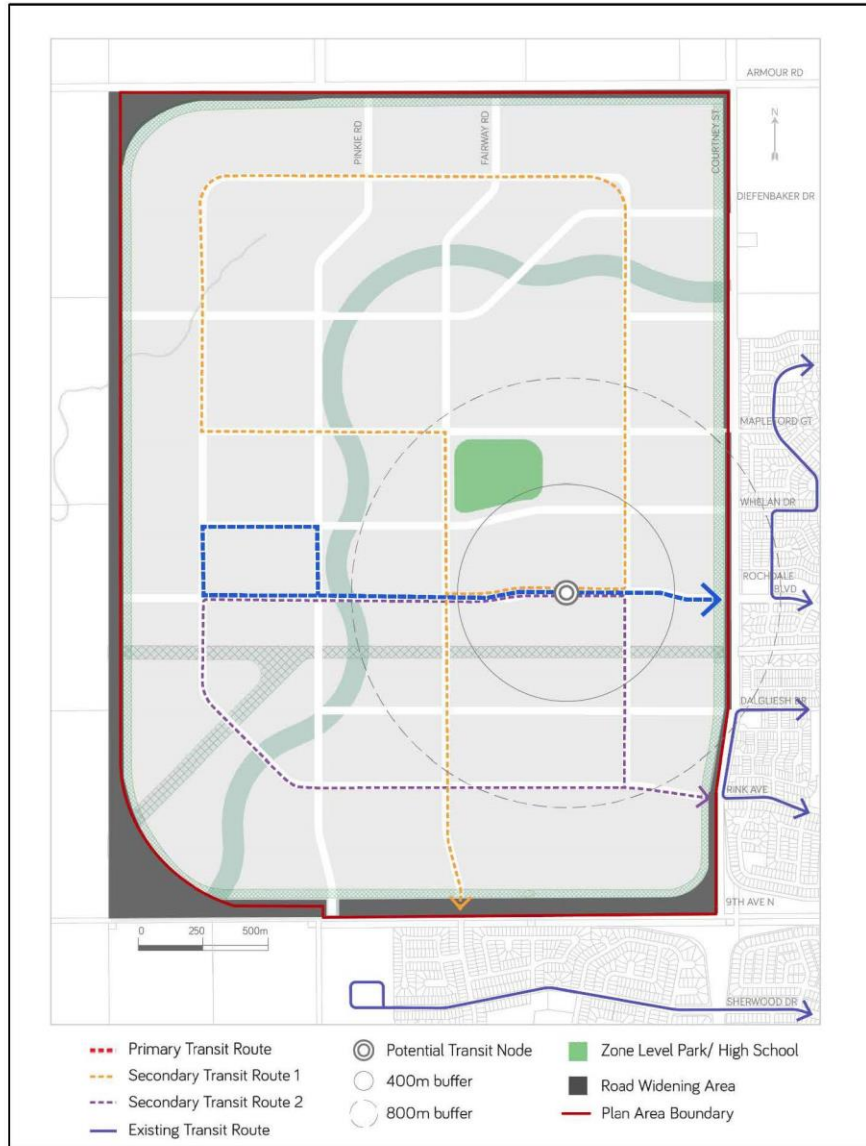
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Date	Report	Location	Findings and Recommendations
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Feb 2011	Phase I ESA	Wellman Estates LSD 11, 12 and 13 Section 4-18-20-W2M, SW 4-18-20-W2M, SW 9-18-20-W2M and Parcel A of Plan No. 89R66653 in Section 5-18-20-W2M	Recommendation to remove sludge and collect groundwater samples during decommissioning of septic disposal system, and to inspect machinery storage building sites for surface staining prior to development. Phase II investigation required for potential soil and/or groundwater contamination from two former above-ground fuel storage tanks
Jun 2011	Phase II ESA	Wellman Estates Parcel A of Section 5-18-20-W2M	Fuel storage sites investigated. No additional investigation or remedial activity required.
Sep 2012	Phase I ESA	SE4-18-20-W2 EXT 4, NE-4-18-20-W2 EXT 1 and LSD 14-4-18-20-W2 EXT 82	Phase II investigation will be required to determine impacts of former fuel storage tanks (potential for hydrocarbon contamination), and impacts of debris in dugout located on the site
Jul 2013	Full and Limited Phase I ESA	Portions of Sections 4, 5, 8 & 9-18-20-W2M	Phase II investigation required for a dugout containing debris which may have impacted soil and surface water.
Dec 2013	Phase II ESA	LSD 14, NW ¼, Sec 4, Twp 18, Rge 20, W2M	No surface water present and no soil impacts associated with the debris. Removal of debris from dugout recommended with no further investigation required.
Jul 2014	Phase II ESA	SE-4-18-20-W2 EXT 4	No evidence of hydrocarbon contamination on subject property. No further investigation necessary
Dec 2014	Phase I ESA	SE-09-18-20-W2M	Low potential of contamination at the Subject Site and neighbouring properties. No further investigation to quantitatively assess for contamination at the Subject Site is recommended.

7.2. Alternative Storm Water Scheme (detention within drainage channel)



7.3. Transit Route Options



ABSTRACT

BYLAW NO. 2017-16

DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW, 2017 (No. 3)

PURPOSE:	To amend <i>Design Regina: The Official Community Plan Bylaw</i> .
ABSTRACT:	The proposed amendment provides a policy framework for guiding the growth, development and servicing of a proposed new area in the northwest part of the city.
STATUTORY AUTHORITY:	Part IV, Section 29(2) of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	Part IV, Section 39 of <i>The Planning and Development Act, 2007</i> .
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, April 5, 2017, RPC17-8.
AMENDS/REPEALS:	Amends <i>Design Regina: The Official Community Plan Bylaw</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Development
INITIATING DEPARTMENT:	Development Services

BYLAW NO. 2017-17

THE REGINA ZONING AMENDMENT BYLAW, 2017 (No. 3)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 5, Part 5B, Table 5.2 is amended by striking out the following row:

“

Medical/Dental Laboratory	807								D	P	P		P
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”

and substituting:

“

Medical/Dental Laboratory	807					P ¹⁴ D ¹⁷			D	P	P		P
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”

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

READ A FIRST TIME THIS 24th DAY OF April 2017.

READ A SECOND TIME THIS 24th DAY OF April 2017.

READ A THIRD TIME AND PASSED THIS 24th DAY OF April 2017.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

ABSTRACT

BYLAW NO. 2017-17

THE REGINA ZONING AMENDMENT BYLAW, 2017 (No. 3)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed amendment will allow for a Medical/Dental Laboratory to be permitted in the MS – Mainstreet Zone under 500 square metres and Discretionary over 500 square metres.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, April 5, 2017, RPC17-9.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning and Development
INITIATING DEPARTMENT:	Development Services

April 20, 2017

City of Regina
City Hall
2476 Victoria Avenue
Regina, SK S4P 3C8

Dear Mr. Mayor and Members of Council,

Subject: Application for Discretionary Use (16-DU-27) Retail Greater Than 1000M2 in MAC Zone (Costco Wholesale) Parcel F - Aurora Subdivision

The following text outlines my intended presentation to be delivered to Regina City Council on Monday April 24, 2017:

INTRODUCTION:

Mr. Mayor and Members of Council, my name is Steve Gammon, and I am a Planner with MMM Group Limited, a WSP Company, here on behalf of Costco Wholesale Canada Limited (Costco). I am the planner on this application, and have here with me today Mr. Jeff Ishida who is with Costco Wholesale.

If it pleases Council I would like to take a few minutes to describe the proposed Costco Regina relocation project, provide a general overview of both the site layout and development details as well as the Discretionary Use Application before you today, and then would be happy to answer any questions you may have related to this application.

DESCRIPTION OF THE PROJECT:

Costco is proposing a new warehouse membership club (warehouse) with an ancillary gas bar within the Southeast Regina Neighborhood Plan area, and the Aurora Subdivision. The proposed new warehouse is intended to replace the existing warehouse and gas bar facility located at 665 University Park Drive, which is approximately 2.7 km west along Victoria Avenue / Highway 1 from the proposed relocation site.

Costco would like to serve its members better through the provision of a new, larger warehouse offering the full spectrum of Costco's current products and services in relative proximity to the existing warehouse, as it has outgrown the existing facility through the support of Costco's members in the City of Regina and surrounding area.

THE PROPOSED SITE LAYOUT AND DEVELOPMENT DETAILS:

The proposed Costco site is an approximate 16.74 ac parcel fronted on the north, west and south by planned public right-of-ways, and a planned development parcel to the east.

The proposed new warehouse will be 14,620.3 sq. m., with the warehouse situated in the southeast corner of the property. It will include all product ranges and services typical for a contemporary Costco including a pharmacy, hearing centre, optical centre, photo centre, bakery, deli, food service counter, tire centre and propane station.

The other notable ancillary use is the proposed gas bar located on the northwest corner of the site. There is a small amount of gross floor area (GFA) associated with the mechanical enclosure and warming hut at the gas bar.

With regard to access to the site, it will be accessed by both a right-in only and a full-turns access from Anaquod Road (Street A) to the north, as well as one access from Aurora Boulevard (Street D) to the west, and two accesses from Optimist Drive (Street C) to the south. Pedestrian access is also intended from each of the three surrounding streets.

The site has a proposed 863 parking stalls with 16 accessible parking stalls, where only 679 parking stalls and 3 accessible parking stalls are required.

Finally, the proposed landscape plan has been designed to provide a high level of tree and shrub planting, utilizing all yards and landscape setbacks and all islands in the parking lot for tree and shrub planting.

DISCRETIONARY USE APPLICATION & CONCLUSION:

The purpose of this Application for Discretionary Use before you today is to allow for the development of the proposed new Costco warehouse membership club in a Major Arterial Commercial Zone (MAC).

A Discretionary Use Development Permit is required as retail uses within MAC zones that exceed 1,000 sq. m. in gross floor area (GFA) are considered discretionary as per the City of Regina's Zoning By-law No. 9250. The gross floor area of the proposed Costco warehouse membership club with the ancillary gas bar GFA is 14,632.9 sq. m., and thus approval for this discretionary use is required.

In our opinion the proposed plan is consistent with and implements the policies of the Official Community Plan, and is situated within a planning framework that intends this type of use on this site.

On behalf of Costco I would like to thank City Council for the opportunity to present to you today, and I would be happy to answer any questions you may have related to this application.

Yours sincerely,

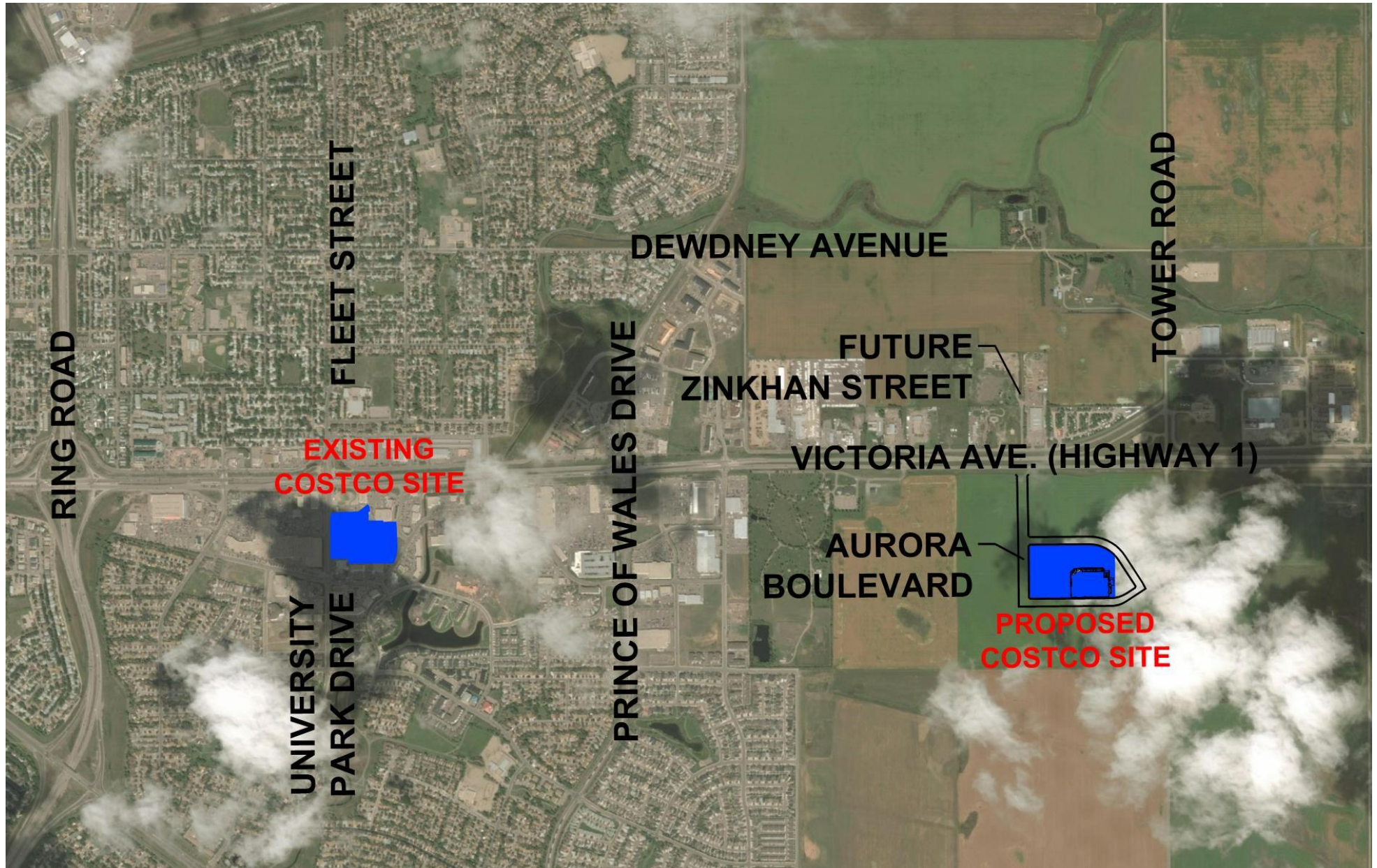
A handwritten signature in black ink, reading "Steven Gammon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Steven O. D. Gammon, MSc Pl, MCIP, RPP
Planning Manager - Toronto and Kitchener
Planning, Landscape Architecture and Urban Design

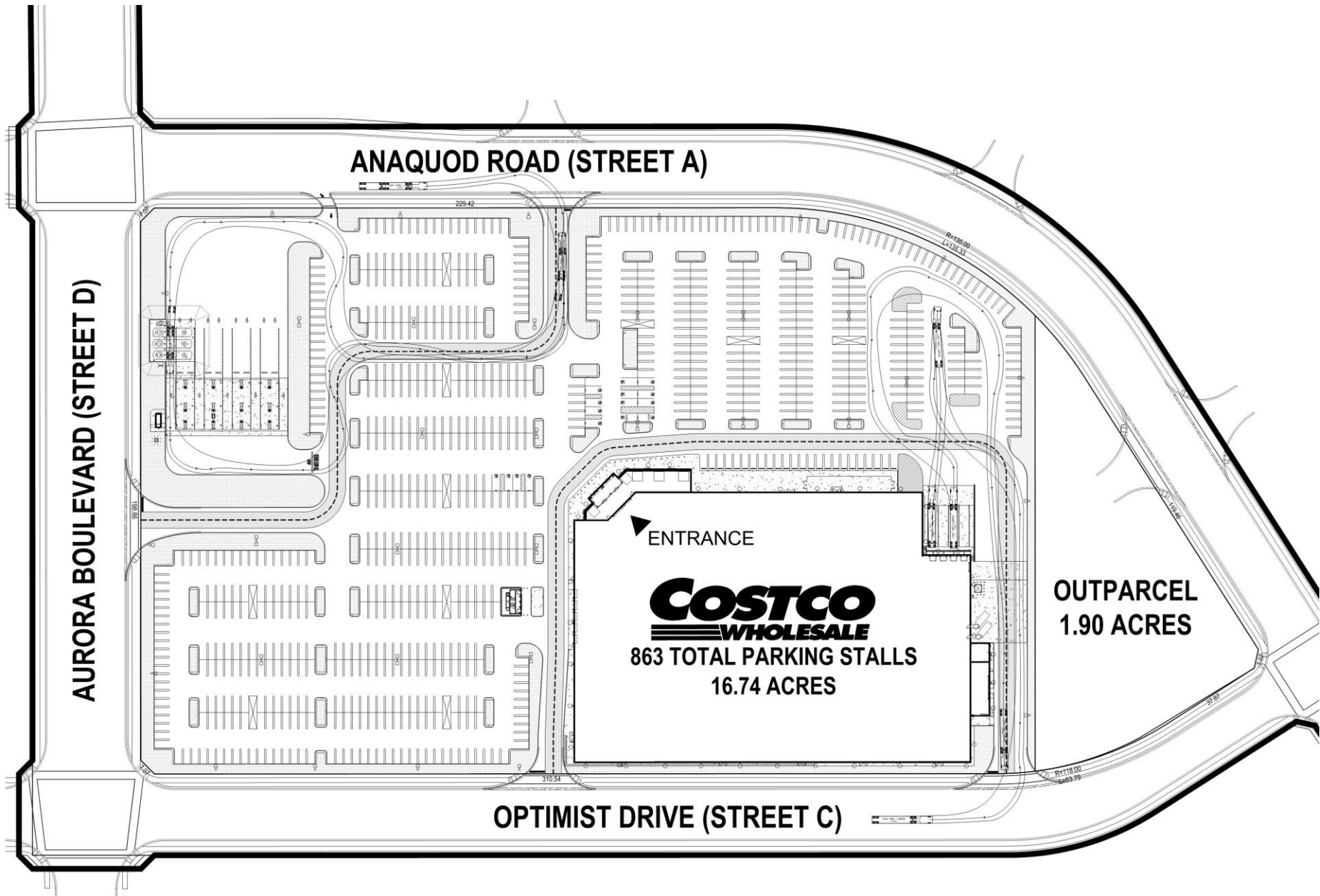
SODG/

Encl. Costco Regina(Aurora) Relocation Figures (4 pages)
cc: Jeff Ishida, Costco Wholesale

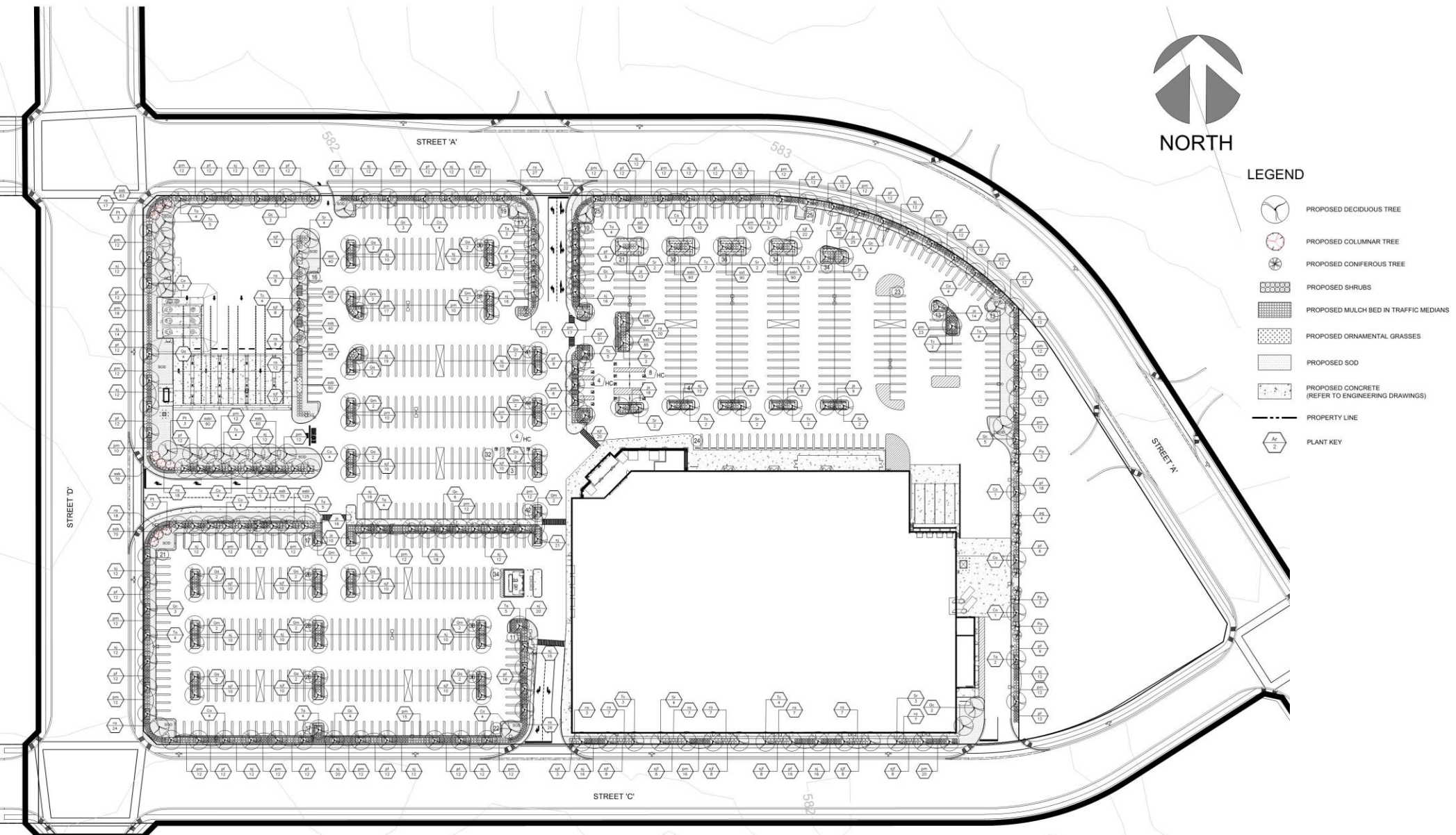
COSTCO REGINA (AURORA) RELOCATION



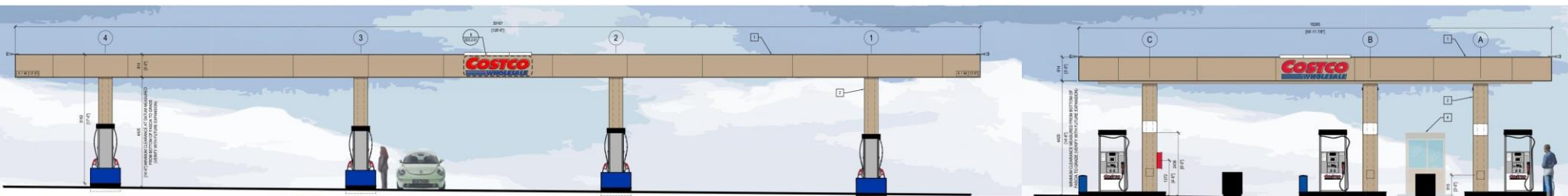
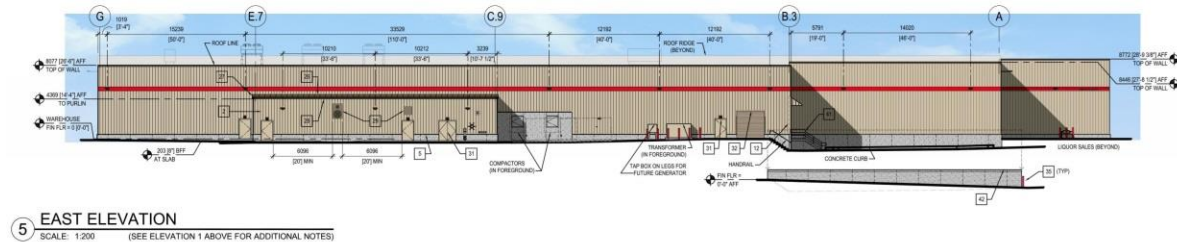
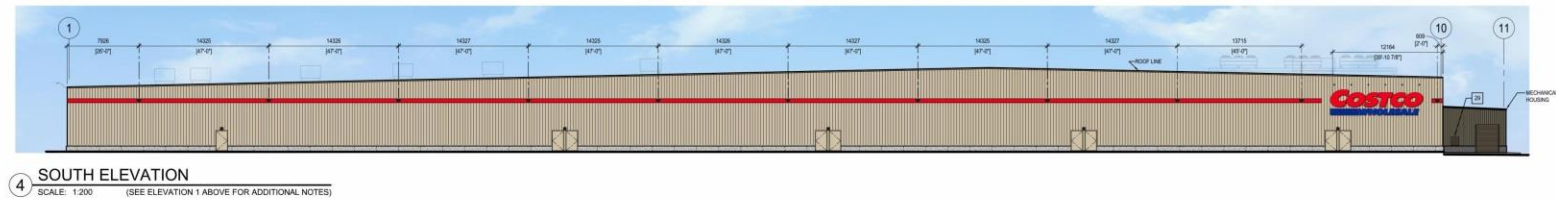
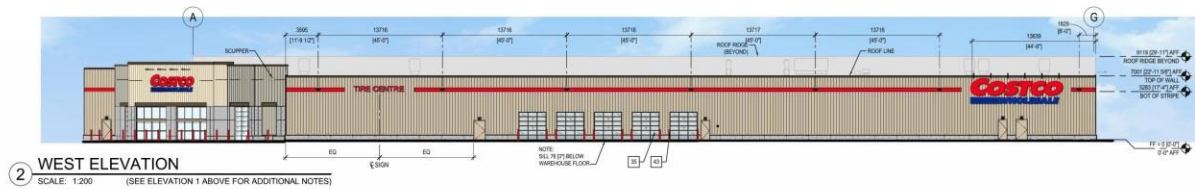
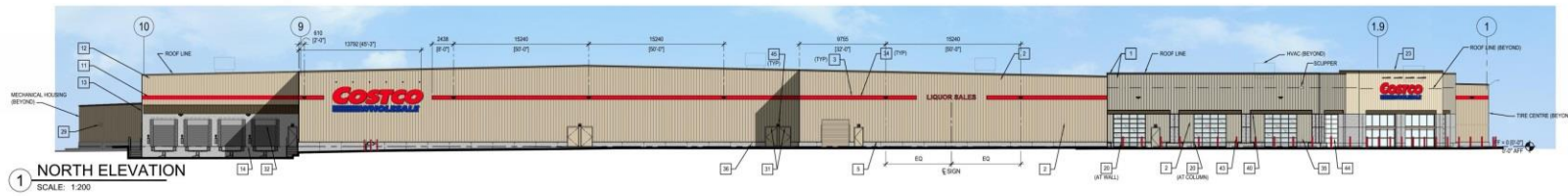
SITE PLAN



LANDSCAPE PLAN



PROPOSED COSTCO ELEVATIONS



April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: Application for Discretionary Use (16-DU-27) Retail Greater Than 1000M2 in MAC
Zone (Costco Wholesale) Parcel F- Aurora Subdivision

RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- APRIL 5, 2017**

That the discretionary use application for proposed retail greater than 1000 square metres in MAC- Major Arterial Commercial Zone located at Parcel F, the Aurora Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by MMM Group and dated December 16 and 20, 2016 and January 30, 2017.
- b) The developer shall provide a landscape strip at the rear of the building to create an interface between commercial development and future residential development to the south, satisfactory to the City and prior to the issuance of a building permit.
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – APRIL 5, 2017

Steven Gammon, representing MMM Group Limited, and Geoffrey Grice, representing Mulvanny G2 Architecture, addressed the Commission.

The Commission adopted a resolution to concur in the recommendation contained in the report, after attaching an additional Appendix of the three concept plan diagrams provided to Commission members. Recommendation #2 does not require City Council approval.

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: David Bale, Pam Dmytriw, Phil Evans, Adrienne Hagen Lyster, Simon Kostic, Andre Kroeger, Laureen Snook and Steve Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on April 5, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for proposed retail greater than 1000 square metres in MAC- Major Arterial Commercial Zone located at Parcel F, the Aurora Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by MMM Group and dated December 16 and 20, 2016 and January 30, 2017.
 - b) The developer shall provide a landscape strip at the rear of the building to create an interface between commercial development and future residential development to the south, satisfactory to the City and prior to the issuance of a building permit.
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That this report be forwarded to the April 24, 2017 meeting of City Council for approval.

CONCLUSION

The applicant proposes to develop a retail building with a floor area of 14,632.9 square metres on the subject property. In addition to retail within the proposed building, there will be areas for office, warehousing, food services, gas bar and an automobile repair establishment. The subject property is accessed from four different entrances and egresses from north, west and south. The applicant has proposed 863 parking stalls on the subject property which exceeds the required parking stalls number of 679.

The subject property is currently zoned MAC- Major Arterial Commercial Zone in which any retail space greater than 1000 square metres is a discretionary use. Proposed development is located in the Aurora Subdivision and in close proximity to the proposed Regina Bypass. The proposal is aligned with the Southeast Regina Neighbourhood Plan (SENP).

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

An application has been received to develop Retail use greater than 1000m² in a MAC Zone concerning the subject property on Parcel F in the Aurora Subdivision.

This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007*.

Pursuant to Subsection 56(3) of *The Planning and Development Act, 2007*, City Council may establish conditions for discretionary uses based on the nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

Development Proposal and Zoning Details

The applicant proposes to develop a 14,632.9 m² retail building (Costco) on a 6.37 hectare parcel of land in the Aurora Subdivision. Retail use greater than 1000 m² in a MAC Zone is a discretionary use.

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

Land Use Details	Existing	Proposed
Zoning	MAC- Major Arterial Commercial	MAC- Major Arterial Commercial
Land Use	Vacant	Retail
Building Area	0 m ²	14,632.9 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	679 stalls	863 stalls
Minimum Lot Area (m ²)	250 m ²	63,733.4 m ²
Minimum Lot Frontage (m)	6 m	198.86 m
Maximum Building Height (m)	15 m	9.12 m
Maximum Floor Area Ratio	3	0.216
Maximum Coverage (%)	90%	21.6%

The applicant has proposed a gas bar on the site. A gas bar is permitted use in MAC- Major Arterial Commercial zone.

The surrounding land uses are subject to future commercial development as per East Victoria Concept Plan. Currently, the surrounding lands are used for agricultural purposes. The Regina Bypass and its interchange with Highway 1 is under construction in a proximity to the northeast of the proposed development.

Site and Building Design

The main building is situated in the southeast corner of the site with the entrance to the building located in the northwesterly direction. Food services, automobile repair facilities and some office

spaces are located on the west side of the building. All parking stalls are proposed to the north and west portion of the site. The applicant also intends to develop a four-island gas bar with 24 fueling stations. The gas bar is located on the northwest corner of the subject property. The proposed site plan is attached to the report as Appendix A-3.1.

The site is designed to accommodate access on surrounding streets to the north, west and south. Entrance and exit on the east side of the property will predominantly be used for loading trucks but not restricted to the public.

The proposal requires screening and buffering along the southwest, northwest, north and east property lines, which will take the form of trees and shrubs. The SENP indicates that residential and commercial development shall be appropriately integrated, providing compatible interfaces and transitions between the uses (see Section 4.4 (d) of SENP). In order to address this policy, Administration required a landscaped strip with trees and shrubs along the rear wall of the building to create a buffer. The applicant is also responsible for interior landscaping. The proposed landscape plan is attached to the report as Appendix A-3.2.

The northeast corner of the building is designed for loading services with four loading berth. The east side of the building has space for two garbage compactors. As per the Zoning Bylaw, loading berths shall be provided where tractor-trailer deliveries are expected on a premise. The Administration is in agreement with the number of loading docks/berths proposed by the applicant. The proposed floor plan is attached to the report as Appendix A-3.3 for reference purposes.

Traffic Impact Assessment

The applicant has submitted a Traffic Impact Assessment (TIA) report along with the application. The study included information related to trip generation during different times of the day and week. The Administration continues to work with the applicant with respect to the details of the TIA.

The proposed development is consistent with the purpose and intent of the MAC-Major Arterial Commercial Zone with respect to the development of retail, service and office businesses serving the travelling public and residents of the City at large which require locations with good visibility and accessibility along major arterial roadways.

RECOMMENDATION IMPLICATIONS

Financial Implications

Capital funding to provide municipal infrastructure that is required for subdivision and development in the concept plan area will be the sole responsibility of the developer. The municipal infrastructure that is built and funded by the developer of the Aurora Subdivision will become the City's responsibility to operate and maintain through future budgets.

The City's Transit Department has indicated that the development is likely to generate demand for transit service in the area although resources and budget have not been allocated to allow for extension of transit services to this area at this time. Extension of transit service is dependent upon population growth of the area, further development of the internal collector road network and ultimately the provision of resources through the annual budget process.

The subject property is in proximity to the proposed transit hub as identified in SENP. (See F11/ Land Use Concept, SENP).

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods.

7.1 Require that NEW NEIGHBOURHOODS, NEW MIXED-USE NEIGHBOURHOODS, INTENSIFICATION AREAS and BUILT OR APPROVED NEIGHBOURHOODS are planned and developed to include the following:

7.1.4 Opportunities for daily lifestyle needs such as services, convenience shopping, and recreation.

7.1.10 Convenient access to areas of employment.

Goal 3 – Urban Centres and Corridors: Support urban centres and corridors as locations for pedestrian and transit-oriented mixed-use development and as hubs for community interaction and identity.

7.11 Ensure land use, scale and density of development within an URBAN CENTRE or URBAN CORRIDOR is compatible with servicing capacity and provides appropriate transition to surrounding areas.

Goal 4 – Employment Areas: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

7.15 Plan and develop NEW EMPLOYMENT AREAS, as shown on Map 1 – Growth Plan to include the following land-use and design elements:

7.15.3 Compatibility with adjacent residential land use through the minimization of off-site impacts.

7.17 Require new large-format retail to be located on urban corridors or within identified urban centres and designed

7.17.3 To mitigate potential adverse impacts on adjacent residential uses.

7.17.4 To be accessible and integrated with surrounding neighborhoods.

The Aurora Subdivision falls under the SENP and is identified as regional retail centre. The East Victoria Concept Plan has also identified this area for commercial development.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires that two per cent of the required parking stalls be provided for persons with disabilities. The proposed development provides 16 parking stalls for persons with disabilities which exceeds the minimum requirement of three stalls.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on	January 11, 2017
Letter sent to immediate property owners	January 12, 2017
Public Open House held	N/A
Number of Public Comments Sheets received	1

There was one public comment received in support of the application.

The application was circulated to the Arcola East Community Association (AECA). The Administration attempted follow-up contact with the AECA following circulation of the proposal but was not able to obtain comments prior to the deadline for submission of this report.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

DELEGATED AUTHORITY

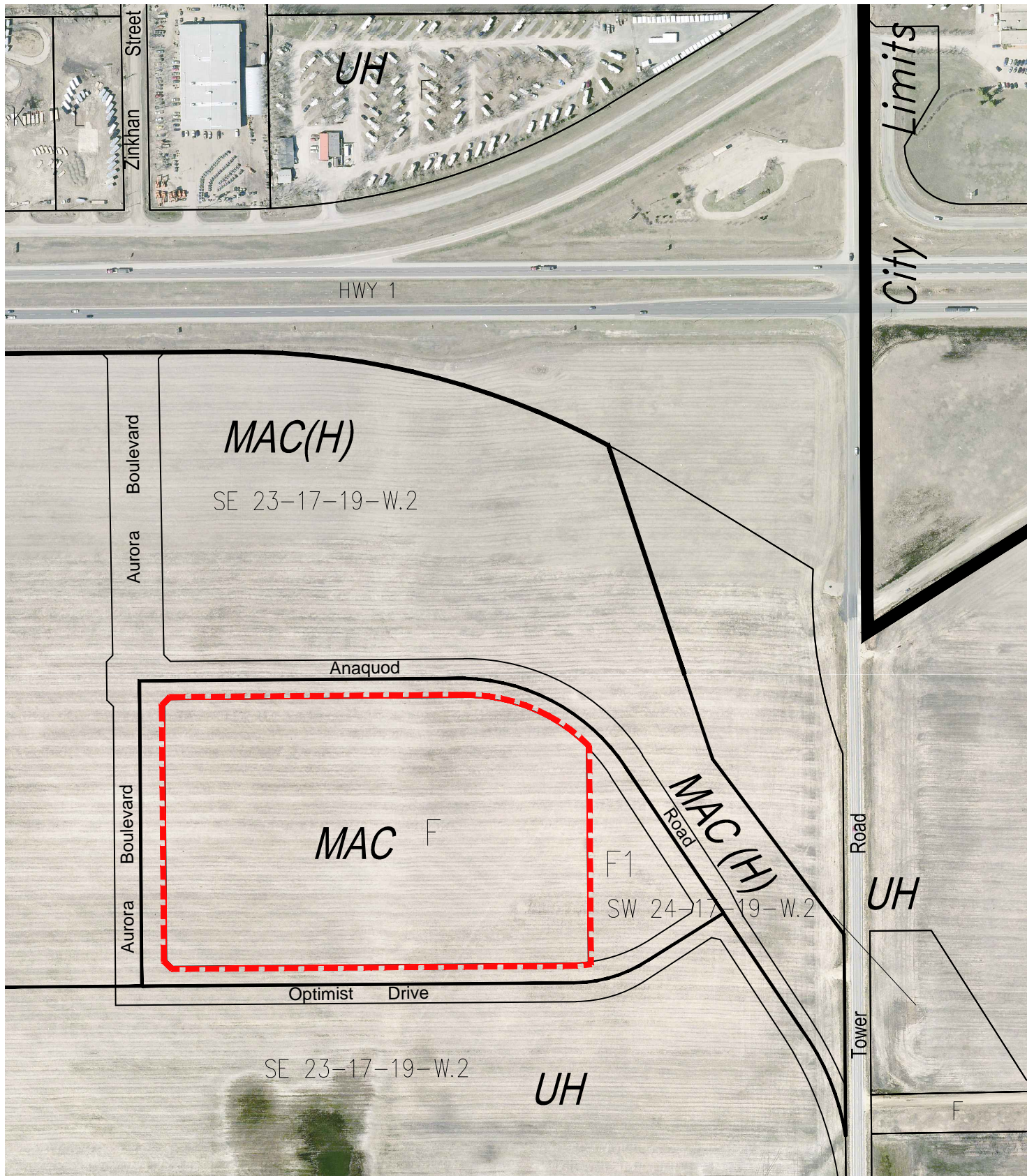
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary



Subject Property





Subject Property

Date of Photography: 2014

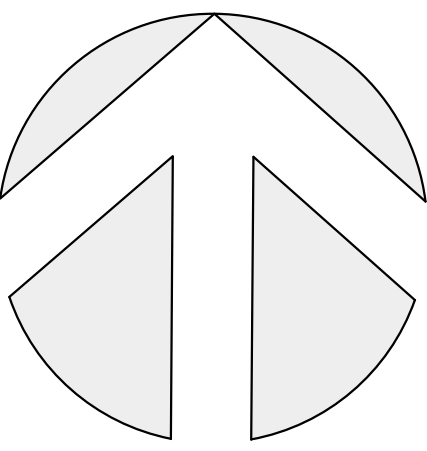


Project 16-DU-27

Civic Address/Subdivision

Proposed Subdivision of Part of
SE1/4 Sec.23, Twp.17, Rge.19 W2M

S.E.1/4 Sec.23
17-19-2



NORTH

LEGEND

- SOFT LANDSCAPING
- CONCRETE PAVING
- ASPHALT PAVING
- FIRE ROUTE
- CART CORRAL
- SIGNAGE FOR ACCESSIBLE PARKING (PER INSET 1)
- INSET 1 ACCESSIBLE PARKING SIGN

REGINA, SASKATCHEWAN
NEW WAREHOUSE AND GAS BAR

COSTCO
WHOLESALE
CORPORATION

999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
Costco.com

KEY PLAN
N.T.S.

PROJECT DATA

PROJECT ADDRESS: VICTORIA AVENUE
REGINA, SASKATCHEWAN

SITE AREA: 67,733.4m² (6.77 ha) /
729,076ft² (16.74 ac)

ZONING: MAC - MAJOR ARTERIAL
COMMERCIAL

JURISDICTION: CITY OF REGINA

BOUNDARY INFORMATION: THIS DRAWING IS BASED ON
A PLAN SHOWING PROPOSED
SUBDIVISION FROM WSP
DATED JULY 22, 2016.

BUILDING DATA (148K PROTO - NOVEMBER 2, 2016)		AREA
TOTAL BUILDING GROSS FLOOR AREA	14,820.3m ²	157,372ft ²
GAS BAR MECHANICAL ENCLOSURE / STORAGE	11.2m ²	121ft ²
GAS BAR WARMING HUT	1.4m ²	15ft ²
FLOOR AREA RATIO	14,832.9m ² / 67,733.4m ²	= 0.216
SITE DATA		AREA
LOT COVERAGE	21.6%	14,636.2m ²
LANDSCAPE OPEN SPACE	14.7%	9,973.8m ²
PAVED PARKING AREA	63.7%	43,123.4m ²
INTERIOR LANDSCAPE REQUIREMENT (10% OF 43,123.4m ²)		4,312.3m ²
INTERIOR LANDSCAPE PROVIDED		7,561.5m ²
COSTCO PARKING DATA		PARKING SPACES
TOTAL PARKING REQUIRED		731
NUMBER OF BARRIER-FREE PARKING SPACES REQUIRED		14
NUMBER OF LOADING SPACES REQUIRED		7
NUMBER OF 3.0m WIDE PARKING SPACES PROVIDED	8	840
NUMBER OF BARRIER-FREE PARKING SPACES PROVIDED	16	16
NUMBER OF 3.0m WIDE LOADING SPACES PROVIDED	7	7
TOTAL COSTCO PARKING SPACES PROVIDED		863
NO. STALLS PROVIDED PER 100m ² OF COSTCO BUILDING AREA		5.90

NOTE: EXTERNAL ROAD DESIGN BY OTHERS

-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
2.	RE-ISSUED FOR SPA	CJM	JAN. 30/17 SODG
1.	ISSUED FOR DISCRETIONARY USE APPLICATION	CJM	DEC. 23/16 SODG
REVISIONS	BY	DATE	APPR.

ISSUED FOR APPROVAL, NOT FOR CONSTRUCTION
ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

SHEET TITLE
SITE PLAN

CONSULTANT

DESIGNED
CJM/SODG

DRAWN
CJM

CHECKED
SODG

SCALE
1:600

DATE
JANUARY 30, 2017

PROJECT NUMBER
14.15111.001.P01

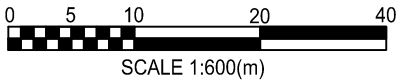
DWG. NUMBER
SP-27

STREET D

STREET A

STREET C

OUTPARCEL
1.90 ACRES



SCALE 1:600(m)

Costco
WHOLESALE
148K PROTO
863 TOTAL PARKING
16.74 ACRES

ENTRANCE
SEASONAL GARDEN CENTRE
TIRE CENTRE
PROPANE STATION
EXTENT OF FLUSH CURB
RETAINING WALL (UNDER SIDEWALK)

TRANSFORMER
COMPACTORS
PUMP ROOM
MACHINE ROOM

UNDERGROUND STORAGE TANKS
EMERGENCY SHUT-OFF
GAS BAR CANOPY
MECHANICAL ENCLOSURE
TRANSFORMER

RIGHT-IN

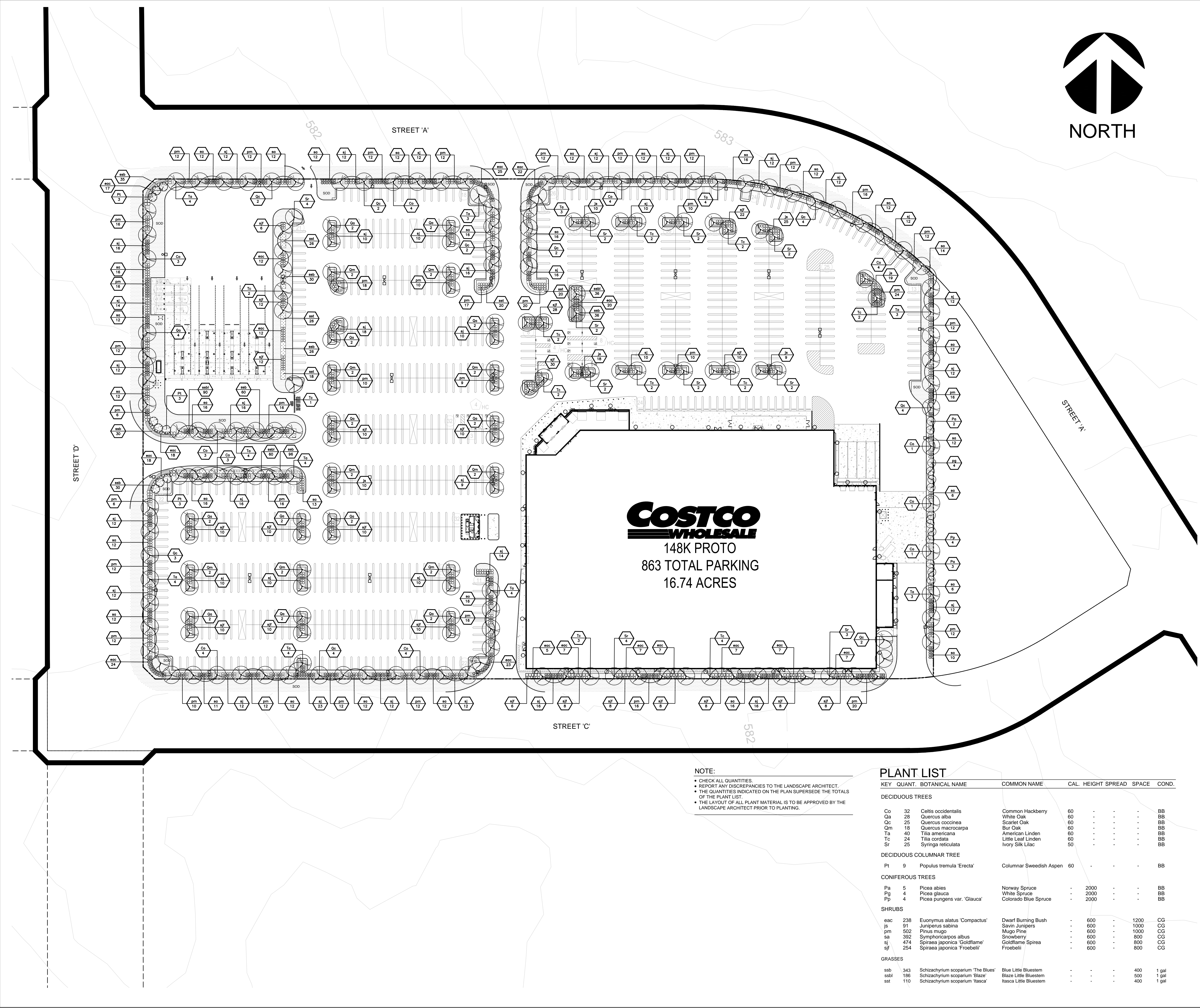
ACCESSIBLE PARKING SIGNAGE

ACCESSIBLE PARKING SIGNAGE

ACCESSIBLE PARKING SIGNAGE

ATTENDANT ENCLOSURE

NO LEFT TURNS EXITING



NOTE:
• CHECK ALL QUANTITIES.
• REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
• THE QUANTITIES INDICATED ON THE PLAN SUPERSEDE THE TOTALS OF THE PLANT LIST.
• THE LAYOUT OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.

PLANT LIST

KEY	QUANT.	BOTANICAL NAME	COMMON NAME	CAL.	HEIGHT	SPREAD	SPACE	COND.
DECIDUOUS TREES								
Co	32	Celtis occidentalis	Common Hackberry	60	-	-	-	BB
Qa	28	Quercus alba	White Oak	60	-	-	-	BB
Qc	25	Quercus coccinea	Scarlet Oak	60	-	-	-	BB
Qm	18	Quercus macrocarpa	Bur Oak	60	-	-	-	BB
Ta	40	Tilia americana	American Linden	60	-	-	-	BB
Tc	24	Tilia cordata	Little Leaf Linden	60	-	-	-	BB
Sr	25	Syringa reticulata	Ivory Silk Lilac	50	-	-	-	BB
DECIDUOUS COLUMNAR TREE								
Pt	9	Populus tremula 'Erecta'	Columnar Sweedish Aspen	60	-	-	-	BB
CONIFEROUS TREES								
Pa	5	Picea abies	Norway Spruce	-	2000	-	-	BB
Pg	4	Picea glauca	White Spruce	-	2000	-	-	BB
Pp	4	Picea pungens var. 'Glaucia'	Colorado Blue Spruce	-	2000	-	-	BB
SHRUBS								
eac	238	Euonymus alatus 'Compactus'	Dwarf Burning Bush	-	600	-	1200	CG
js	91	Juniperus sabina	Savin Junipers	-	600	-	1000	CG
pm	502	Pinus mugo	Mugo Pine	-	600	-	1000	CG
sa	392	Symphoricarpos albus	Snowberry	-	600	-	800	CG
sj	474	Spiraea japonica 'Goldflame'	Goldflame Spirea	-	600	-	800	CG
sjf	254	Spiraea japonica 'Froebelii'	Froebellii	-	600	-	800	CG
GRASSES								
ssb	343	Schizachyrium scoparium 'The Blues'	Blue Little Bluestem	-	-	-	400	1 gal
ssbl	186	Schizachyrium scoparium 'Blaze'	Blaze Little Bluestem	-	-	-	500	1 gal
sst	110	Schizachyrium scoparium 'Itasca'	Itasca Little Bluestem	-	-	-	400	1 gal

REGINA, SASKATCHEWAN
NEW WAREHOUSE AND GAS BAR

**COSTCO
WHOLESALE
CORPORATION**

999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
Costco.com

KEY PLAN
N.T.S.

PROJECT ADDRESS: VICTORIA AVENUE
REGINA, SASKATCHEWAN

SITE DATA	AREA	
LOT COVERAGE	21.6%	14,636.2m ²
LANDSCAPE OPEN SPACE	14.7%	9,973.8m ²
PAVED PARKING AREA	63.7%	43,123.4m ²

INTERIOR LANDSCAPE REQUIREMENT (10% OF 43,123.4m ²)	4,312.3m ²
INTERIOR LANDSCAPE PROVIDED	7,561.5m ²

LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED COLUMNAR TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS
- PROPOSED MULCH BED IN TRAFFIC MEDIANS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED SOD
- PROPOSED CONCRETE (REFER TO ENGINEERING DRAWINGS)
- PROPERTY LINE
- PLANT KEY

SCALE 1:600 (m)

2	RE-ISSUED FOR SPA APPLICATION	TN	2017-01-30	-
1	ISSUED FOR DISCRETIONARY USE PERMIT APPLICATION	JZ	2016-12-23	-
REVISIONS		BY	DATE	APPR.

ISSUED FOR APPROVAL, NOT FOR CONSTRUCTION

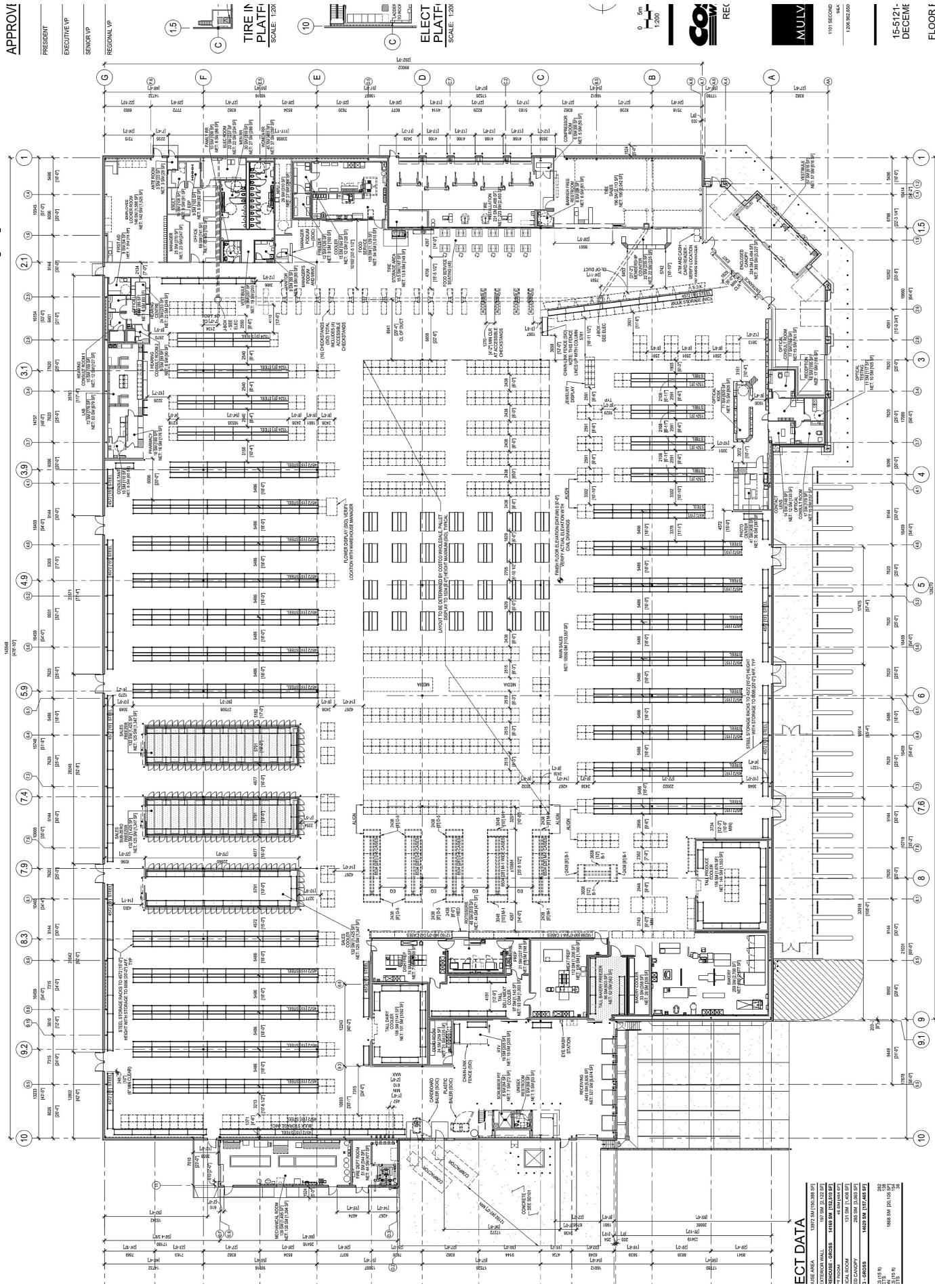
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SHEET TITLE

LANDSCAPE PLAN

CONSULTANT

DESIGNED TN	DRAWN TN	CHECKED LSN
SCALE 1:600		DATE DECEMBER 2016
PROJECT NUMBER 14.15111.001.P01		DWG. NUMBER LA-1



ECT DATA

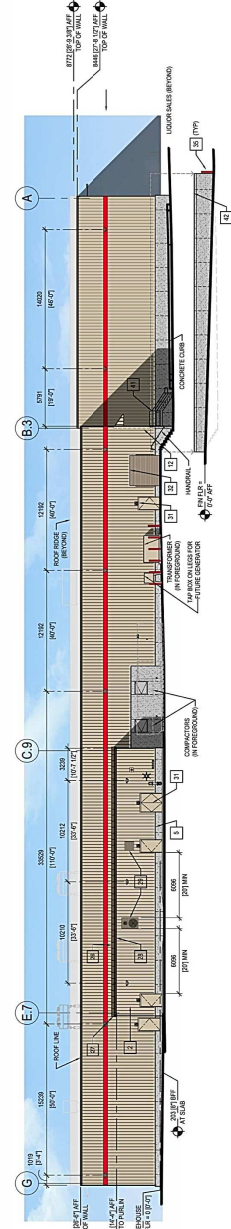
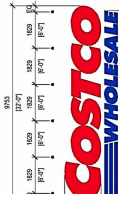
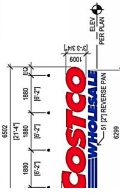
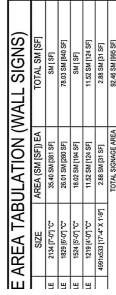
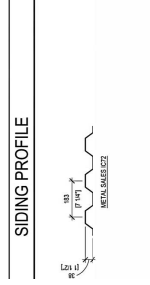
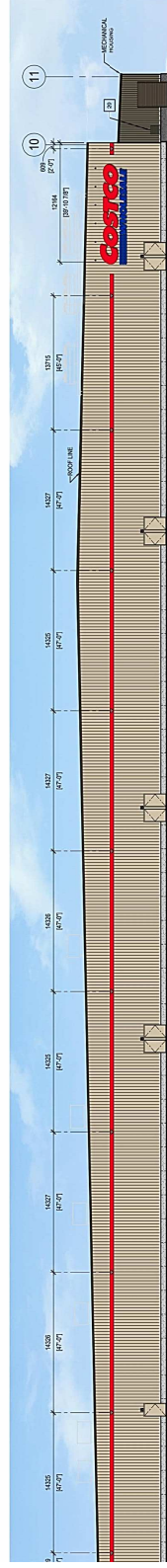
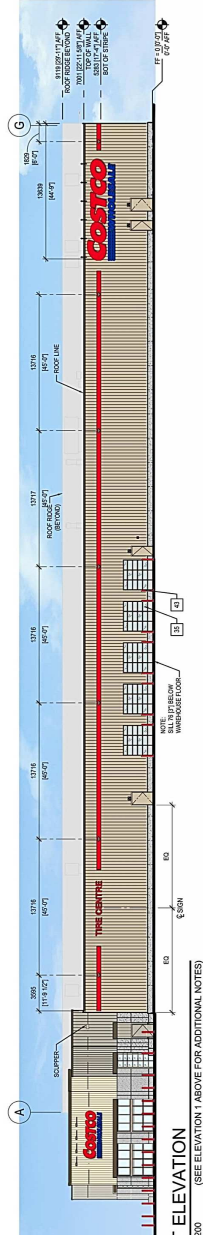
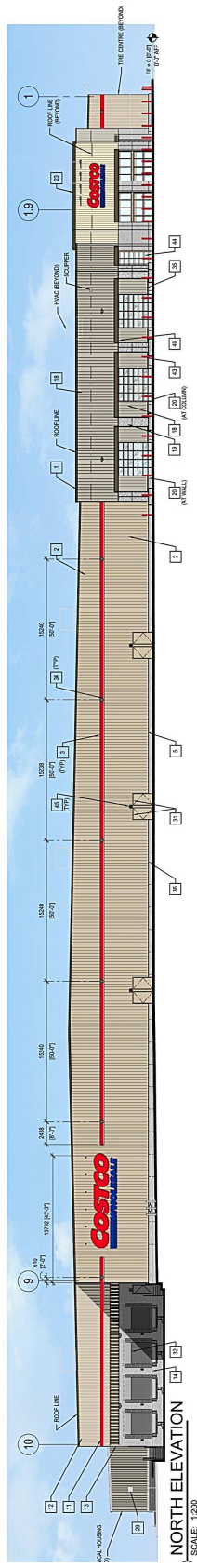
USE AREA	13972 SM (150,388 SF)	
EXTERIOR WALL	187 SM (2,122 SF)	262
REUSE - GROSS	14169 SM (152,610 SF)	136
1 ST FLOOR	48 SM (544 SF)	154
2 ND FLOOR	131 SM (1,408 SF)	36
ED CANOPY	265 SM (2,863 SF)	1866 SM (20,105 SF)
3 - GROSS	14629 SM (157,485 SF)	1974
		ETS
		ETS

OSTCO WHOLESALE

NA, SASKATCHEWAN

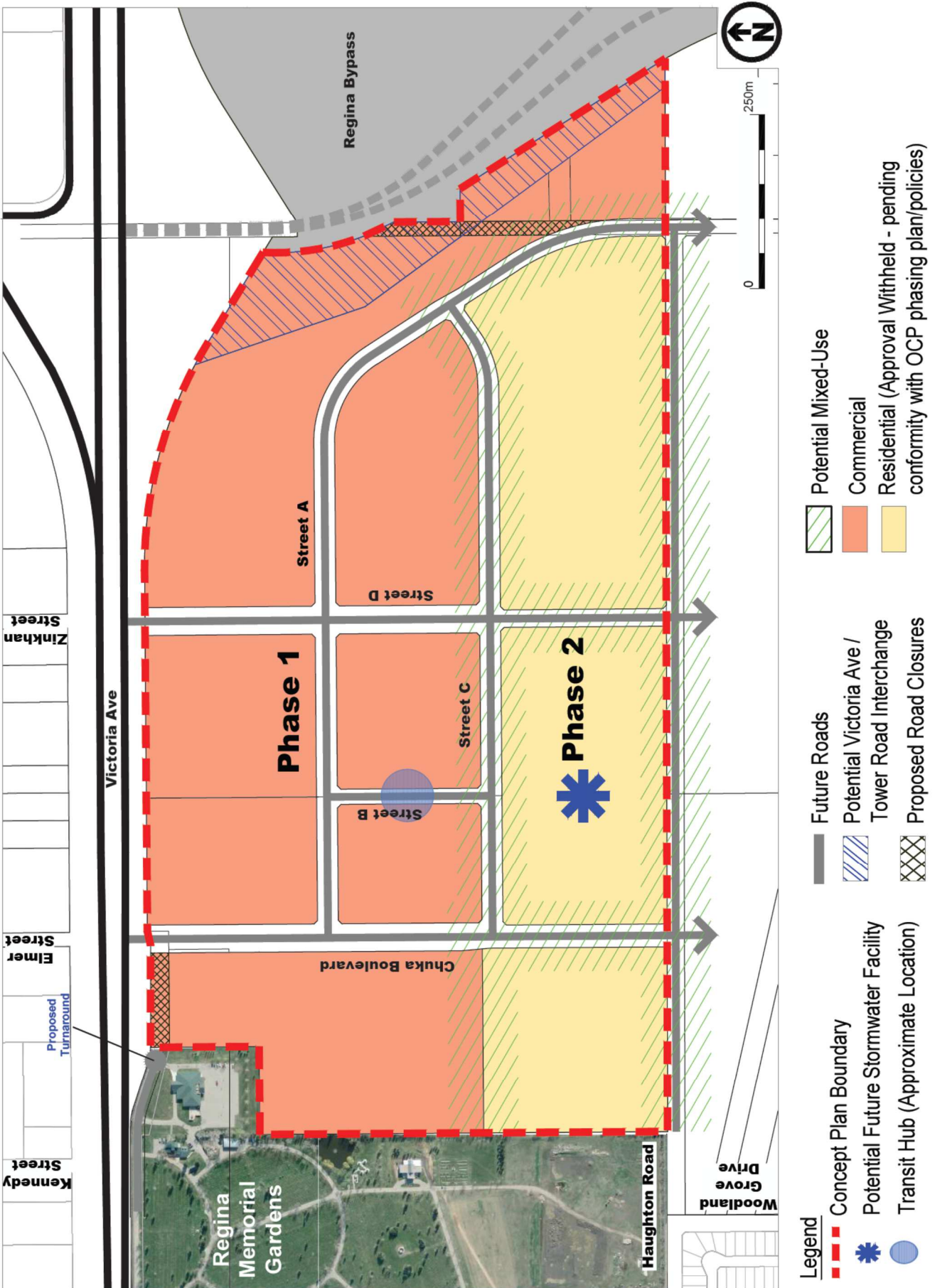
PROPOSED FLOOR PLAN

DECEMBER 20, 2016



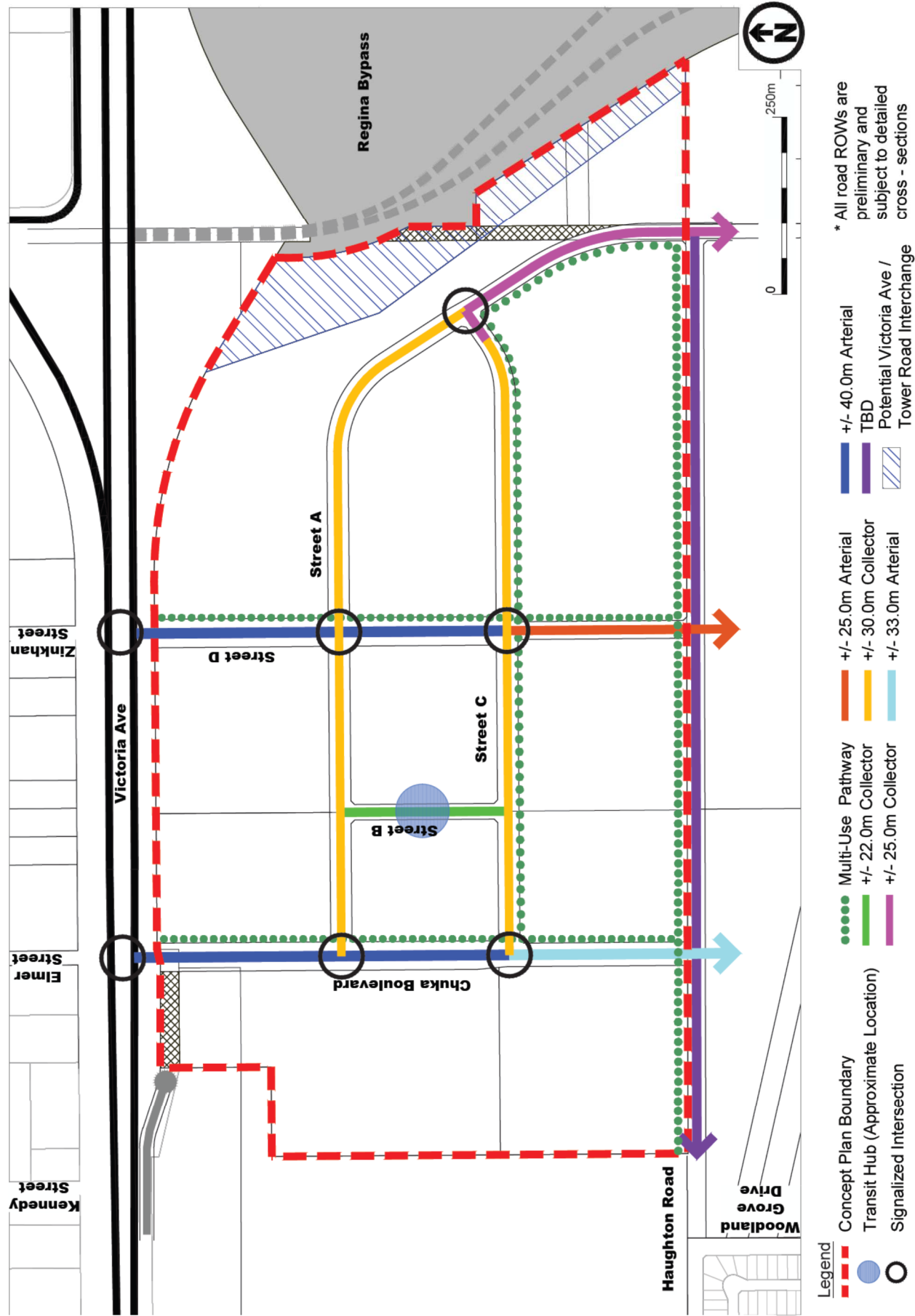
EXTERIOR FINISH SCHEDULE																	
WALLS (1-9)					CANOPY (9-25)					MISCELLANEOUS (31-45)							
#	ITEM	FINISH	COLOR	MFR NOTES	#	ITEM	MATERIAL	FINISH	COLOR	MFR NOTES	#	ITEM	MATERIAL	FINISH	COLOR	MFR NOTES	
1	CORNER 1/4"	METAL	KNYAR 009	COOL WHITE	BY MBS	16	CANOPY FLOORS	METAL SALES	PRE-FINISHED	SANDSTONE	BY MBS	31	ADDITIONAL ROOF	METAL	FIELD PAINT BY GC	WASHED	DOOR AND FRAME
2	WALL 1/2"	PRE-FINISHED	SERVA TAN		BY MBS	17	WALLS INSIDE CANOPY	METAL PANELS	PRE-FINISHED	**	SEE LAST ROOF FINISH	32	ROOF DORMS	METAL	PRE-FINISHED	TAN	BY MBS
3	WALL 3/4"	PRE-FINISHED	SERVA TAN		BY MBS	18	CANOPY FLOORS	METAL SALES	PRE-FINISHED	METAL CHAIRPAUSE	BY MBS	33	HOLDING WALLS	METAL	TECK-OIL BRONZE	SEE ELECTRICAL	
4	ACCENT BAND	PRE-FINISHED	SAFE ET RED		BY MBS	19	CANOPY FLOORS	CONCRETE	SEALED	GRAY		34	WALLS	METAL	TECK-OIL BRONZE	SEE ELECTRICAL	
5	INTER WALL	CONCRETE	WATER REPLENT	CONTROL CENTER- SEE ITEM 6		20	COLUMN WRAP	CONCRETE	SEALED			35	ROOFING TYPHANE	METAL	PRE-FINISHED		
6	WALL 1/2"	CONCRETE	SMOOTH FINISHED			21	BENCH	CONCRETE	SEALED			36	ROOFING TYPHANE	STEEL JOIST BY MBS	PLATE STEEL	RED	
7	WALL 3/4"	PRE-FINISHED	SERVA TAN		BY MBS	22	CONCRETE	CONCRETE	SEALED			37	ROOFING TYPHANE	STEEL JOIST BY MBS	PLATE STEEL	RED	
8	WALL 1/2"	PRE-FINISHED	SERVA TAN		BY MBS	23	CONCRETE	CONCRETE	SEALED			38	SCOPPER	METAL BY MBS	FIELD PAINT BY GC	WASHED	DOOR AND FRAME
9	CANOPY ROOFING	METAL 1/2"	PRE-FINISHED	SAFE ET RED	BY MBS	24	CONCRETE	CONCRETE	SEALED			39	SCOPPER	METAL BY MBS	FIELD PAINT BY GC	WASHED	DOOR AND FRAME
10	CANOPY ROOFING	METAL 1/2"	PRE-FINISHED	SAFE ET RED	BY MBS	25	CONCRETE	CONCRETE	SEALED			40	SCOPPER	METAL BY MBS	FIELD PAINT BY GC	WASHED	DOOR AND FRAME
11	CANOPY ROOFING	METAL 1/2"	PRE-FINISHED	SAFE ET RED	BY MBS	26	CONCRETE	CONCRETE	SEALED			41	SCOPPER	METAL BY MBS	FIELD PAINT BY GC	WASHED	DOOR AND FRAME
12	WALL 1/2"	PRE-FINISHED	SERVA TAN		BY MBS	27	ROOF	METAL	PRE-FINISHED	SERVA TAN	FOR STANDING SEAM	42	ACCENT CHANNEL	STEEL	PAINT BY GC		
13	WALL 3/4"	PRE-FINISHED	SERVA TAN		BY MBS	28	PAVE	METAL	PRE-FINISHED	COOL WHITE		43	SCOPPER	STEEL	METAL PAIR		
14	WALL 1/2"	PRE-FINISHED	SERVA TAN		BY MBS	29	PAVE	METAL	PRE-FINISHED	COOL WHITE		44	SCOPPER	STEEL	METAL PAIR		
15	CORNER WALL	INSULATED PRECAST		DO NOT PATCH AND BACK		30	PAVE TPA	METAL	PRE-FINISHED	COOL WHITE		45	SCOPPER	STEEL	METAL PAIR		
16	WALL 1/2"	PRE-FINISHED	SERVA TAN		BY MBS	31	CONCRETE	CONCRETE	SEALED			46	SCOPPER	STEEL	METAL PAIR		
17	WALL 3/4"	PRE-FINISHED	SERVA TAN		BY MBS	32	CONCRETE	CONCRETE	SEALED			47	SCOPPER	STEEL	METAL PAIR		
18	WALL 1/2"	PRE-FINISHED	SERVA TAN		BY MBS	33	CONCRETE	CONCRETE	SEALED			48	SCOPPER	STEEL	METAL PAIR		
19	CORNER WALL	INSULATED PRECAST		DO NOT PATCH AND BACK		34	CONCRETE	CONCRETE	SEALED			49	SCOPPER	STEEL	METAL PAIR		
20	WALL 1/2"	PRE-FINISHED	SERVA TAN		BY MBS	35	CONCRETE	CONCRETE	SEALED			50	SCOPPER	STEEL	METAL PAIR		
21	WALL 3/4"	PRE-FINISHED	SERVA TAN		BY MBS	36	CONCRETE	CONCRETE	SEALED			51	SCOPPER	STEEL	METAL PAIR		
22	WALL 1/2"	PRE-FINISHED	SERVA TAN		BY MBS	37	CONCRETE	CONCRETE	SEALED			52	SCOPPER	STEEL	METAL PAIR		
23	CORNER WALL	INSULATED PRECAST		DO NOT PATCH AND BACK		38	CONCRETE	CONCRETE	SEALED			53	SCOPPER	STEEL	METAL PAIR		
24	WALL 1/2"	PRE-FINISHED	SERVA TAN		BY MBS	39	CONCRETE	CONCRETE	SEALED			54	SCOPPER	STEEL	METAL PAIR		
25	WALL 3/4"	PRE-FINISHED	SERVA TAN		BY MBS	40	CONCRETE	CONCRETE	SEALED			55	SCOPPER	STEEL	METAL PAIR		
26	WALL 1/2"	PRE-FINISHED	SERVA TAN		BY MBS	41	CONCRETE	CONCRETE	SEALED			56	SCOPPER	STEEL	METAL PAIR		
27	CORNER WALL	INSULATED PRECAST		DO NOT PATCH AND BACK		42	CONCRETE	CONCRETE	SEALED			57	SCOPPER	STEEL	METAL PAIR		
28	WALL 1/2"	PRE-FINISHED	SERVA TAN		BY MBS	43	CONCRETE	CONCRETE	SEALED			58	SCOPPER	STEEL	METAL PAIR		
29	WALL 3/4"	PRE-FINISHED	SERVA TAN		BY MBS	44	CONCRETE	CONCRETE	SEALED			59	SCOPPER	STEEL	METAL PAIR		
30	WALL 1/2"	PRE-FINISHED	SERVA TAN		BY MBS	45	CONCRETE	CONCRETE	SEALED			60	SCOPPER	STEEL	METAL PAIR		
31	ADDITIONAL ROOF	METAL	FIELD PAINT BY GC	WASHED	DOOR AND FRAME	61	SCOPPER	STEEL	METAL PAIR			62	SCOPPER	STEEL	METAL PAIR		
32	ROOF DORMS	METAL	PRE-FINISHED	TAN	BY MBS	63	SCOPPER	STEEL	METAL PAIR			64	SCOPPER	STEEL	METAL PAIR		
33	HOLDING WALLS	METAL	TECK-OIL BRONZE	SEE ELECTRICAL		65	SCOPPER	STEEL	METAL PAIR			66	SCOPPER	STEEL	METAL PAIR		
34	WALLS	METAL	TECK-OIL BRONZE	SEE ELECTRICAL		67	SCOPPER	STEEL	METAL PAIR			68	SCOPPER	STEEL	METAL PAIR		
35	ROOFING TYPHANE	METAL	PRE-FINISHED			69	SCOPPER	STEEL	METAL PAIR			70	SCOPPER	STEEL	METAL PAIR		
36	ROOFING TYPHANE	STEEL JOIST BY MBS	PLATE STEEL	RED		71	SCOPPER	STEEL	METAL PAIR			72	SCOPPER	STEEL	METAL PAIR		
37	ROOFING TYPHANE	STEEL JOIST BY MBS	PLATE STEEL	RED		73	SCOPPER	STEEL	METAL PAIR			74	SCOPPER	STEEL	METAL PAIR		
38	SCOPPER	METAL BY MBS	FIELD PAINT BY GC	WASHED	DOOR AND FRAME	75	SCOPPER	STEEL	METAL PAIR			76	SCOPPER	STEEL	METAL PAIR		
39	SCOPPER	METAL BY MBS	FIELD PAINT BY GC	WASHED	DOOR AND FRAME	77	SCOPPER	STEEL	METAL PAIR			78	SCOPPER	STEEL	METAL PAIR		
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77	SCOPPER	STEEL	METAL PAIR			153	SCOPPER	STEEL	METAL PAIR			154	SCOPPER	STEEL	METAL PAIR		
78	SCOPPER	STEEL	METAL PAIR			155	SCOPPER	STEEL	METAL PAIR			156	SCOPPER	STEEL	METAL PAIR		
79	SCOPPER	STEEL	METAL PAIR			157	SCOPPER	STEEL	METAL PAIR			158	SCOPPER	STEEL	METAL PAIR		
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86	SCOPPER	STEEL	METAL PAIR			171	SCOPPER	STEEL	METAL PAIR			172	SCOPPER	STEEL	METAL PAIR		
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92	SCOPPER	STEEL	METAL PAIR			183	SCOPPER	STEEL	METAL PAIR			184	SCOPPER	STEEL	METAL PAIR		
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94	SCOPPER	STEEL	METAL PAIR			187	SCOPPER	STEEL	METAL PAIR			188	SCOPPER	STEEL	METAL PAIR		
95	SCOPPER	STEEL	METAL PAIR			189	SCOPPER	STEEL	METAL PAIR			190	SCOPPER	STEEL	METAL PAIR		
96	SCOPPER	STEEL	METAL PAIR			191	SCOPPER	STEEL	METAL PAIR			192	SCOPPER	STEEL	METAL PAIR		

East Victoria Concept Plan – Land-Use



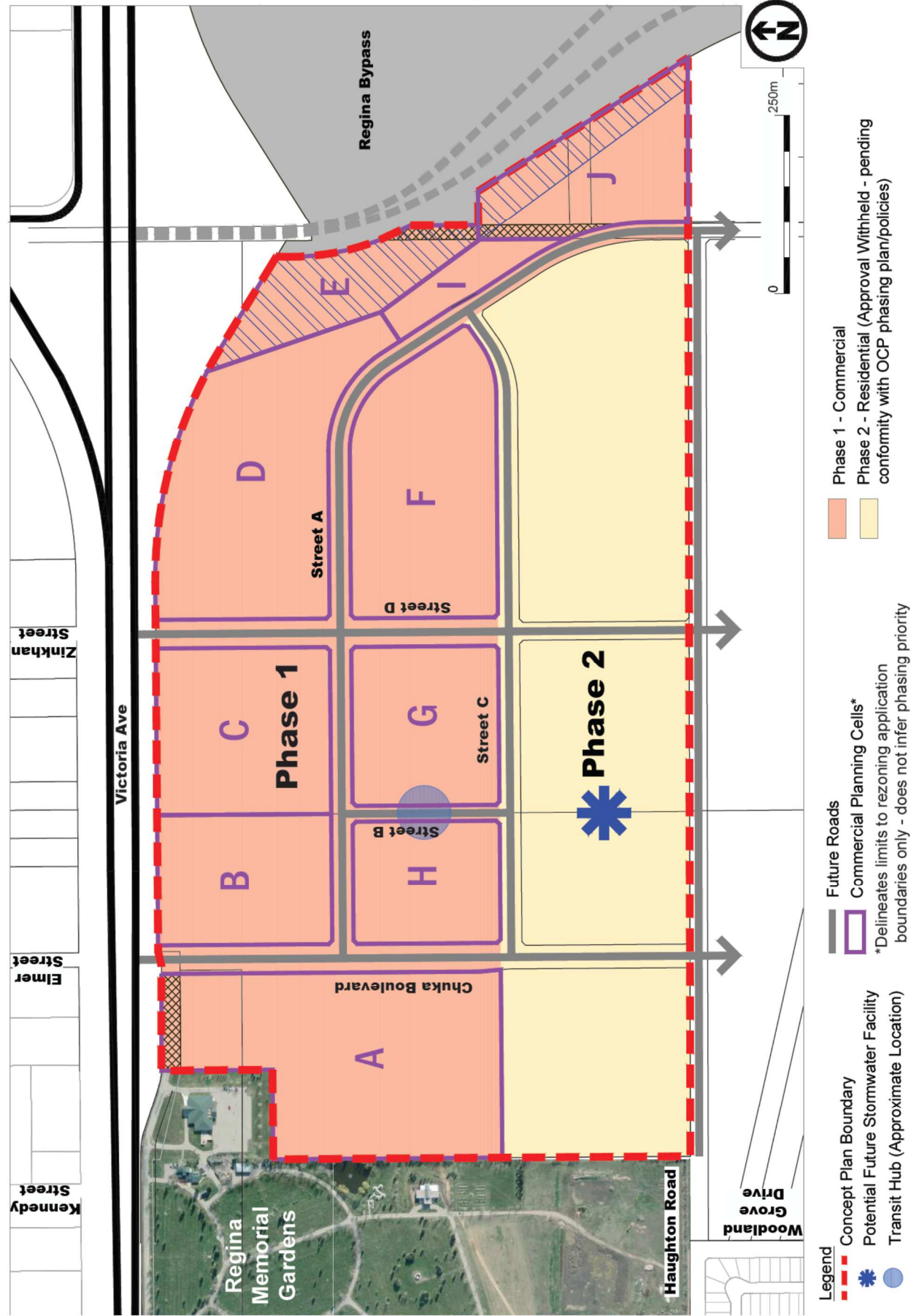
*Not for construction purposes

East Victoria Concept Plan – Circulation



*Not for construction purposes

East Victoria Concept Plan – Phasing



April 24, 2017

To: His Worship the Mayor
and Members of City Council

Re: Discretionary Use Application (17-DU-01) - Medical Clinic and Retail (Pharmacy) - 6210
and 6212 Dewdney Avenue

The owner of the property and of future development along with myself will be attending the council meeting on Monday the 24th, we can answer any questions concerning the discretionary use application or any questions on parking.

Sincerely,

Sinisa Stefanovic
Samson Sotomi

April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: Discretionary Use Application (17-DU-01) Medical Clinic and Retail (Pharmacy) -
6210 and 6212 Dewdney Avenue

RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- APRIL 5, 2017**

That the Discretionary Use Application for a proposed Medical Clinic located at 6210 and 6212 Dewdney Avenue, being Lots 24-25, Block 5, Plan No. AY3193, be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development is conditional on a parcel tie of the subject lots being registered on the titles prior to the issuance of a building permit.
- b) The development shall be consistent with the plans attached to this report as Appendix A-3.1 - A-3.6 prepared by KRN Tolentino Architecture and dated January 26, 2017.
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – APRIL 5, 2017

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

Recommendation #2 does not require City Council approval.

Councillors: Mike O'Donnell (Chairperson), Jerry Flegel and Barbara Young; Commissioners: David Bale, Pam Dmytriw, Phil Evans, Simon Kostic, Andre Kroeger, Laureen Snook and Steve Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on April 5, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That the Discretionary Use Application for a proposed Medical Clinic located at 6210 and 6212 Dewdney Avenue, being Lots 24-25, Block 5, Plan No. AY3193, be

APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development is conditional on a parcel tie of the subject lots being registered on the titles prior to the issuance of a building permit.
- b) The development shall be consistent with the plans attached to this report as Appendix A-3.1 – A-3.6 prepared by KRN Tolentino Architecture and dated January 26, 2017.
- c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

2. That this report be forwarded to the April 24, 2017 meeting of City Council for approval.

CONCLUSION

The applicant proposes to develop a Medical Clinic on the subject properties resulting in the renewal and expansion of an existing commercial building. The development extends over two lots which are owned by the same property owner and are proposed to be tied by code on the titles of the properties.

The subject property is currently zoned MX–Mixed Residential Business Zone. A Medical Clinic is a discretionary use in the MX Zone.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

An application has been received for discretionary use approval to accommodate a Medical Clinic located at 6210 and 6212 Dewdney Avenue. This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007*.

Pursuant to subsection 56(3) of *The Planning and Development Act, 2007*, Council may establish conditions for discretionary uses based on the nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The subject property at 6210 Dewdney Avenue currently contains a building that was previously used as a restaurant and the subject property at 6212 Dewdney Avenue is a vacant lot. The applicant proposes to convert and reuse the existing building and construct a two-storey addition for use as a Medical Clinic. Both lots are owned by the same owner and are proposed to be tied

together by way of registration of a parcel tie code in the land registry system to ensure they are treated as a single parcel and cannot be transferred or consider independently of each other. The parcel tie is required to be registered prior to the issuance of a building permit.

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

Land Use Details	Existing	Proposed
Zoning	MX–Mixed Residential Business Zone	MX–Mixed Residential Business Zone
Land Use	Restaurant/Vacant	Medical Clinic
Building Area	118 m ²	278 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls	4	7
Minimum Lot Area (m ²)	250 m ²	628 m ²
Minimum Lot Frontage (m)	6 m	16.46 m
Maximum Building Height (m)	15 m	6.8 m
Maximum Floor Area Ratio	3	0.89
Maximum Coverage (%)	65%	44.14%
Minimum Front Yard Setback (m)	5 m	9.14 m
Minimum Rear Yard Setback (m)	¼ of the height of the adjacent wall to a maximum of 6 m	9.79 m
Minimum Side Yard Setback (m)	Nil	Nil

On-site parking for the proposed development will be accommodated with five parking stalls at the rear of the property and two in the front, with one being an accessible parking stall. The number of spaces provided exceeds the minimum requirements of the Zoning Bylaw.

The total site landscaping for the proposed development meets the minimum requirements of the Zoning Bylaw.

The proposed development is intended to maximize the use of the site within the available servicing capacity and will provide a service to the local neighbourhood and nearby employment nodes, including the RCMP Training Academy, Global Transportation Hub and Pasqua Hospital. The property is well connected with transit and has sidewalks along Dewdney Avenue to accommodate safe pedestrian movement.

The proposed development is consistent with the purpose and intent of the MX - Mixed Residential Business Zone with respect to providing opportunities for the flexible use of properties in a residential area that is in transition from residential development.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area currently receives a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

Due to the proximity to the Regina Airport, the proposed development is within Airport Noise Attenuation Overlay Zone. However, the subject lands are outside of the area required for further restrictions. Therefore, the Airport Noise Attenuation Overlay Zone and the Obstacle Limitation Surface Overlay Zone were not applied to the subject property.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of couple neighbourhood.

- 7.1 Require that NEW NEIGHBOURHOODS, NEW MIXED-USE NEIGHBOURHOODS, INTENSIFICATION AREAS and BUILT OR APPROVED NEIGHBOURHOODS are planned and developed to include the following:

- 7.1.4 Opportunities for daily lifestyle needs such as services, convenience shopping, and recreation.

- 7.1.10 Convenient access to areas of employment.

Goal 4 – Employment Areas: Provide appropriate locations and development opportunities for a full range of industrial, commercial and institutional activities.

- 7.15 Plan and develop NEW EMPLOYMENT AREAS, as shown on Map 1 – Growth Plan to include the following land-use and design elements:

- 7.15.3 Compatibility with adjacent residential land use through the minimization of off-site impacts.

Section D9: Health and Safety

Goal 3 – Special Policy Areas: Coordinate the development of unique or special areas to ensure orderly and compatible development.

11.14 Promote public safety and avoid issues of nuisance and incompatibility within the vicinity of the Regina International Airport by applying the following policies:

11.14.2 Prohibit residential land use within the 30 NOISE EXPOSURE FORECAST contour.

Section D10: Economic Development

Goal 3 – Economic Generators: Cultivate entrepreneurship and support economic generators.

12.7 Encourage innovative options to support and incubate new entrepreneurs and commercial ventures:

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires that two per cent of the required parking stalls be provided for persons with disabilities. The proposed development provides one parking stall for persons with disabilities which exceeds the minimum requirement.

COMMUNICATIONS

Communication with the public is summarized as follows:

Public notification signage posted	January 27, 2017
Letter sent to immediate property owners	January 27, 2017
Number of public comments sheets received	2

The application was circulated to the Dieppe Place Community Association (DPCA). The DPCA informed Administration by phone that they are in full support of the project.

Administration received two public comments regarding the proposal. One comment letter had concerns about the proposal and the other was in support of the proposal. A more detailed accounting of the respondents' comments and concerns and the Administration's response to them is provided in Appendix B.

The applicant and interested parties will receive a copy of the report and notification of the meeting to appear as a delegation, in addition to receiving written notification of City Council's decision.

DELEGATED AUTHORITY

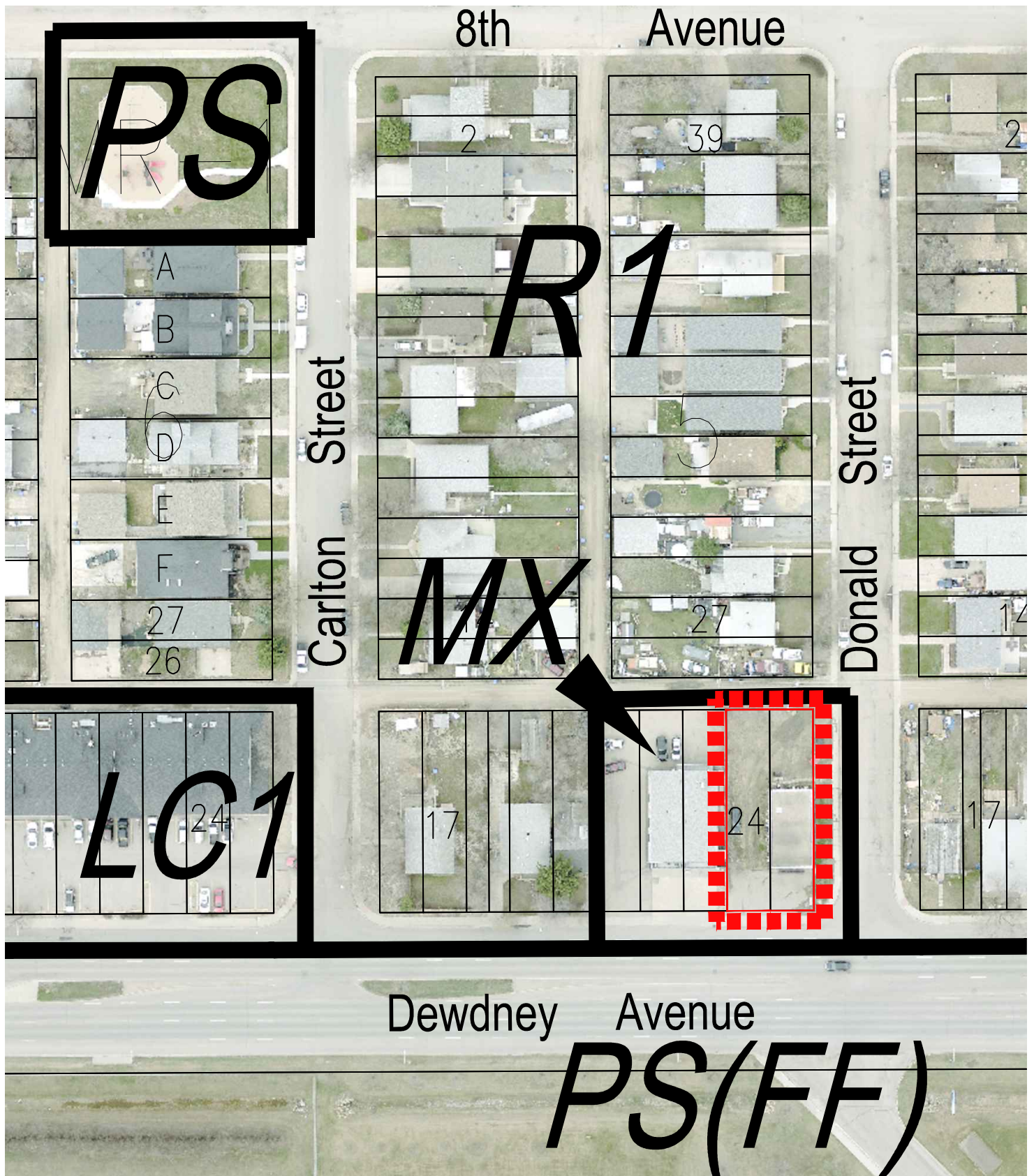
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

A handwritten signature in cursive script, reading "Elaine Gohlke".

Elaine Gohlke, Secretary



Subject Property



Project 17-DU-01

Civic Address/Subdivision

6210 & 6212 Dewdney Avenue
Lots 24 & 25, Block 5, Plan # AY3193



Subject Property

Date of Photography: 2014



PROPOSED MEDICAL CLINIC

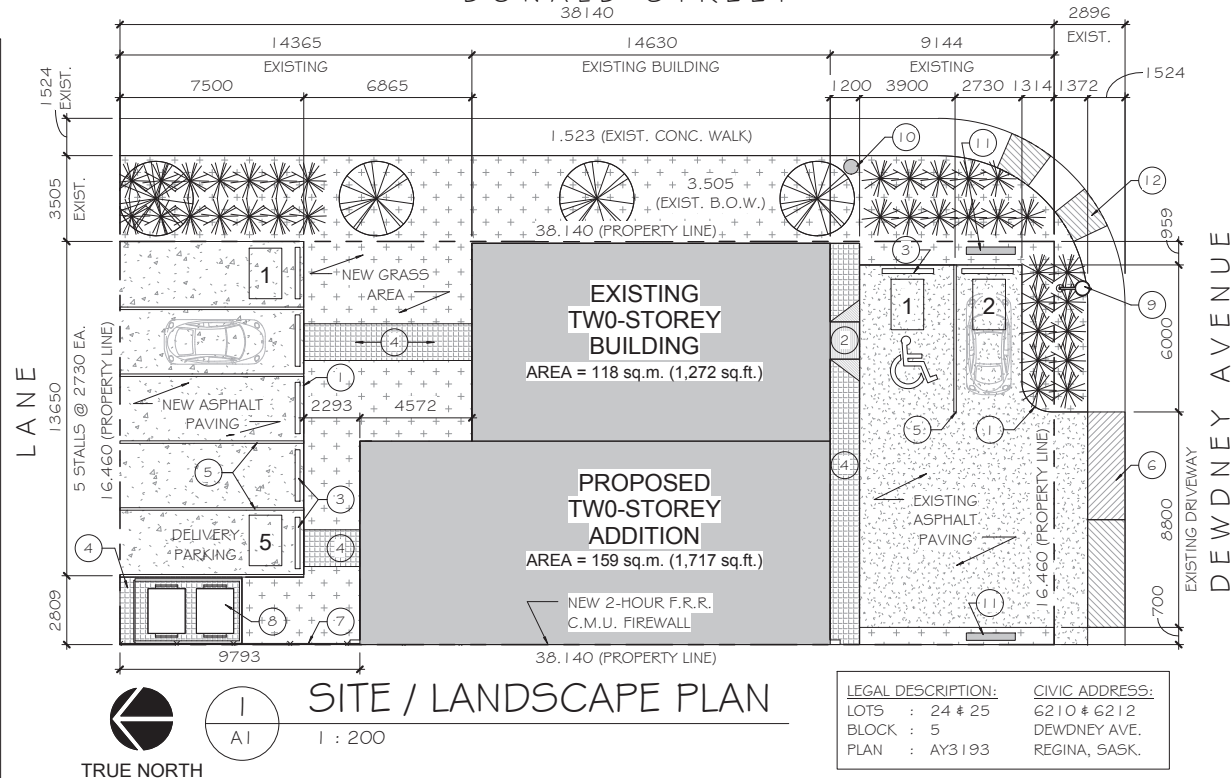
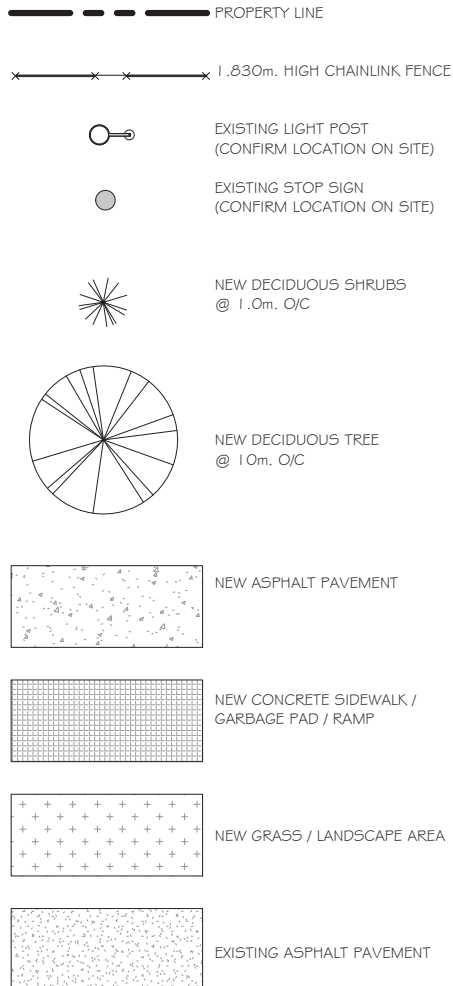
6210 DEWDNEY AVENUE, REGINA, SK

DONALD STREET

Appendix A-3.1

KRN
TORRENTINO
ARCHITECTURE

SITE PLAN LEGEND:



TRUE NORTH

SITE CONSTRUCTION NOTES:

- ① NEW CONCRETE CURB AS PER CITY OF REGINA STANDARDS
- ② NEW ACCESSIBLE CURB RAMP
- ③ NEW CONCRETE PARKING PIN CURB - SEE DETAIL 3/A1.3.
- ④ NEW CONCRETE APRON / GARBAGE PAD / WALKWAY
- ⑤ NEW ASPHALT PAINT LINES: 4" WIDE (YELLOW) PARKING STALL
- ⑥ EXISTING TWO-WAY DRIVEWAY ACCESS TO REMAIN.
- ⑦ NEW 1830mm HIGH CHAIN LINK FENCE C/W PRIVACY SLATS.
- ⑧ PROPOSED LOCATION FOR GARBAGE DISPOSAL BINS C/W NEW CONCRETE PAD, RAMP & FENCE ENCLOSURE
- ⑨ EXISTING LIGHT POST LOCATION (SITE CONFIRM).
- ⑩ EXISTING STOP SIGN LOCATION TO REMAIN (SITE CONFIRM)..
- ⑪ EXISTING PYLON SIGN LOCATION TO REMIAN (SITE CONFIRM).
- ⑫ EXISTING CONCRETE CURB RAMP (SITE CONFIRM).
- ⑬ NEW SIGN FOR ACCESSIBLE PARKING STALL.

JAN. 26, 2017 ISSUED FOR DISCRETIONARY USE APPLICATION R1

PROJECT
RENOVATION &
ADDITION TO
NEW MEDICAL
CLINIC

6210 DEWDNEY AVENUE,
REGINA, SASKATCHEWAN

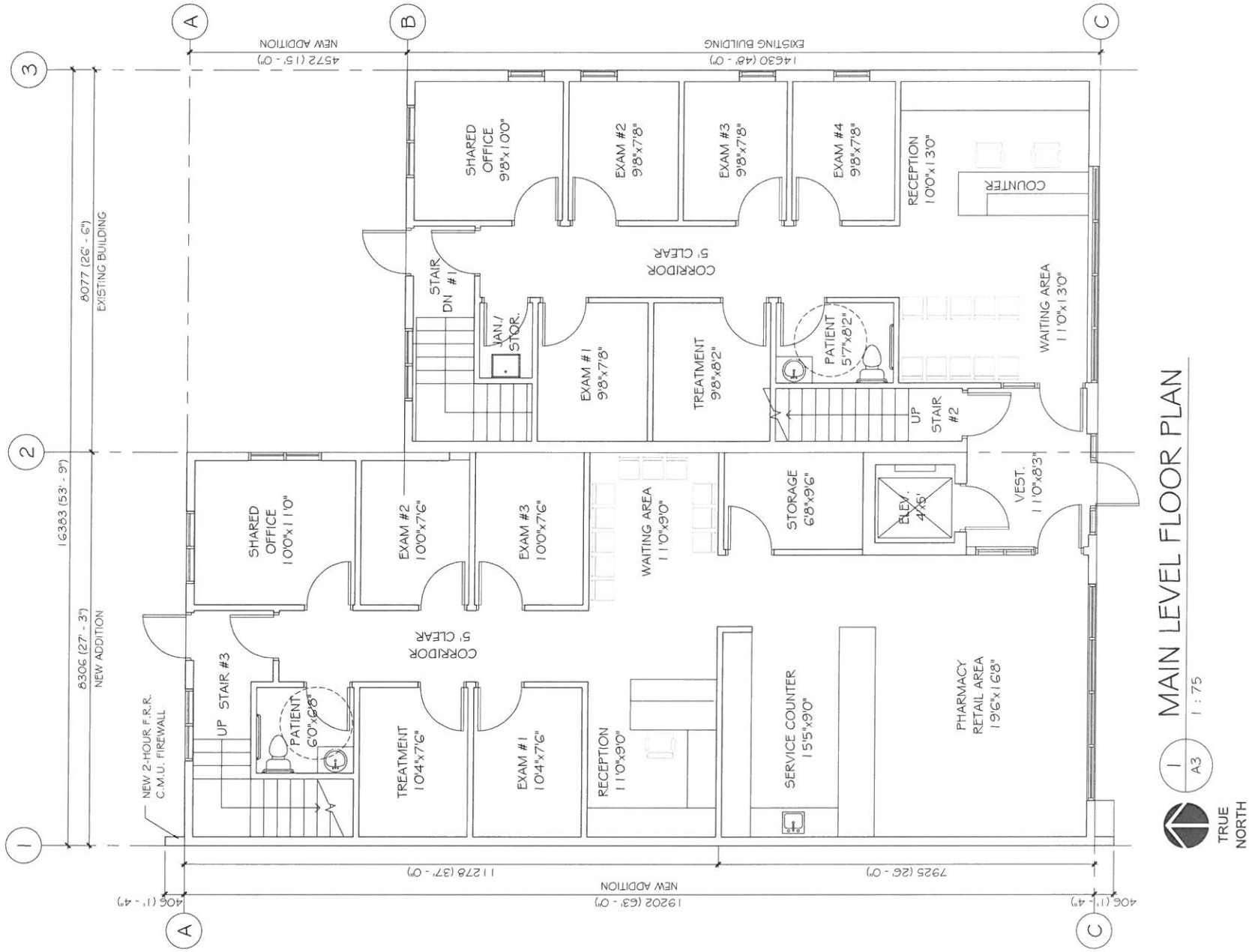
DRAWING
SITE / LANDSCAPE
PLAN, NOTES

SCALE
As indicated

DESIGN RCT
DRAWN RCT
DATE JAN. 26, 2017
PROJECT 161116

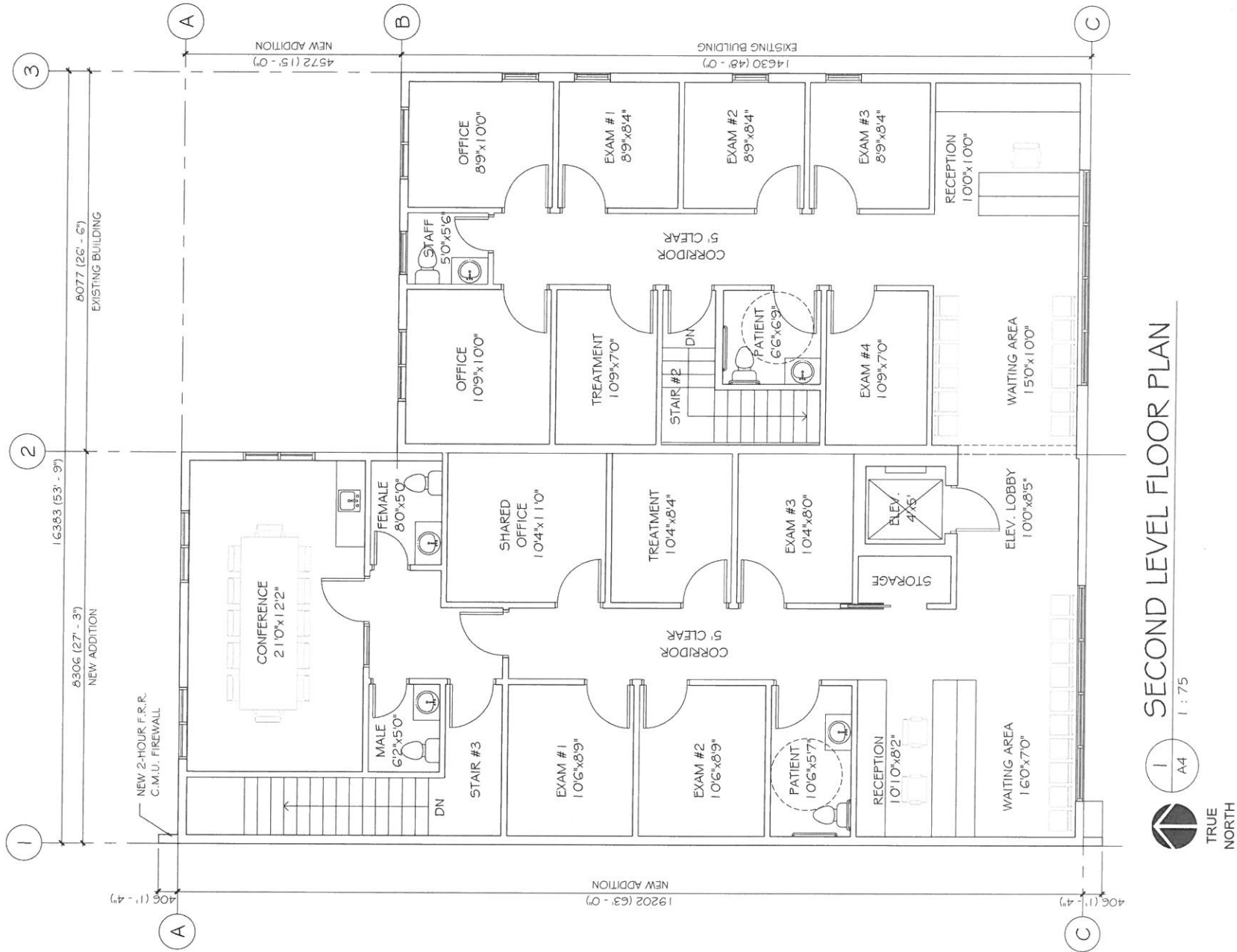
SHEET NO. REVISION
A1 R1

Appendix A-3.2



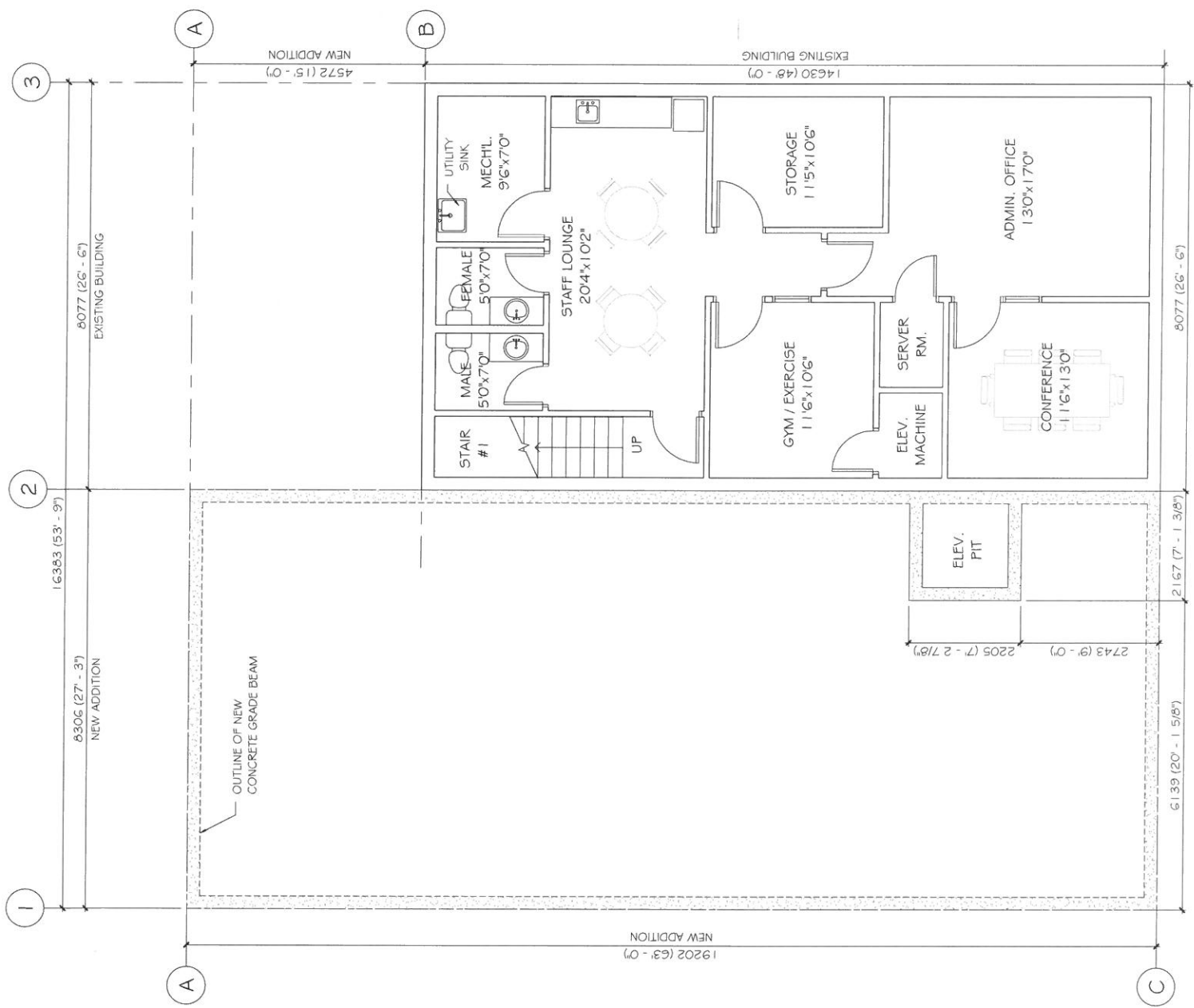
KRN ARCHITECTURE	
JAN. 26, 2017	ISSUED FOR DISCRETIONARY USE APPLICATION
PROJECT RENOVATION & ADDITION TO NEW MEDICAL CLINIC 6210 DEWDNEY AVENUE, REGINA, SASKATCHEWAN	
DRAWING MAIN LEVEL FLOOR PLAN	
SCALE 1 : 75	
DESIGN RCT	RCT
DRAWN RCT	RCT
DATE JAN. 26, 2017	PROJECT 161116
SHEET NO. A3	REVISION R1

Appendix A-3.3



KRN ARCHITECTURE		
JAN. 26, 2017	ISSUED FOR DISCRETIONARY USE APPLICATION	R1
PROJECT		
RENOVATION & ADDITION TO NEW MEDICAL CLINIC		
6210 DEWENEY AVENUE, REGINA, SASKATCHEWAN		
DRAWING		
SECOND LEVEL FLOOR PLAN		
SCALE		
1 : 75		
DESIGN	RCT	
DRAWN	RCT	
DATE	JAN. 26, 2017	
PROJECT	161116	
SHEET NO.	REVISION	
A4	R1	

Appendix A-3.4



BASEMENT LEVEL FLOOR PLAN

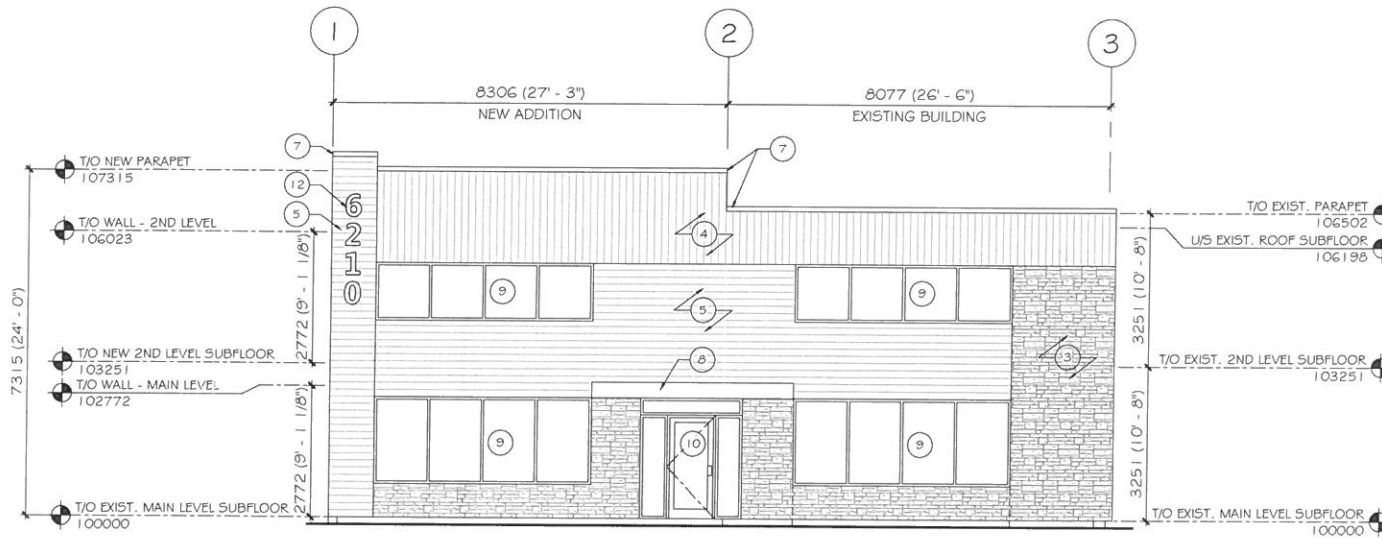
1 A5



1 : 75

KRN ARCHITECTURE		
JAN. 26, 2017	ISSUED FOR DISCRETIONARY USE APPLICATION	R1
PROJECT		
RENOVATION & ADDITION TO NEW MEDICAL CLINIC		
6210 DEWDNEY AVENUE, REGINA, SASKATCHEWAN		
DRAWING		
BASEMENT LEVEL FLOOR PLAN		
SCALE		
1 : 75		
DESIGN	RCT	
DRAWN	RCT	
DATE	JAN. 26, 2017	
PROJECT	161116	
SHEET NO.	REVISION	
A5	R1	

Appendix A-3.5



1 SOUTH ELEVATION
AG 1 : 100

EXTERIOR FINISH

LEGEND:

- ① ACRYLIC STUCCO FINISH (E.I.F.S. SYSTEM)
- ② STUCCO REVEAL JOINT LINE
- ③ CULTURED STONE
- ④ VERTICAL ALUMINUM PANELS (WOODGRAIN FINISH)
- ⑤ HORIZONTAL ALUMINUM PANELS (WOODGRAIN FINISH)
- ⑥ CONCRETE MASONRY BLOCK
- ⑦ PRE-FINISHED METAL PARAPET CAP FLASHING
- ⑧ ALUMINUM ENTRANCE CANOPY
- ⑨ ANODIZED ALUMINUM, DOUBLE GLAZED EXTERIOR WINDOW
- ⑩ ANODIZED ALUMINUM, DOUBLE GLAZED ENTRANCE STOREFRONT
- ⑪ HOLLOW METAL INSULATED DOOR & FRAME
- ⑫ ANODIZED ALUMINUM SIGNAGE BY OWNER
- ⑬ EXISTING PRE-FINISHED METAL PARAPET CAP FLASHING
- ⑭ OUTLINE OF ROOF STRUCTURE BEYOND

KRN
ARCHITECTURE

JAN. 26, 2017 ISSUED FOR DISCRETIONARY USE APPLICATION R1

PROJECT
RENOVATION &
ADDITION TO
NEW MEDICAL
CLINIC

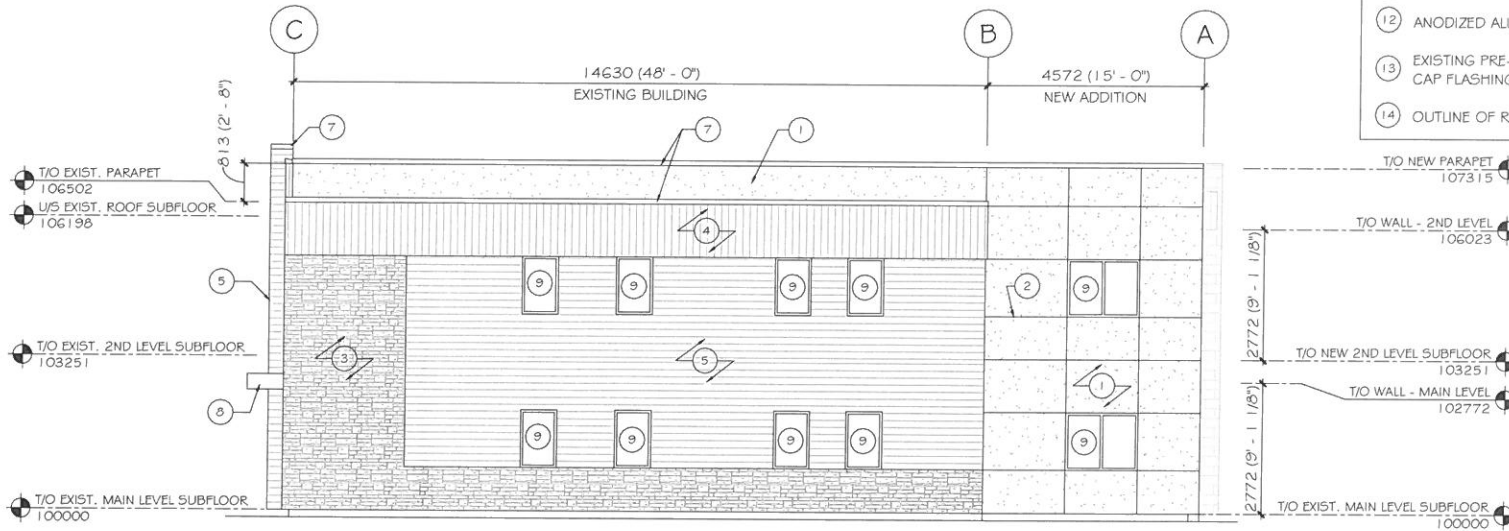
6210 DEWONEY AVENUE,
REGINA, SASKATCHEWAN

DRAWING
BUILDING
ELEVATIONS

SCALE
1 : 100

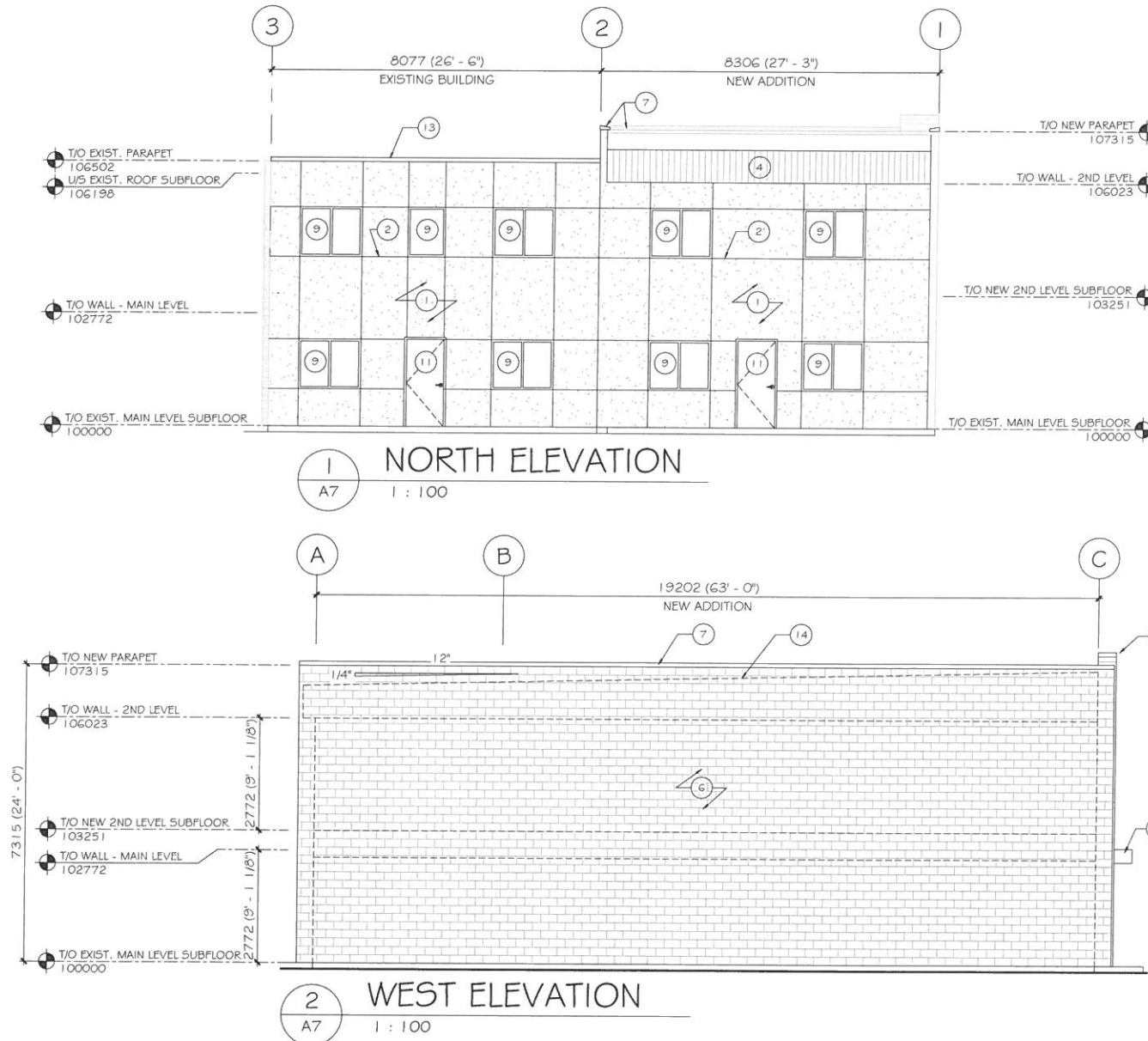
DESIGN RCT
DRAWN RCT
DATE JAN. 26, 2017
PROJECT 161116

SHEET NO. REVISION
AG R1



2 EAST ELEVATION
AG 1 : 100

Appendix A-3.6



EXTERIOR FINISH

LEGEND:

- ① ACRYLIC STUCCO FINISH (E.I.F.S. SYSTEM)
- ② STUCCO REVEAL JOINT LINE
- ③ CULTURED STONE
- ④ VERTICAL ALUMINUM PANELS (WOODGRAIN FINISH)
- ⑤ HORIZONTAL ALUMINUM PANELS (WOODGRAIN FINISH)
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- ⑬ EXISTING PRE-FINISHED METAL PARAPET CAP FLASHING
- ⑭ OUTLINE OF ROOF STRUCTURE BEYOND

KRN ARCHITECTURE INC.		
JAN. 26, 2017	ISSUED FOR DISCRETIONARY USE APPLICATION	R1
PROJECT		
RENOVATION & ADDITION TO NEW MEDICAL CLINIC		
6210 DEWDNEY AVENUE, REGINA, SASKATCHEWAN		
DRAWING		
BUILDING ELEVATIONS		
SCALE		
1 : 100		
DESIGN	RGT	
DRAWN	RGT	
DATE	JAN. 26, 2017	
PROJECT	161116	
SHEET NO.	REVISION	
A7	R1	

Public Consultation Summary – 6210 and 6212 Dewdney Avenue

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	0	
<i>Accept if many features were different</i>	1	<ul style="list-style-type: none"> • Exterior of building • Parking • Lack of traffic lights
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	1	
<i>Other</i>		

1. Issue: Concerned about proposed exterior of proposed building.*Administration's Response:*

As indicated in this report, under *The Planning and Development Act, 2007* the Administration does not have the authority to regulate the colour, texture or type of materials and architectural details of the building.

2. Issue: Parking and lack of traffic lights.*Administration's Response:*

The proposed application has three additional parking stalls than what is required by the Zoning Bylaw with one being a parking stall for persons with disabilities. The Administration has determined that the proposal development will not generate traffic volumes that warrant the installation of additional vehicular control devices at this time.

April 24, 2017

To: His Worship the Mayor
and Members of City Council

Re: Regina Downtown Business Improvement District – 2017 Budget

I will be in attendance at the April 24 City Council meeting to answer any questions they may have with respect to the 2017 Regina Downtown BID 2017 Budget. I will not be making a formal presentation at the meeting.

Sincerely,



Judith Veresuk, PCED.SK / Executive Director

April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: Regina Downtown Business Improvement District - 2017 Budget

RECOMMENDATION

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- APRIL 12, 2017**

That City Council approve the 2017 Regina Downtown Business Improvement District budget as detailed in Appendix A.

EXECUTIVE COMMITTEE - APRIL 12, 2017

Judith Veresuk, representing Regina Downtown BID addressed and answered questions of the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #2 does not require City Council approval.

Mayor Michael Fougere, Councillors: Andrew Stevens (Chairperson), Sharron Bryce (teleconference), Lori Bresciani, John Findura, Jerry Flegel, Bob Hawkins, Jason Mancinelli, Joel Murray, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on April 12, 2017, considered the following report from the Administration:

RECOMMENDATION

- . That City Council approve the 2017 Regina Downtown Business Improvement District budget as detailed in Appendix A.
- . That this report be forwarded to the April 24, 2017 City Council meeting.

CONCLUSION

Under *The Cities Act*, City Council is required to approve the proposed budget for Regina Downtown Business Improvement District (Regina Downtown). Regina Downtown has

submitted an operating budget of \$1,407,160 for approval.

BACKGROUND

The purpose of this report is to submit Regina Downtown's 2017 Budget. Regina Downtown Business Improvement District members fund 100% of these costs through fees paid, which are collected by the City of Regina. The proposed 2017 budget is included in Appendix A.

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 26 of *The Cities Act*, requires that the Business Improvement District Board submit to City Council for approval, the estimated revenues and expenditures for the current year.

DISCUSSION

Appendix A provides information on the 2017 budget submission for Regina Downtown as well as information on the programs and service provided. The boundaries for Regina Downtown significantly expanded in 2016. This resulted in an increase in levy revenue and expenditures. These additional revenues have been utilized to increase Member Engagement and Services and Business & Residential Attraction/Retention without having to increase Organizational Management costs.

Total projected revenue for the year is \$1,407,160. The proposed levy for 2017 to the Regina Downtown members is \$1,064,115. The levy for Regina Downtown is applied to the assessment of commercial property within the BID area.

The total proposed operating expenditures are \$1,355,174 resulting in a surplus of \$51,986. Assessment appeals continue to pose some uncertainty for Regina Downtown. Within the projected expenditures, there is a \$100,000 provision for estimated appeal assessments. This estimate is based on information provided by the City of Regina.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no budget implications for the City of Regina.

The proposed expenditures of \$1,355,174 for Regina Downtown are funded through the business

improvement district levy and other revenue sources.

The Regina Downtown assessment levy is billed and collected by the City of Regina. Amounts collected are disbursed to Regina Downtown.

Environmental Implications

None related to this report.

Policy and/or Strategic Implications

None related to this report.

Other Implications

None related to this report.

Accessibility Implications

None related to this report.

COMMUNICATIONS

A copy of this report has been provided to Regina Downtown. The Regina Downtown 2017 Budget is posted to the Regina.ca website as part of the regular process for posting material prior to a public meeting.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Jim Nicol', with a stylized flourish at the end.

Jim Nicol, Secretary

APPENDIX A

Regina Downtown Business Improvement District

2017 Budget

Submitted to City Council
March 15, 2017

1822 Scarth Street, 2nd Floor
Regina, Saskatchewan
S4P 2G3
www.reginadowntown.ca



OUR MISSION

Regina Downtown Business Improvement District acts on behalf of our members to favourably position Downtown Regina as a unique and desirable neighbourhood for businesses and residents.

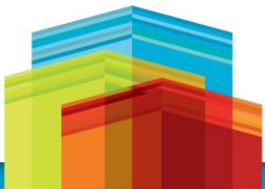
OUR VISION FOR DOWNTOWN

Regina's Downtown:
A place where people want to be and businesses want to invest.



2017 BUDGET RECOMMENDATIONS

1. That the mill rate be set at 0.5708 for 2017.
2. A provision for estimated 2017 assessment appeals in the amount of \$100,000.



EXECUTIVE SUMMARY

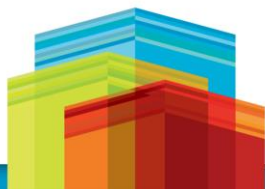
BUDGET 2017

The Regina Downtown Business Improvement District (RDBID) 2016-2018 Strategic Plan and 5 Year Capital Plan constitute the basis for all expenditures outlined in the 2017 budget. The Board of Directors is pleased to present to City Council the proposed 2017 budget.

BUDGET SUMMARY

2017

	0.7388	0.7388	0.7577	0.5708
	2014	2015	2016	2017
	Actual	Actual	Actual	Budget
REVENUE				
Bid Levy	796,036	781,764	1,116,533	1,064,115
BID Expansion Area	-	-	-	-
Recovery of Assessment Appeals	-	-	-	-
Other Funding Sources	26,819	24,069	35,062	33,095
Special Projects / Grants / Sponsorship	77,865	99,700	160,780	123,350
Allocation From Unrestricted Fund Balance	-	48,160	-	-
Allocation From Contingency Reserve	-	-	-	-
Allocation From Capital Reserve	-	-	-	186,600
Total Revenue	900,720	953,693	1,312,375	1,407,160
EXPENDITURES				
Organization Management	427,698	514,993	567,344	534,505
Member Engagement and Services	205,488	185,616	252,364	360,069
Place Making	126,778	160,592	292,219	336,350
Business & Residential Attraction/Retention	33,289	7,941	16,889	21,000
Transformational Projects	48,294	84,320	16,514	3,250
Allocation To Unrestricted Fund Balance	-	-	-	-
Allocation To Contingency Reserve	-	-	-	-
Allocation To Capital Reserve	-	-	-	-
Provision for Assessment Appeals	(130,805)	231	101,988	100,000
Total Expenditures	710,742	953,693	1,247,318	1,355,174
Surplus (Deficit)	189,978	0	65,057	51,986



ACCUMULATED SURPLUS

	2014 Actual	2015 Actual	2016 Actual	2017 Budget
Accumulated Surplus, Beginning of the Year, as previously reported	629,498	819,476	771,316	836,373
Prior Period Adjustment	-	-	-	
Accumulated Surplus, Beginning of the Year	629,498	819,476	771,316	836,373
Accumulated Surplus, Beginning of the Year	629,498	819,476	771,316	836,373
<i>Unappropriated Surplus</i>	12,657	96,615	41,891	43,695
<i>Contingency Reserve</i>	215,000	215,000	215,000	215,000
<i>Capital Reserve</i>	113,906	256,390	256,390	266,607
<i>Investment in Tangible Capital Assets (TCA)</i>	287,935	251,471	258,035	311,071
Allocation of Annual (Deficit)/Surplus				
<i>Unappropriated Surplus</i>	189,978	(48,160)	65,057	7,798
<i>Contingency Reserve</i>	-	-	-	
<i>Capital Reserve</i>	-	-	(10,217)	44,188
Allocations to (from) Reserves				
<i>Unappropriated Surplus</i>	(106,020)	(6,564)	(53,036)	
<i>Contingency Reserve</i>	-	-	-	
<i>Capital Reserve</i>	142,484	-	10,217	(186,600)
<i>Surplus Attributable to TCA</i>	-	-	-	
<i>Change in TCA Investment</i>	(36,464)	6,564	53,036	186,600
Accumulated Surplus – End of Year	819,476	771,316	836,373	888,359
<i>Unappropriated Surplus</i>	96,615	41,891	43,695	51,493
<i>Contingency Reserve</i>	215,000	215,000	215,000	215,000
<i>Capital Reserve</i>	256,390	256,390	266,607	124,195
<i>Investment in Tangible Capital Assets (TCA)</i>	251,471	258,035	311,071	497,671



PROPOSED CHANGES TO NET ASSETS

In 2017, planned capital expenditures will be funded through the Capital Reserve, in the amount of \$186,600.

No change to the Contingency Reserve is proposed for 2017. In accordance with RDBID financial policies and strategic objectives, Regina Downtown capped its Contingency Reserve at \$215,000 in 2007. The purpose of the Contingency Reserve is to cover any substantial and unexpected one-time assessment appeal expenditures and to support six months of operations to wind-down the Business Improvement District in the event of its dissolution.

Should a surplus be realized at the conclusion of 2017, as per RDBID policy, 85% of the surplus will be directed to the Capital Reserve to fuel the projects identified in the 5-Year Capital Plan and to meet the Board target of \$500,000. The remaining 15% will be allocated to the unappropriated surplus balance.

PROPOSED CHANGES TO NET ASSETS

	2014 Actual	2015 Actual	2016 Actual	2017 Budget
Accumulated Surplus – Closing Balance	819,476	771,316	836,373	888,359
<i>Unappropriated Surplus</i>	96,615	41,891	43,695	51,493
<i>Contingency Reserve</i>	215,000	215,000	215,000	215,000
<i>Capital Reserve</i>	256,390	256,390	266,607	124,195
<i>Investment in Tangible Capital Assets</i>	251,471	258,035	311,071	497,671
Accumulated Surplus Net of TCA	568,005	513,284	525,302	390,688



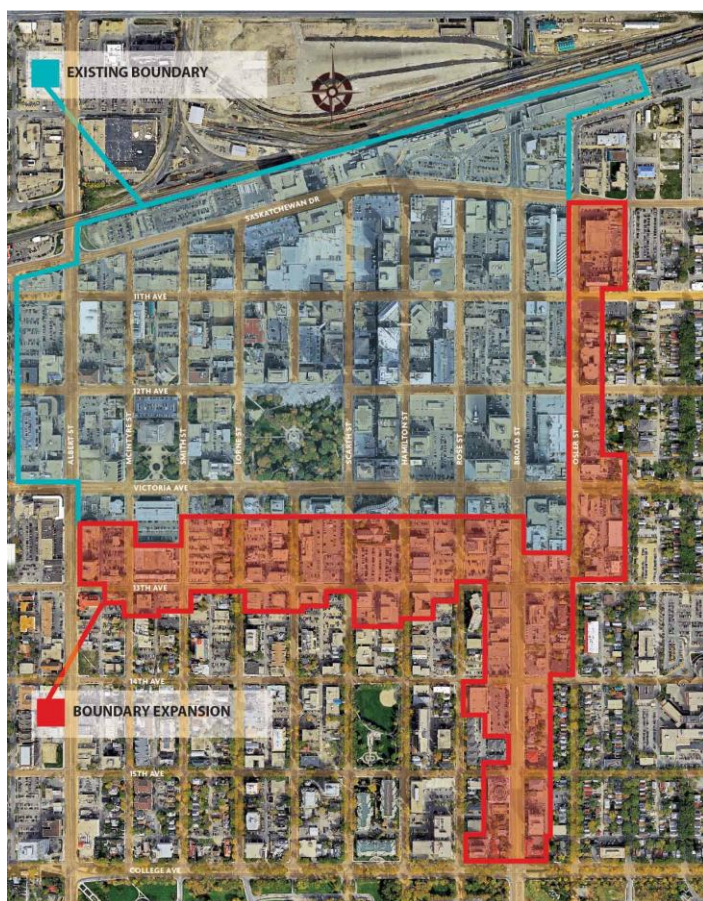
OVERVIEW OF REGINA DOWNTOWN

What is Regina Downtown?

Regina Downtown is a Business Improvement District that has been in operation for over 30 years. It was created in April 1981 as an organizing and financing mechanism used by property owners to work together to promote and enhance Downtown's unique assets, improve conditions for businesses operating in the district, and improve the quality of life for those who use and visit Downtown.

Today, Regina Downtown fulfills its original purpose while continuously improving and enhancing member services. Whether it is through the research and development, such as the streetscape enhancement installations completed in 2008, replacement of holiday decorations in 2011, or through attracting and facilitating new events Downtown such as Regina Downtown Concert Series, the Cinema Under the Stars Series and Hometown Hockey, RDBID strives to make Downtown the best place to live, work, shop and play in Regina.

Regina Downtown Business Improvement District operations are funded primarily through a levy on the taxable assessment of all commercial properties located within the district boundaries. These boundaries encompass 53 blocks defined by Angus Street to the west, 13th Avenue to the south, Halifax Street to the east, and Saskatchewan Drive to the north. RDBID also extends along Broad Street south to College Avenue.



Regina Downtown
Business Improvement District Map



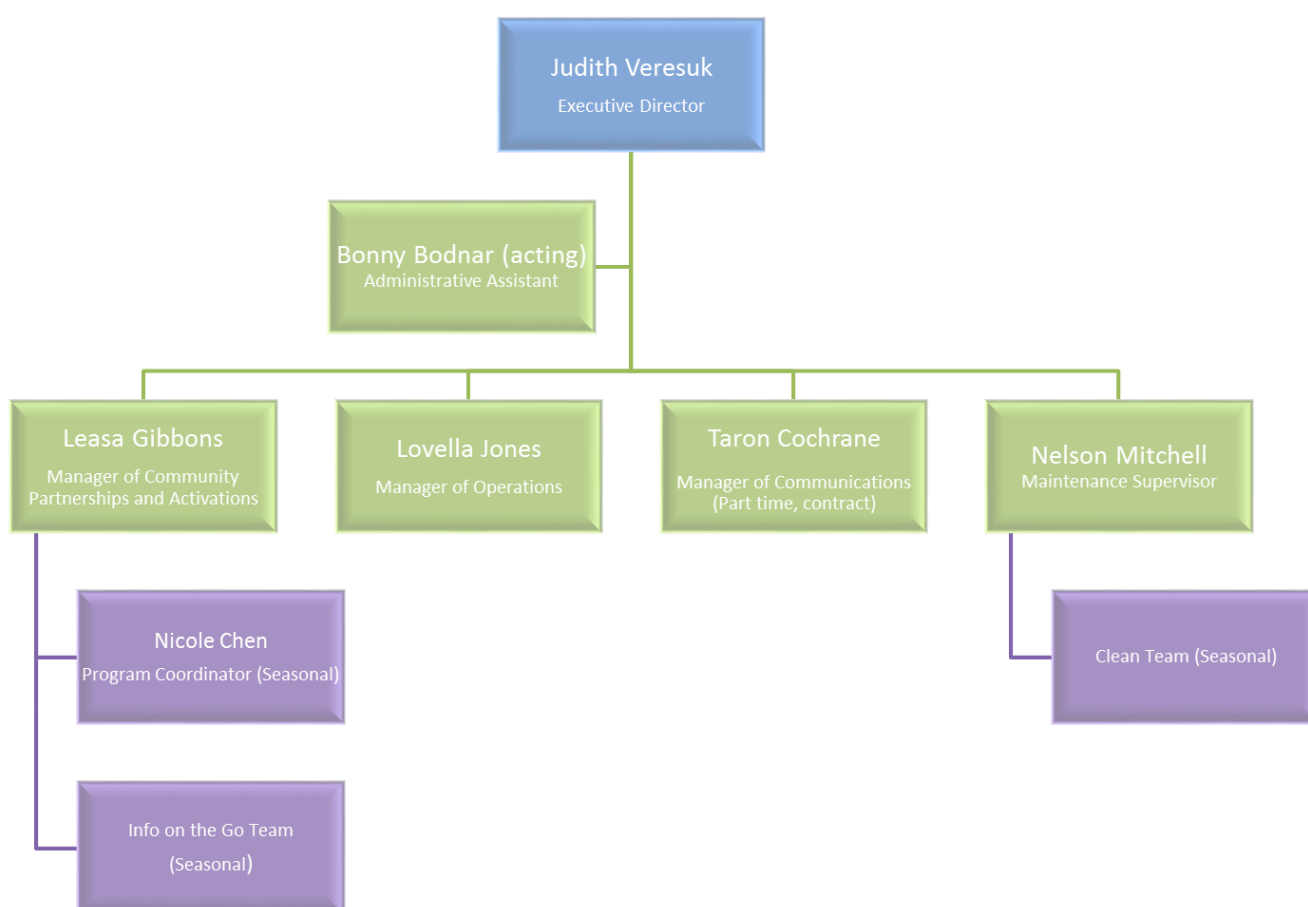
Legislation

Authorized under Section 25 & 26 of *The Cities Act* and City of Regina *Bylaw No 2007 – 85*, Regina Downtown programs and services are financed by a special assessment collected from commercial property owners located in the defined boundaries of the Downtown District. The assessment is billed and collected by the City of Regina annually and then disbursed to Regina Downtown, where it is used to supplement the services already provided by the City of Regina.

Governance

The Board of Directors consists of thirteen persons (one member of City Council and twelve members who have a vested interest in the district) appointed by resolution of City Council. In addition, one senior City of Regina official and the Executive Director of Regina Downtown hold advisory roles on the Board and are non-voting members.

Proposed Organizational Structure (2017)



SUMMARY OF STRATEGIC PLAN 2016 - 2018

Overview

The 2016 - 2018 Strategic Plan constitute the basis for all expenditures outlined in the 2017 budget. The 2016 - 2018 Strategic Plan focuses on strategic actions that raise the profile and support a positive image of Downtown within the greater Regina community. Eleven objectives and four key pillars were identified through the strategic plan process in the fall of 2012. The strategic plan is supported by the RDBID balanced scorecard which identifies initiatives, measures and targets for success.

2016 - 2018 Strategic Plan and Balanced Scorecard

In 2012, the RDBID developed its 2013-15 three-year strategic plan, which set out goals and objectives for the RDBID, supported by concrete actions for achieving these objectives. Since that time, much has changed and evolved, in terms of Regina's downtown, and Regina as a city. As such, prior to developing a new 2016-18 three-year strategic plan, the RDBID undertook the *Imagine Downtown* public engagement initiative.

Over the late spring and summer months of 2015, through a variety of focus groups, facilitated conversations, town hall sessions, and online and on-street surveys that collectively gathered input and ideas from *over 1,600 individuals*, the RDBID engaged with Regina citizens and stakeholders to explore their experiences and perspectives, and better understand their view of the downtown today and their hopes for the downtown tomorrow.

The Imagine Downtown initiative has shown us a public with a positive, optimistic tone and an unrelenting focus on solutions and ideas, who views challenges as opportunities, and encourages others to believe in Regina downtown's future and its potential to continue to evolve into something truly great. The insights, information and perspectives gained through these efforts have been used to inform the development of this strategic plan, and will help shape RDBID programs, activities, capital investments and advocacy work in Regina's downtown. The specific objectives that emerged from the Imagine Downtown process include:

Our Key Pillars

- P1. Membership Engagement Services
- P2. Place-making
- P3. Investment Growth
- P4. Transformational Projects and Downtown Advocacy

Outcomes for Our Stakeholders

- S1. "RDBID provides member services that enhance my downtown business."
- S2. "RDBID creates a welcoming environment to improve public perception and foster citizen pride in the downtown."
- S3. "RDBID creates a welcoming environment in the downtown, making it a preferred location for investors."
- S4. "RDBID advocates among our community partners for continuous improvement and positive change in the downtown."

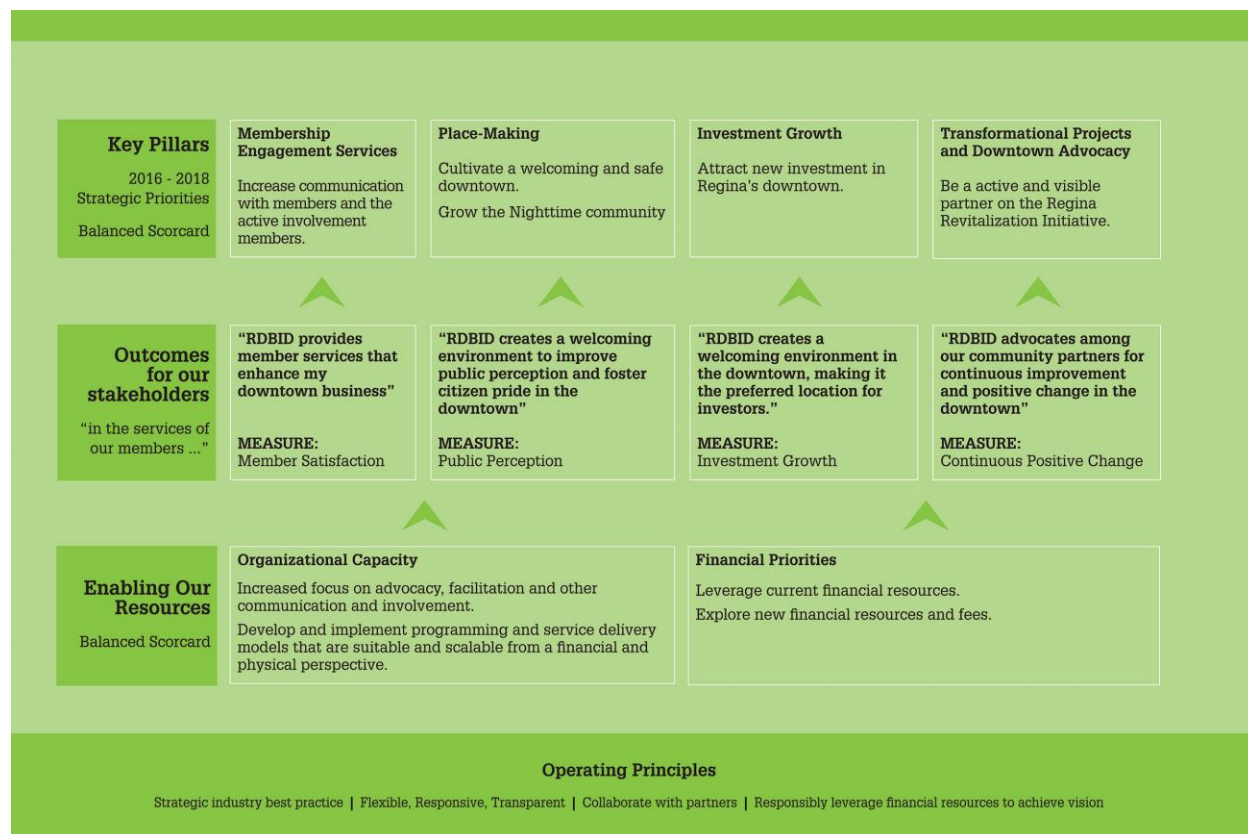
Enabling Our Resources

- O1. Increased focus on advocacy, facilitation and other communication and involvement.
- O2. Develop and implement programming and service delivery models that are suitable and scalable from a financial and physical perspective.
- F1. Leverage current financial resources.
- F2. Explore new financial resources and fees.



RDBID Strategy Map 2016 - 2018

The RDBID Strategy Map explains how RDBID will achieve its vision of being a place where people want to be and businesses want to invest. This will happen by relying on its operating principles to execute its organizational capabilities and key pillars so that its outcomes and objectives are realized.



SUMMARY OF 2017 INITIATIVES

Great momentum has been generated by the development of the Imagine Downtown Strategic Plan, the continued implementation of the Regina Downtown Neighbourhood Plan, and renewed interest and investment in Downtown. It is imperative for the BID to strategically align its objectives with broader initiatives undertaken by the City and investments being made by other key stakeholders.

The key pillars of the organization are not intended to be comprehensive in scope. They are designed to complement other initiatives as a means to ensuring the fulfillment of the vision established in the *2016 – 2018 Strategic Plan*. Regina Downtown seeks to build strong partnerships in both the public and private sectors and collaborate with the City of Regina in order to enhance investment in Downtown.

P1 Member Engagement and Services

Goal:

To provide key services for members related to maintaining the look and feel of downtown, marketing and promotions, public safety and business support. To do so, Regina Downtown will focus on providing core member services that have been provided in the past, and greater emphasis will be placed on ensuring that members utilize these services.

Objective:

To ensure Downtown is a place where people feel safe and welcome and to enhance the appearance and identity of Downtown.

2017 Initiatives:

- Facilitate cleaning and maintenance of the pedestrian environment
- Facilitate removal of downtown graffiti
- Conduct regular amenity checks
- Advocate for repair and enhancement of downtown amenities
- Continue to operate the Info on the Go visitor services program
- Facilitate an outreach program with various agencies working within downtown Regina

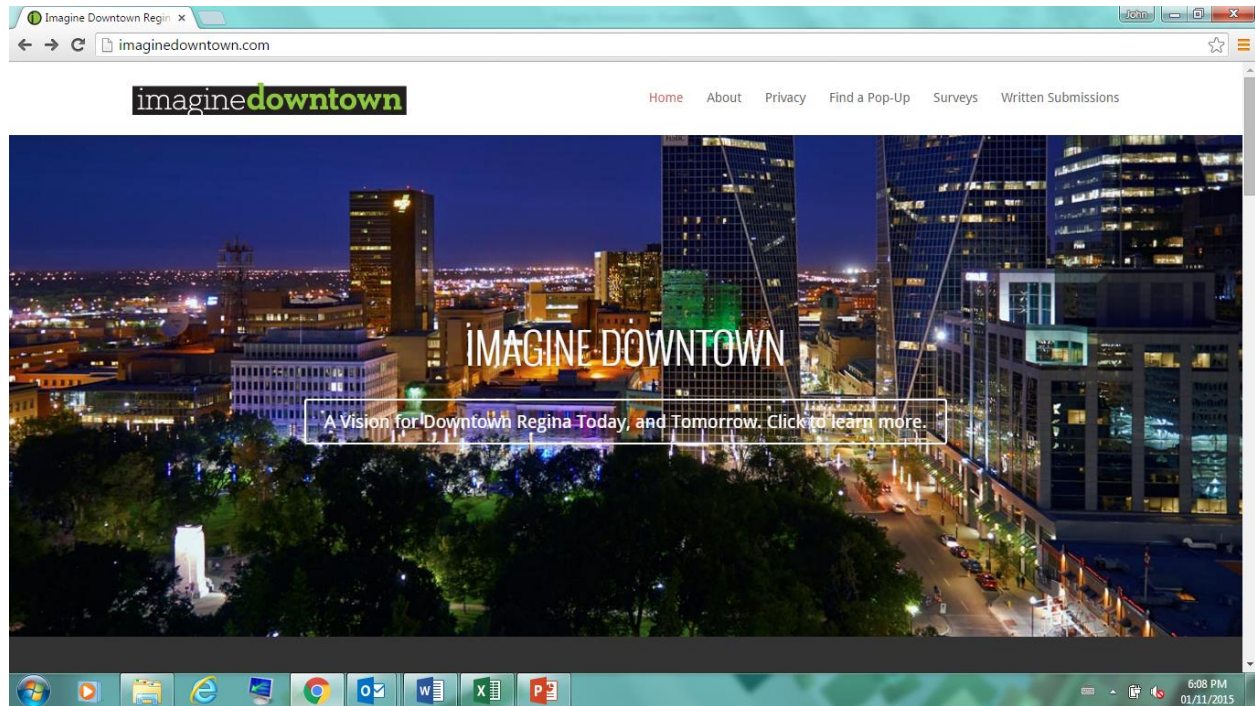


Objective:

To continue to play a key role in marketing and promoting Downtown Regina to the greater community.

2017 Initiatives:

- Continue to maintain and update the RDBID website and member database.
- Continued member outreach through Downtown Dialogues, member reception, member visits and social media efforts
- Produce and distribute promotional materials including RDBID newsletter, maps, dining guide, annual report, strategic plan, downtown report and business recruitment material
- Launch downtown advertising campaign to promote a vibrant downtown



P2 Place-making

Goal:

To support the flourishing of Downtown Regina through the promotion, facilitation, and development of events and special initiatives in Downtown. The BID will play a strategic role focusing on the support of key initiatives being produced by others through the dissemination of knowledge and information, and acting as a resource.

Objective:

To organize “signature” Regina Downtown events.

2017 Initiatives:

- Continue to produce Cinema Under The Stars and Regina Downtown Summer Concert Series
- Expand and enhance the City Square Program year round through partnerships with local organizations
- Facilitate opportunities for new events and promotions that support Downtown’s role as the heart of the community
- Connect events and festivals with local businesses
- Advocate for growth of new festivals (Highland Games, Pile O’Bones BBQ)
- Implement a fair and equitable fee structure to support third party downtown events requiring RDBID assets



Objective:

To facilitate capital improvements within the Downtown neighbourhood that enhance the public realm.

2017 Initiatives:

- Install new banners throughout Downtown Regina
- Implementation of the Downtown Regina Visual Image Strategy – wayfinding signage
- Install additional seasonal lights
- Implement various downtown cultural projects including, Pop Up Downtown, Downtown Regina Cultural Trailway, Traffic Control Box Art Program and downtown murals
- Construct a storage facility at Victoria Park



Objective:

To market Downtown as Regina's premier events venue, and stimulate the creation of new events in Downtown through collaborations with RROC, Attractions Regina, Conventions Regina, the Arts Community, City of Regina, and other key stakeholders (local businesses, University of Regina, etc.).

2017 Initiatives:

- Collaborate with key partners to attract and grow events Downtown
- Promote awareness of RDBID as a potential partner and informational resource to those seeking support, coordination services and partnerships for delivering events in Downtown



P3 Business and Residential Attraction & Retention

Goal:

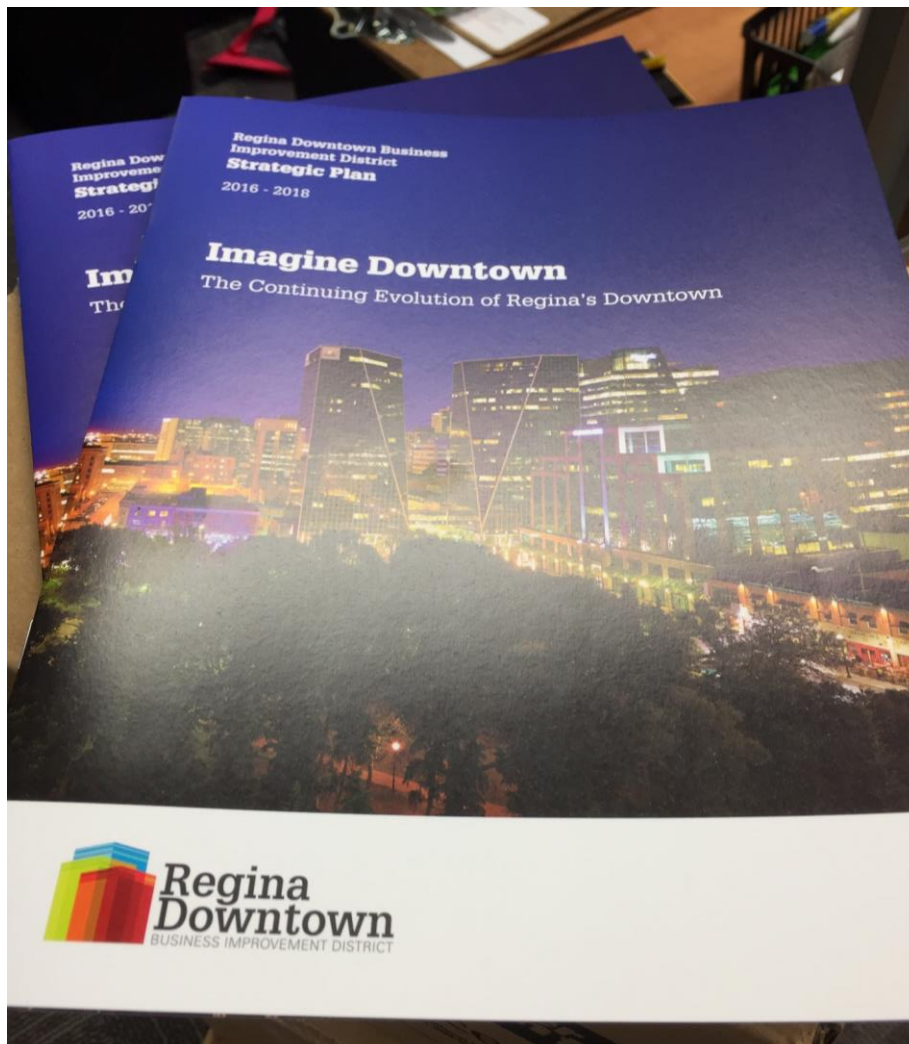
To establish Downtown as a highly desirable, unique neighbourhood within Regina where residents, businesses, niche retail, and entrepreneurship thrive.

Objective:

To build public and private sector perceptions of Downtown as more than just a location for conventional retail and offices.

2017 Initiatives:

- Continue to be the information gathering and distribution centre for Downtown businesses, property owners, and residents
- Support the creation of a mix of uses and amenities necessary to create a complete community Downtown
- Conduct regular pedestrian counts throughout Downtown
- Develop and distribute Investment Attraction Study in partnership with Economic Development Regina



P4 Key Role in Transformational Projects

Goal:

To position Regina Downtown as the advocate for downtown interests and to disseminate its positions in a manner that shapes public dialogue and decision-making, and inspires investment in Downtown.

Objective:

Develop timely consensus on key issues, rooted in concrete research and analysis in relation to current and upcoming projects and larger trends in city-wide planning.

2017 Initiatives:

- Launch the new three-year strategic plan supported by extensive community and member engagement
- Complete the West Pavilion project and seek third-party funding partners
- Ensure timely consensus on response to key issues
- Continue to develop and disseminate official policy positions on a variety of identified issues
- Invest in independent evaluation of advocacy work to assess impact



2017 BUDGET

Assessment

Regina Downtown Business Improvement District operations are funded primarily through a levy on the taxable assessment of all commercial properties located within the district boundaries. These boundaries encompass 53 blocks defined by Angus Street to the west, 13th Avenue to the south, Halifax Street to the east, and Saskatchewan Drive to the north. RDBID also extends along Broad Street south to College Avenue. For 2017, it is recommended that the mill rate of 0.5708 is applied to the current commercial property assessment. This will provide sufficient revenue to fund all planned operating and capital expenditures in 2017. Total revenue generated from the levy is estimated to be \$1,064,115.

Outstanding assessment appeals and property assessment adjustments continue to result in an uncertain revenue base each year. Regina Downtown will continue to carefully manage expenses and set aside allowances annually to cover any potential losses from economic instability or outstanding assessment appeals.

While the outcomes of these appeals and Regina Downtown's resulting obligations are uncertain, a provision representing the potential repayment of a portion of the levies on properties under appeal has been recorded and set aside. Based on information received from the City of Regina, an assessment appeal provision of \$100,000 is recommended in 2017.

Other Funding

In 2017, other funding will come from special membership fees from partner organizations. These partnerships will inject funding support through monetary partnership contributions.

Grants, Sponsorship and Advertising

Revenue generated from sponsorship, grants, and advertising sales over the past few years have provided Regina Downtown with opportunities to expand and enhance existing services with minimal impact to its operating budget.

In 2017, our goal is to secure grants and sponsorship in the amount of \$123,350. This revenue will be used to sustain and enhance a number of special events and projects including the *Holiday Parking Promotion*, the *Summer Stage and Concert Series*, and the *Cinema Under the Stars Series*.

Transfers

As a result of an uncertain revenue base each year, we have carefully managed expenditures and set aside allowances to cover potential losses from outstanding assessment appeals as well as an uncertain economy. Unanticipated recoveries from this allowance over the past few years have contributed, in part, to operating surpluses.

To ensure the future financial stability of Regina Downtown, the Board of Directors implemented a policy in March 2005 to allocate any surpluses to a Contingency Reserve and Capital Reserve. The purpose of the Contingency Reserve is to cover any substantial and unexpected one-time assessment appeal expenditures and to support six months of operations to wind-down the Business Improvement District in the event of its dissolution. The Capital Reserve will be used to invest in our property, equipment and to leverage additional funds to improve infrastructure and streetscape. In March 2016, the Board of Directors adopted the following reserve policy:

- That any 2015 and future operating surpluses be allocated 85% to the Capital Reserve and 15% to the Unrestricted Reserve.
- That the Unrestricted Reserve be capped at \$150,000.
- That upon reaching the Unrestricted Reserve cap, all future surpluses will be directed to the Capital



Reserve.

- That the Capital Reserve target remain \$500,000.
- That the Contingency Reserve cap remain \$215,000.

Based on RDBID's Strategic Plan goals and the number of capital projects (both private and public) that will be underway over the next five years, RDBID has adopted a Capital Reserve Savings Plan. As these projects come to fruition in the coming years, the Capital Reserve funding will ensure that RDBID remains an active partner in enhancing the Downtown environment.

In order to undertake the planned 2017 capital initiatives, a transfer of \$186,600 from the Capital Reserve will be required.



2017 BUDGET - Revenue Projections

2017 BUDGET - REVENUE

	2014 Actual	2015 Actual	2016 Actual	2017 Budget
ASSESSMENT				
Bid Levy	796,036	781,764	1,116,533	1,064,115
Adjustments (Board of Revision, etc.)	-	-	-	-
Recovery of Assessment Appeals	-	-	-	-
Sub-total	796,036	781,764	1,116,533	1,064,115
OTHER FUNDING				
Special Membership Fees	21,069	21,069	28,622	30,095
Office and Equipment Rental	-	-	-	-
Other	5,750	3,000	6,440	3,000
Sub-total	26,819	24,069	35,062	33,095
SPECIAL PROJECTS				
Sponsorship & Advertising Sales	16,115	20,150	23,000	23,000
Grants	61,750	79,550	137,780	100,350
Sub-total	77,865	99,700	160,780	123,350
TRANSFERS				
Allocation from the Unappropriated Surplus	-	48,160	0	186,600
Sub-total	-	48,160	0	186,600
REVENUE TOTAL	900,720	953,693	1,312,375	1,407,160



2017 BUDGET - Expense Overview

2017 BUDGET - EXPENSES

	2014 Actual	2015 Actual	2016 Actual	2017 Budget
ORGANIZATION MANAGEMENT				
General Operating and Personnel	380,453	463,182	505,643	528,505
Investment in Equipment	-	-	-	6,000
Amortization	47,245	51,811	61,701	-
Sub-total	427,698	514,993	567,344	534,505
MEMBER ENGAGEMENT AND SERVICES				
Communications	29,261	29,522	42,351	81,680
Advertising	22,438	12,077	34,116	30,000
Publications	12,572	6,159	5,373	4,750
Downtown Maintenance	75,461	51,530	108,645	163,767
Downtown Ambassador Services	65,756	86,328	61,879	79,872
Sub-total	205,488	185,616	252,364	360,069
PLACE-MAKING				
Events and Programming	109,622	112,407	139,506	135,000
Neighbourhood Enhancements	6,608	14,446	118,771	78,950
Special Projects	10,548	33,739	33,942	122,400
Sub-total	126,778	160,592	292,219	336,350
BUSINESS & RESIDENTIAL ATTRACTION & RETENTION				
Business Research and Initiatives	30,789	7,941	16,889	21,000
Residential Research and Initiatives	2,500	-	-	-
Sub-total	33,289	7,941	16,889	21,000
TRANSFORMATIONAL PROJECTS				
Project Support	48,294	84,320	16,514	3,250
Sub-total	48,294	84,320	16,514	3,250
PROVISION FOR ASSESSMENT APPEALS	(130,805)	231	101,988	100,000
EXPENSE TOTAL	710,742	953,693	1,247,318	1,355,174



April 19, 2017

City of Regina
Queen Elizabeth II Court
2476 Victoria Avenue
PO Box 1790
Regina, SK S4P 3C8

RE: Covering Memo to April 18, 2017 Submission to City Council

Good evening Your Worship and Members of Regina City Council,

Background

City Administration and Regina Airport Authority (RAA) have historically worked together to develop a property taxation alternative that provides tax stability, predictability and opportunity for revenue growth that is directly linked to the growth in economic activity at the Airport.

A previous City Council formalized this agreement in the form of a five-year abatement agreement in 2003. A per passenger method was used to approximate value and determine taxes. Upon expiry of the five-year agreement, for ease of calculation, the City of Regina and RAA agreed to use the annual exemption bylaw to exempt taxes to approximate the level of GILT. The principles of the agreement were to be revenue neutral to the City and expense neutral to YQR and approximate the value of services received by the airport from the City.

Since the original agreement on property taxation was reached between the parties, property taxes paid to the City have increased from \$747,200 (2003) to \$1,285,700 (2016); an increase of 72%. Annualized over the fourteen year period the average annual increase is 5.14% significantly higher than the average mill rate increases over that period.

Saskatoon has a similar arrangement based on per passenger methodology and are in their third five-year agreement to abate tax to approximate GILT which expires December 31, 2018. Failure to recognize that our direct competing airport has their exemption intact will place YQR at a significant competitive disadvantage.

The original principles in arriving at the abating agreement include:

- Acknowledgement of exemption from taxation for all runways, taxiways and aprons;
- Recognition that the Airport is an economic facilitator that plays an integral part in attracting and maintaining new and existing business in Regina, and is important to the economic growth and well-being of Regina and region;
- Recognition from the City and Authority that the Airport is unsustainable if subjected to full taxation based on an ad valorem system;

- An understanding that the City and Authority agree that the Authority should pay a legislated per passenger payment in lieu of taxes reflecting the City services provided to the property;

Important points to note:

- RAA's net operating revenues over expenditures are approximately \$200,000 annually and not in excess of \$5,078,000, as previously provided to Council by Administration;
- Airport improvement fee (AIF) reserve funds are restricted to capital improvements and are not available to service operating costs such as property taxes;
- Additional details are provided in the attached briefing previously distributed to Administration and Council.

Impacts of this increase in municipal property tax:

- Potential downsizing to RAA's operations and staff, which may impact service offerings at YQR
- Increased fees to airlines, making Regina less attractive to air carriers
- Increased difficulty attracting new air services, including US and international flights
- RAA, as a non-profit corporation operating the airport on behalf of the community, will be in a sizeable budget deficit for 2017, with unknown impacts for 2018 and beyond

Closing

The City's abandonment of the collaborative taxation approach with RAA is problematic, unsettling and erodes goodwill that has been developed between the two organizations.

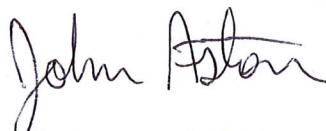
In support of economic development and access to the community, YQR is requesting that the exemption be continued in order to place YQR on the same playing field as YXE (Saskatoon) through 2018 as the Airports continue pursuit of a legislative solution with the Province.

Continuing fair taxation on airport will signal to the community and region that the City fully supports its airport and the key role YQR plays in regional development and growth.

Respectfully yours,



Derrick Thue, CPA, CA, CMA
VP, Administration & CFO



John Aston, A.Sc.T, DULE
Director, Planning & Development



April 18, 2017

City of Regina
Queen Elizabeth II Court
2476 Victoria Avenue
PO Box 1790
Regina, SK S4P 3C8

RE: Regina International Airport Property Taxation File

Good evening Your Worship and Members of Regina City Council,

Regina International Airport contributes greater than \$2.2m in property tax to the City of Regina. The Regina Airport Authority (RAA) contributes more than half that total itself. All groundside tenants on airport lands pay full property tax directly to the City of Regina as well as paying full water and sewer utility charges.

Background

The exemption before Council is the result of a collaborative agreement between the City of Regina and Regina Airport Authority. A copy of the 2009 Council package relating to this agreement is attached to this correspondence (see Schedule 3). When the Airport was managed and operated by the Federal government, the Airport contributed Grants in Lieu of Taxes (GILT) to the local municipality in relation to the actual services received. The per passenger taxation agreement was collaboratively negotiated to approximate the GILT that would have been paid to City, and form the basis of property taxes to be paid. The *ad valorem* system was not the basis for the agreement on Airport taxation.

Regina International Airport's airside parcel was placed on the annual exemption bylaw as a mechanism of convenience to adjust the actual tax payable to the mutually agreed to, 'per passenger' formula. City Administration has expressed that it had few tools to assess tax at the agreed level and felt the exemption bylaw could be used to assess the collaboratively agreed to amount of tax each year. Reverting to a taxation based on assessed value opens the question as to the accuracy of the assessment for the airside parcel.

Schedule 1 provides a financial summary of Airport operations and illustrates that removal of the exemption would place financial pressure on its operation. Within the schedule, airport improvement fee (AIF) is restricted funding (revenues) and limits RAA's ability to cover these increased property taxation costs. Operating revenues are \$551,746 for 2015 and not \$5,078,140 as previously provided to Council. Schedule 2 provides the definition of the restricted use for AIF revenues and illustrates this funding is for capital expenditures only.

Discussion

Regina Airport Authority had been advised that City Administration was directed by Council to review all property on the annual exemption bylaw. RAA was advised that the review from Administration would go forward to Council in 2017 to be enacted for the 2018 tax year. The 2017 taxation year was to be 'status quo'. The RAA was then informed on the afternoon of April 7th that this was no longer the case.

Regina International Airport is an important economic generator for not only the City of Regina, but for all of Southern Saskatchewan. RAA's most recent economic impact studies show the total impact of Regina

International Airport's contribution to Regina's GDP being 6% and was measured in 2015 as contributing greater than \$800,000,000 to Regina's economy. The airport is unlike many other properties in the City as its presence benefits the community greatly in many ways.

Saskatoon

Saskatoon enjoys the benefits of a 5 year agreement whereby its level of taxation is known. This agreement provides a stability to the Saskatoon Airport not present with Regina International Airport's municipal taxation (see Schedule 4).

The Saskatoon formula is based on a per passenger taxation, set at \$0.73/passenger, with the current agreement running to December 31, 2018.

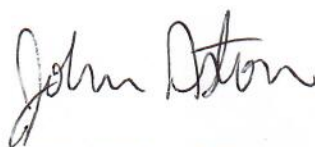
Summary

We acknowledge Regina International Airport enjoys the benefit of municipal services provided off-airport by the City of Regina. It must also be recognized that RAA provides municipal services on airport lands, that due to the unique nature airport property, are not provided by the City of Regina. In any review of property taxation, both parties must bear in mind the services being contributed by each party. The Airport less resembles a large contiguous urban property like a mall, and more closely resembles a unique jurisdiction like an urban reserve or GTH.

Respectfully yours,



Derrick Thue, CPA, CA, CMA
VP, Administration & CFO
Regina Airport Authority Inc.



John Aston, A.Sc.T, DULE
Director, Planning & Development
Regina Airport Authority Inc.

Enclosures (4):

- Schedule 1 – Financial Summary of Airport Operations
- Schedule 2 – Airport Improvement Fee for Capital Expenditures
- Schedule 3 – June 2, 2009 City of Regina Council Package
- Schedule 4 – Saskatoon Airport 5 Year Tax Agreement

Regina Airport Authority Detailed Financial Recap
Budget 2017 and for years ended December 31, 2016 and 2015

Operating Revenues:	2017	2016	2015
Aeronautical	\$ 7,692,000	\$ 7,185,395	\$ 6,835,065
Non-Aeronautical	8,548,000	7,911,396	8,422,016
	\$ 16,240,000	\$ 15,096,791	\$ 15,257,081
Operating Expenditures:			
Ground Rent	1,143,000	1,008,422	993,154
Property Taxes (net tenant recoveries)	1,250,000	1,151,872	1,145,367
Administration/Operating	13,638,000	12,733,429	12,566,814
	16,031,000	14,893,723	14,705,335
Net Operating Revenues over Expenditures (before amortization)	209,000	203,068	551,746
Amortization	(9,030,000)	(7,430,416)	(6,400,915)
Net Operations after Amortization	(8,821,000)	(7,227,348)	(5,849,169)
Airport Improvement Fee Revenues (net)	11,675,000	11,312,160	11,230,357
Interest Expense / Other	(783,000)	179,046	(303,048)
Net Total Revenues over Expenditures (includes AIF restricted funds)	\$ 2,071,000	\$ 4,263,858	\$ 5,078,140
Funds Restricted for Capital Improvements Only and Debt servicing on Financing on Capital Improvements (reference AIF - MOU)			

The above schedule provides for the operating revenues over operating expenditures for budget 2017; 2016; and 2015 as highlighted which demonstrates a slim excess of operating revenues over expenditures. The schedule further provides for AIF revenues that are restricted in their use as explained in the attached addendum.

After accounting for these revenues and other interest expense; \$5,078,140 are reported revenues over expenditures for 2015; \$4,263,858 for 2016 and projected for 2017 at \$2,071,000.

EXCERPT FROM AIF (MOU) WITH CARRIERS

5.0 Capital Expenditure Programs

- 5.1 AIF revenues shall only be used to fund an Airport's capital expenditure projects (including associated financing costs and bad debts relating to the collection of the AIF) the general purpose of which projects are to construct or improve "Airport Infrastructure". Airport Infrastructure means all buildings, airfields, land and roads which are primarily related to the passenger-handling functions of an Airport, but does not include buildings, land and roads which are not primarily related to the passenger-handling functions of the Airport. AIF revenues may not be utilized to pay for operating and maintenance costs or for off-airport expenditures. Major capital expenditure projects contemplated by an Airport shall be combined into capital expenditure programs ("Programs") for the purpose of consultation with Signatory Air Carriers and collection of any associated AIF.

June 2, 2009

To: Members,
Finance and Administration Committee

Re: Exemption Request Regina Airport Authority

RECOMMENDATION

Your Administration recommends that:

1. The Regina Airport Authority's request for a property tax exemption for 2009 be approved.
2. The City solicitor be instructed to draft the necessary agreement and bylaw.
3. The administration place the Regina Airport Authority on the annual bylaw for 2010 with the exemption calculated as outlined in this report.

CONCLUSION

The Regina Airport Authority (RAA) has requested that the exemption on the terminal building be continued for 2009 and that a solution be put in place to calculate the exemption based on the passenger activity at the airport in the previous year. Concerns with the property taxes on the airport has been a longstanding issue since the RAA assumed operations from Transport Canada in 1999. The administration and the RAA have worked together to develop an alternative solution that provides tax stability, predictability and opportunity for tax revenue growth that is linked to the growth in economic activity at the airport. For 2009 this calculation results in the taxes being very close to what they would have been under the existing calculation. The recommended solution is aligned with the direction provided by Council in considering previous requests for exemptions on the airport property.

BACKGROUND

City Council, at its meeting of June 23, 2003 (Report CR03-122) adopted the following resolutions with respect to the taxation of the Regina Airport Authority.

1. The Administration be instructed to bring forward a bylaw and agreement to exempt a portion of the property taxes on the Regina Airport Authority for 5 years starting in 2003, so the taxes are at the level of the base taxes referred to on page 5 of the report and increasing annually based on the mill rates and mill rate factors and to exempt the incremental taxes on the proposed airport terminal expansion and renovations for a period of three years after its completion.
2. The Administration prepare with SAMA, the Provincial Government and Saskatoon a new taxation and assessment required for airports based on a per passenger calculation similar in principle to that used in Ontario.

As a result of the first resolution, on September 22, 2003, City Council passed Bylaw 2003-79 that provided a partial tax exemption for the Regina International Airport for 2003 to reduce the taxes paid by the Regina Airport Authority to \$747,200. The airport expansion and renovations

were added to the 2006 assessment roll and the exemption on the terminal expansion and renovations expired at the end of 2008.

In March of 2008 City Council in report CR08-39 adopted the following resolutions:

1. One exemption agreement be approved for 2008 including the terminal building, airside improvements and expansion and renovations with the percentage of exemption calculated for this account number 10065031 at 85.00%.
2. The City Solicitor be instructed to bring forward the necessary agreement and bylaw.
3. The Administration be directed to:
 - a. Continue to support the Regina Airport Authority in their request to the Province to change legislation regarding property taxation for the airport; and
 - b. Continue to work with the Regina Airport Authority to develop alternative solutions to the legislative changes for 2009, as required.

The purpose of this report is to address a request by the Regina Airport Authority to extend the exemption on the terminal building on a basis consistent with the per passenger calculation supported by City Council in reports CR03-122 and CR08-39.

DISCUSSION

The Regina Airport Authority Inc. (RAA) is a not-for-profit corporation which operates the Regina International Airport under a 60-year lease from Transport Canada. Regina International Airport is a major employer and an important driver of the local economy. An Economic Impact Study conducted in 2005 concluded that the airport contributes \$350 million to the economy. Since the expansion of the terminal building, considerable air carrier growth has led to a 36.5% increase in air passenger traffic and the 2008 Economic Impact Study concludes the airport now contributes \$472 million to the economy including growth of over 10% in the number of full time workers.

The existing exemption being provided is complex to calculate and difficult to administer. An exemption was provided in 2003 that calculates the exemption so that the resulting taxes are equal to the 1999 taxes as the base amount of \$747,200 which is adjusted annually for mill rate changes. This approach is difficult to administer as the exemption can not be set until after the mill rates are set each year which requires an amended assessment notice and an amended tax bill each year. The calculation is complex and any change, to the land or buildings that changes the assessment, or any change to the assessment allocated to tenants requires a recalculation of the exemption amount that can create several recalculations and amended notices in a year to maintain the taxes at the same level.

The Saskatoon and Regina Airport Authorities requested the Province to consider changing legislation to have property taxes for the airport authorities in Regina and Saskatoon be levied as a payment-in lieu based on a per passenger rate. The Saskatoon Airport Authority took the lead on this issue on behalf of the two airport authorities as the timelines for their expansion and exemptions was advanced from the Regina Airport Authority timelines. The City of Saskatoon Council provided support for the proposal of rates set in regulation while the City of Regina Council supported the concept of a per passenger levy set by an agreement. The Library and School Boards of Saskatoon considered the issue and provided support for the concept. The Ministry of Education reviewed the issue in September of 2007 and did not support the proposal.

- 3 -

for a payment in lieu to determine the education levy for airports. Considering the Government's position, that there must be consensus by all affected parties for any legislative change to be considered, and the stated opposition by the Ministry of Education, it would appear that a change in legislation may take some time to achieve. The Regina Airport Authority plans to meet with, and continue to seek the support of, the Province, the Regina Library and the School Boards in the future.

The Regina Airport Authority and your administration have had several meetings to discuss possible innovative ways to achieve stability in property taxes for the RAA and growing revenues for the city while recognizing that the operation of an airport requires complex capacity planning that allows continued uninterrupted operations during expansion. Expansion and improvements are difficult and costly to achieve. The result is that the capacity must grow in increments on a much different scale than the annual passenger volumes and revenues. The RAA is requesting that Council consider applying a property tax exemption policy that provides stability, and removes a barrier by allowing the airport to expand or make large scale physical improvements, to be prepared for the future, at opportune times by mitigating the uncertainty of the alignment of taxes on the improvements with revenues. The RAA advises that the airport builds capacity for tomorrow but is subject to property taxes on completion of the improvements without the corresponding increase in revenue which occurs as passenger activity increases to the new capacity in the future. This lag in revenues from physical improvements was the rationale for requesting the provincial government consider a per passenger calculation for property taxes.

While the RAA and the Saskatoon Airport Authority plan to continue working with stakeholders and the provincial government for a legislated solution, the exemption for the airport is one tool that city Council can use to shape a solution.

As a result of discussions between the Administration and the RAA a per passenger rate of \$0.89 per passenger is recommended for the calculation of the exemption. This is the rate that was agreed upon in 2005 when the issue was discussed in detail and is based on the 1999 level of taxes and the 1999 to 2003 passenger data.

The recommended solution is that an annual exemption would be calculated each year based on the last published annual statistics for the airport. The 2009 assessment roll was delivered Dec 5, 2008 and the latest available annual passenger count at that time would be the 2007 count of 962,692. By using the prior year passenger counts an exemption could be calculated and applied at the time of the assessment roll being completed each year. The airport would be placed on the annual exemption bylaw with the exemption calculated by the per passenger method.

The following table provides the past property taxes, the taxes for 2009 and 2010 based on this type of exemption calculation.

Year	Total Taxes	Note
2003	\$ 747,199.95	
2004	\$ 752,022.19	
2005	\$ 767,017.29	
2006	\$ 779,258.29	
2007	\$ 802,531.51	
2008	\$ 855,451.75	
2009	\$ 856,795.88	0.89 x 962,692 passengers in 2007
2010	\$ 894,690.03	0.89 x 1,005,270 passengers in 2008

The advantages are that the exemption can provide the predictability and stability that the RAA requires to plan for the future while providing the city with a tax stream that grows with the

- 4 -

airport capacity and revenues. This would be easier to administer for both parties than the existing exemption process and the taxes would be known almost a year in advance.

While the RAA has indicated that they intend to continue pursuing a provincial legislation change, in the short term the alternative solution in this report offers the opportunity to resolve this issue until there are legislated changes in place. The administration would continue to work with the RAA as they pursue legislation changes.

For 2009 it is recommended that the exemption be provided in a one year agreement with the exemption calculated so that the taxes are as close as possible, to the per passenger rate of \$0.89 times the previous year passenger count, with the calculated exemption percentage rounded to the nearest number.

For 2010 it is recommended that the property be placed on the annual exemption bylaw with the exemption calculated so that the taxes are as close to equal as is possible, to the per passenger rate of \$0.89 times the previous year passenger count, with the calculated exemption percentage rounded to the nearest number.

RECOMMENDATION IMPLICATIONS

Financial Implications

If the recommendation in this report is adopted, the amount of the taxes exempted would be \$851,185.45 with a City share of \$385,168.57.

Environmental Implications

None with regard to this report.

Strategic Implications

The Regina Airport Authority is an important partner in the economic development of the city. The recommendations in this report will better enable the RAA to plan and prepare for the city's growth and needs of the community by removing property tax uncertainty around expansion and enhancement projects.

Other Implications

None with regards to this report.

COMMUNICATIONS

A copy of this report has been provided to the Regina Airport Authority, the School Boards and the Library Board.

DELEGATED AUTHORITY

This report must be forwarded to City Council.

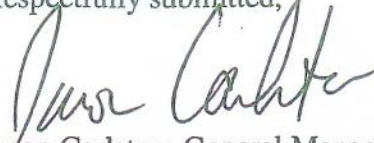
- 5 -

Respectfully submitted,



Don Barr, Director / City Assessor
Assessment and Property Taxation

Respectfully submitted,



Jason Carlston, General Manager
Planning and Development

DCB/mtl

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Tax Abatement Agreement

Between:

The City of Saskatoon, a municipal corporation
pursuant to the provisions of *The Cities Act* (the "City")

- and -

Saskatoon Airport Authority, a non-profit Canada
corporation and extra-provincially registered in the
Province of Saskatchewan (the "Authority")

Whereas

- A. The Authority was incorporated to manage, develop and operate the Saskatoon John G. Diefenbaker International Airport (the "Airport") in Saskatoon, Saskatchewan.
- B. Her Majesty the Queen in Right of Canada is the owner of the following land upon which the Airport is located at 2625 Airport Drive:

Surface Parcel Number: 166137701
Legal Land Description: Blk/Par A Plan 73S24023 Ext 5

(the "Property")

- C. Her Majesty the Queen in Right of Canada and the Authority entered into a ground lease dated January 1, 1999, under which the Authority became responsible for the management, development and operation of the Airport.
- D. Under the terms of the ground lease, the Authority is responsible for payment of all municipal property taxes for which the City, prior to 1999, would have received a grant in lieu of real property tax from Her Majesty the Queen.
- E. **The City and the Authority entered into an agreement** dated November 3, 2009, pursuant to which the **City exempted from taxation all runways, taxiways and aprons** within the Operationally Protected Area at the Airport for a term of five years and expired on December 31, 2013.
- F. The Authority requested a further exemption from taxation for all runways, taxiways and aprons within the Operationally Protected Area at the Airport.

- G. The Airport is an economic facilitator that plays an integral part in attracting and maintaining new and existing businesses in Saskatoon, and is important to the economic growth and well-being of Saskatoon.
- H. The City and the Authority recognize that the Airport is unsustainable if subjected to full property taxation based on an *ad valorem* system.
- I. The City and the Authority agree that the Authority should pay a legislated per passenger payment-in-lieu of taxes on the Property.
- J. The City and the Authority have asked the Province of Saskatchewan to amend *The Cities Act* and the Regulations to exempt the Authority from property taxes and, in return, to obligate the Authority to make payments-in-lieu of taxes based upon an amount per passenger to be prescribed in the Regulations.
- K. The requested amendments to *The Cities Act* and the Regulations have not been made, and in the meantime the Authority has requested a partial abatement of taxes on the Property.

Now Therefore, in consideration of the premises and mutual covenants hereinafter contained, the parties agree as follows:

Taxes Payable

- 1. (1) The Authority acknowledges and agrees that it shall be liable for the payment of taxes on the Property during the term of this Agreement in an amount determined according to subsection (2).
- (2) During the term of this Agreement, the taxes payable by the Authority on the Property shall be the greater of:
 - (a) the previous year's passenger count x \$0.73 (capped at a maximum change of 5% per year);
 - (b) the 1999 taxes increased annually by the percentage change in the uniform mill rate (with automatic adjustments to recognize the restatement of the mill rate as a result of periodic reassessments);
or
 - (c) \$929,698.00 (being the actual taxes levied in 2013).

Taxes Abated

2. (1) The City acknowledges and agrees that, during the term of this Agreement, it shall abate any taxes levied on the Property in excess of the amount payable for taxes by the Authority pursuant to section 1.
- (2) The abatement shall be made on an annual basis, after December 31st for the immediately preceding year.

Payment of Taxes

3. (1) In accordance with section 237 of *The Cities Act*, in each year of this Agreement, the City shall send the Authority a tax notice showing the total taxes levied with respect to the Airport property for that year. The City shall also provide the Authority with a notice showing the taxes payable by the Authority pursuant to section 1. The difference between the total taxes levied and the taxes payable by the Authority pursuant to section 1 represents the taxes to be abated for that year.
- (2) In accordance with Bylaw No. 6673, "*A bylaw of The City of Saskatoon to provide for the payment of taxes and the application of discounts and penalties thereto*", the Authority shall pay, on or before the 30th day of June in the year in which the taxes are levied, the taxes payable in respect of the Property pursuant to section 1.
- (3) After December 31st of the year in which the taxes are imposed, in addition to the abatement provided for in this Agreement, the City shall write off any additional percentage charges that might otherwise be imposed upon the unpaid taxes if those taxes were not being abated.

Term

4. The term of this Agreement shall be for a period of five years, commencing on January 1, 2014, and ending on December 31, 2018.

Termination

5. This Agreement shall automatically terminate upon the Province of Saskatchewan enacting legislation to exempt the Authority from taxation and, implementing an alternative payment-in-lieu of taxation system.

Duty to Provide Information

6. (1) The Authority shall provide the City with an annual passenger count for the Airport.
- (2) The count shall be determined using passenger statistics supplied by airlines using the Airport, and which statistics the Authority uses to calculate the Airport's improvement fees.

Assignment

7. The Authority shall not have the right to assign or otherwise transfer this Agreement or any of its rights, privileges, duties or obligations under this Agreement without the prior written consent of the City, which consent may not be unreasonably withheld or delayed.

Notice

8. (1) Any notice or consent required or permitted to be given by any party to this Agreement to the other party shall be in writing and shall be delivered or sent by registered mail (except during a postal disruption or threatened postal disruption) or facsimile transmission or other electronic communication or the applicable address set forth below:

in the case of the City:

The City of Saskatoon
222 – 3rd Avenue North
Saskatoon SK S7K 0J5
Fax: (306) 975-7975

in the case of the Authority:

Saskatoon Airport Authority
#1 – 2625 Airport Drive
Saskatoon SK S7L 7L1
Fax: (306) 975-4233

- (2) Any notice delivered personally shall be deemed to have been validly and effectively given and received on the date of such delivery provided same is on a business day (Monday to Friday, other than a statutory holiday).

- (3) Any notice sent by registered mail shall be deemed to have been validly and effectively given and received on the fifth business day following the date of mailing.
- (4) Any notice sent by facsimile transmission or other electronic communication shall be deemed to have been validly and effectively given and received on the business day next following the date on which it was sent (with confirmation of transmittal received).
- (5) Any party to this Agreement may, from time to time, by notice given to the other party, change its address for service under this Agreement.

Time

- 9. Time is of the essence of this Agreement and no extension or variation of this Agreement operates as a waiver of this provision.

Amendments

- 10. No change or modification of this Agreement is valid unless it is in writing and signed by each party.

Further Assurances

- 11. The parties agree that each of them shall, upon reasonable request of the other, do or cause to be done all further lawful acts, deeds and assurances necessary for the better performance of the terms and conditions of this Agreement.

Severability

- 12. If any provision of this Agreement is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability attaches only to such provisions and the remaining terms and provisions of this Agreement remain in full force and effect.

Binding Effect and Enurement

- 13. This Agreement enures to the benefit of and is binding upon the parties hereto and their respective successors and permitted assigns.

Governing Law

14. This Agreement is governed by and is to be construed in accordance with the laws of the Province of Saskatchewan and the laws of Canada applicable herein and treated in all respects as a Saskatchewan contract. The parties to this Agreement hereby irrevocably and unconditionally attorn to the exclusive jurisdiction of the courts of the Province of Saskatchewan and all courts competent to hear appeals therefrom.

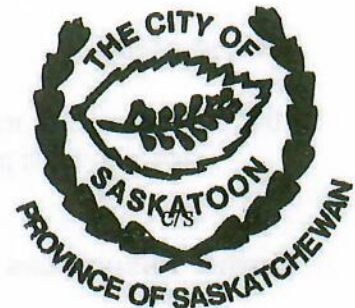
Headings

15. The headings in this Agreement are for ease of references only and are not to be taken into account in the construction or interpretation of any provision to which they refer.

Signed by The City of Saskatoon this 20 day of Nov, 2014.

The City of Saskatoon

Donald F. Atchison
MAYOR
John D. McLean
CITY CLERK



Signed by Saskatoon Airport Authority this 14th day of November, 2014.

Saskatoon Airport Authority

[Signature]
[Signature]



April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: The Regina Property Tax Bylaw, 2017 and School Division Property Tax Bylaw, 2017

RECOMMENDATION

That the City Solicitor be instructed to prepare the necessary property tax bylaws for consideration by City Council that include the municipal mill rate, the other taxing authorities' mill rates, the mill rate factors, and the business improvement districts' mill rates as outlined in this report.

CONCLUSION

City Council is required to set the 2017 mill rates for the City of Regina (City), Regina Public Library, Regina Downtown and Warehouse Business Improvement Districts, the property subclasses as well as set mill rate factors for the City and Library taxes. The purpose of this report is to collect and submit for approval the information to be used in preparing *The Regina Property Tax Bylaw, 2017* and *The School Division Property Tax Bylaw, 2017*.

BACKGROUND

The Regina Property Tax Bylaw, 2017 sets the mill rates to be levied on all taxable assessments in the city to raise the money required by the City, Regina Public Library and the business improvement districts for 2017.

The City enacts a separate *School Division Property Tax Bylaw, 2017* which authorizes the City to levy and collect taxes on a property's taxable assessment on behalf of the Board of Education of the Regina School Division No. 4 of Saskatchewan and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan.

DISCUSSION

Municipal Mill Rate

The proposed 2017 municipal mill rate and associated mill rate factors were tabled with City Council on February 13, 2017 in the proposed 2017 General Operating Budget document.

Results of the decisions made at that meeting regarding report CM17-2 General Operating Budget, a municipal mill rate of 7.2735 was established for 2017. This represents a 2.99 per cent increase for all programs and services plus a 1 per cent increase for the recommended Residential Road Network Improvement Program.

Due to the 2017-2018 Provincial Budget announcement in March, City Council reopened the City of Regina 2017 budget. Report CM17-5, 2017 Amended General Operating Budget was approved on April 18, 2017 with an amended municipal mill rate of 7.44834. The amended mill rate represents an additional increase of 2.5 per cent for a total municipal increase of 6.49 per cent.

At the April 10, 2017 meeting of City Council regarding report CR17-24 2017 Reassessment Tax Policy the following mill rate factors were approved:

PROPERTY CLASS	PROPERTY SUBCLASS	MILL RATE FACTOR
Residential	Residential (including condominiums) and Multi-Family	0.91152
Commercial and Industrial	Commercial and Industrial	1.21040
	Golf Courses	0.78654
	Resource Property	1.21040
Agriculture	N/A	1.21040

Regina Public Library Mill Rate

At the Executive Committee meeting, in December of 2016, the Regina Public Library submitted their 2017 proposed budget and amendment, report EX16-38. At the February 13, 2017 meeting of City Council, the Regina Public Library budget, as reported in CM17-2, was approved. There is a discrepancy in report CM17-2 and report EX16-38, submitted by the Regina Public Library.

The amendment submitted along with the budget in report EX16-38 was not taken into consideration when compiling report CM17-2. In consideration of the amendment letter the 2017 Library mill rate will be set at 0.71989 pursuant to *The Public Libraries Act*, which represents a 2.9 per cent increase over 2016.

Regina's Warehouse Business Improvement District

Regina's Warehouse Business Improvement District has submitted its proposed 2017 Budget which represents a mill rate of 0.47503 mills per dollar be imposed on all property used or intended to be used for business purposes within the business improvement district.

Regina Downtown Business Improvement District

The Regina Downtown Business Improvement District has submitted its proposed 2017 Budget which represents a mill rate of 0.57080 mills per dollar be imposed on all property used or intended to be used for business purposes within the business improvement district.

Education Mill Rate

March 22, 2017 the Government of Saskatchewan established the property tax mill rates used to

levy education taxes for all public school divisions. The Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan has adopted these same rates for 2017. The rates have changed from 2016 and are as follows:

- | | |
|---|------------|
| a) Agricultural property class | 1.43 mills |
| b) Residential property class | 4.12 mills |
| c) Commercial and industrial property class | 6.27 mills |
| d) Resource property class | 9.68 mills |

RECOMMENDATION IMPLICATIONS

Financial Implications

The Regina Property Tax Bylaw, 2017 sets the mill rates to be levied on all taxable assessments in the city to raise the money required by the City, the Public Library and the business improvement districts for 2017.

The School Division Property Tax Bylaw, 2017 authorizes the City to levy and collect taxes on a property's taxable assessment on behalf of the Board of Education of the Regina School Division No. 4 of Saskatchewan and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

A copy of this report has been provided to Regina Downtown Business Improvement District, Regina's Warehouse Business Improvement District, Regina Public Library and the Regina Public and Catholic School Boards.

A communications strategy will be developed to inform residents about information being used to prepare *The Regina Property Tax Bylaw, 2017* and *The School Division Property Tax Bylaw, 2017*.

DELEGATED AUTHORITY

The recommendation contained in this report requires City Council approval.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Deborah Bryden'.

Deborah Bryden, Director
Assessment & Taxation

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Diana Hawryluk'.

Diana Hawryluk, Executive Director
City Planning and Development

Report prepared by:

Carey Bell, Coordinator Property Tax & Administration

BYLAW NO. 2017-10

THE SCHOOL DIVISION PROPERTY TAX BYLAW, 2017

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to authorize the City to levy and collect taxes on property of the taxable assessment of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan.

Authority

- 2 The authority for this Bylaw is section 253 of *The Cities Act* and sections 290 and 291 of *The Education Act, 1995*.

Definitions

- 3 In this Bylaw:

- (a) **“agricultural property class”** means the agricultural property class as defined in the regulations;
- (b) **“City”** means the City of Regina;
- (c) **“commercial and industrial property class”** means the commercial and industrial property class as defined in the regulations;
- (d) **“regulations”** means *The Education Regulations, 2015*;
- (e) **“residential property class”** means the residential property class as defined in the regulations;
- (f) **“resource property class”** means the resource property class as defined in the regulations.

Mill Rates

- 4 The City is hereby authorized to impose a tax on all taxable assessments of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan, respectively, at the following rates for 2017:

- | | | |
|-----|-----------------------------|------------|
| (a) | agricultural property class | 1.43 mills |
| (b) | residential property class | 4.12 mills |

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

City Solicitor

- (c) commercial and industrial property class 6.27 mills
- (d) resource property class 9.68 mills

Mill Rate Factors

5 The mill rate factors set pursuant to Bylaw 2017-11, *The Regina Property Tax Bylaw, 2017* shall not apply to the tax required to be levied pursuant to *The Education Act, 1995*.

6 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 24th DAY OF April 2017.

READ A SECOND TIME THIS 24th DAY OF April 2017.

READ A THIRD TIME AND PASSED THIS 24th DAY OF April 2017.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2017-10

THE SCHOOL DIVISION PROPERTY TAX BYLAW, 2017

PURPOSE:	This Bylaw authorizes the City to levy and collect taxes on property of the taxable assessment of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic School Division No. 81 of Saskatchewan.
ABSTRACT:	This Bylaw allows the city to levy and collect taxes on property in the City in accordance with the mill rates set by the Ministry of Education.
STATUTORY AUTHORITY:	Section 253 of <i>The Cities Act</i> and sections 290 and 291 of <i>The Education Act, 1995</i> .
MINISTER'S APPROVAL:	n/a
PUBLIC HEARING:	n/a
PUBLIC NOTICE:	n/a
REFERENCE:	Report to City Council, April 24, 2017
AMENDS/REPEALS:	New bylaw
CLASSIFICATION:	Administrative
INITIATING DIVISION:	City Planning and Development
INITIATING DEPARTMENT:	Assessment and Taxation

BYLAW NO. 2017-19

THE PROPERTIES EXEMPT FROM TAXATION BYLAW, 2017

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to exempt certain properties from property taxes in whole or in part for the 2017 financial year.

Authority

- 2 The authority for this Bylaw is *The Cities Act*, and in particular, subsection 262(3) of the *Act*.

Exemptions

- 3 The named occupants of properties owned or under control of the City of Regina or properties adjacent to City property listed in Schedule “A” to this Bylaw are exempted from payment of property tax payable by the owner or occupant of the land and improvements specified in the Schedule.
- 4 Girl Guides of Canada – Guides du Canada is exempted from payment of property tax for the land and improvements located at 1530 Broadway Avenue; Lot D, Block 8, Plan FU 1338.
- 5 The Canadian Blood Services is exempted from payment of property tax for the portion of the land and improvements used for blood collection, which land and improvements are located at 2571 Broad Street; Lot B, Block 8, Plan FU 1338.
- 6 The Globe Theatre Society is exempted from payment of property tax for the portion of the land and improvements located at 1801 Scarth Street; units 2, 3 and 4, Plan 99RA23145.
- 7 Mackenzie Art Gallery Incorporated is exempted from payment of property tax payable by an occupant of a portion of the land and improvements located at 3475 Albert Street; part of the Plan 101991865, Block C Ext. 31, and Block D Ext. 43, known as the T.C. Douglas Building.
- 8 Saskatchewan Science Centre Inc. is exempted from payment of property tax payable by an occupant of the land and improvements located at 2901 Powerhouse Drive; Block A, Plan 101919416.
- 9 The Regina Trades and Skills Inc. is exempted from payment of property tax payable by an occupant of the land and improvements located at 1275 Albert Street, Lot 22, Block 145, Plan 94R44318.

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

City Solicitor

- 10 Caledonian Curling Club is exempted from payment of property tax payable by an occupant of the land and improvements located at 2225 Sandra Schmirler Way; Block A, Plan 78R35572, Extension 7.
- 11 Theatre Regina Inc. is exempted from payment of property tax for the land and improvements located at 1077 Angus Street; Lots 1 - 10, Block 86, Plan OLD 33 and Block C, Plan GA1016.
- 12 Regina & District Food Bank Inc. is exempted from payment of property tax for the portion of the land and improvements used by the Regina & District Food Bank Inc. and non-profit agencies operating in conjunction with the Regina & District Food Bank located at 445 Winnipeg Street; Block X, Plan 79R42384.
- 13 The Canadian Red Cross Society is exempted from the payment of property tax for the portion of the land and improvements owned and operated by The Canadian Red Cross Society located at 2050 Cornwall Street; Lot 45, Block 368, Plan 98RA28309.
- 14 The portion of property owned and occupied by the Regina Airport Authority Inc. and located at 5201 Regina Avenue; Block A, Plan 68R15859, and described in tax account 10065031 and as shown in the map attached as Schedule "B" is exempted from payment of education and library portions of the property taxes in accordance with the following formula:

$$EX = PT - ((0.65 \times PC) - MP)$$

Where:

EX is the amount of the tax exemption the Regina Airport Authority Inc. shall receive;

PT is the total amount of property taxes that would be imposed against the Regina Airport Authority Inc.'s Property described above for the 2017 tax year prior to the exemption;

PC is the total passenger count reported by the Regina Airport Authority Inc. for the 12 month period that commenced three years prior to the 2017 tax year; and

MP is the total amount of property taxes levied by the City excluding the taxes levied on behalf of the Regina Public Library and the Board of Education of the Regina School Division No. 4 and the Board of

Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;

- 15 The Regina Public Library is exempted from payment of property tax payable by an occupant of the land and improvements located at 331 Albert Street; Lots 1 and 2, Block 17, Plan 68R23751.
- 16 The Regina Public Library is exempted from payment of property tax payable by an occupant of the land and improvements located at 2715 Gordon Road; Block M, Plan 66R13992; Block Q, Plan 78R20752 and Block N, Plan 101145710.
- 17 The RCMP Heritage Centre is exempted from payment of property tax payable by an occupant of the land and improvements located at 6101 Dewdney Ave; Block A NE/SW/SE/NW 22-17-20-2 and NW 23-17-20-2, Plan 101973494.
- 18 Lloyd Communications Inc. is exempted from payment of property tax for the portion of the land and improvements located at 1235 Broad Street, Lots 4 and 5, Block 139, Plan Old 33, occupied by the Regina Plains Museum and also known as The Civic Museum of Regina.
- 19 The Community Health Services Association (Regina) Limited, operating as Regina Community Clinic, owned by Namerind Housing Corporation is exempted from payment of property tax for the land and improvements located at 1106 Winnipeg Street, Block BB, Plan 87R02581.
- 20 The South Zone Rec. Board is exempted from payment of property tax for the land and improvements located at 3303 Grant Road, Block B, Plan 00RA15705.
- 21 The exemptions in sections 3 to 20 shall:
 - (a) apply only to taxes assessed in 2017 on land or improvements; and
 - (b) not include special taxes, local improvement levies, public utility charges, development fees or other such charges imposed by the City or other taxing authority.
- 22 The City Assessor shall conclusively determine the scope and extent of any exemption.

23 This Bylaw comes into force on January 1, 2017.

READ A FIRST TIME THIS 24th DAY OF April 2017.

READ A SECOND TIME THIS 24th DAY OF April 2017.

READ A THIRD TIME AND PASSED THIS 24th DAY OF April 2017.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

SCHEDULE “A”

**Occupants of Regina Owned or Controlled Properties
Exempted from Property Tax Payable by an Occupant**

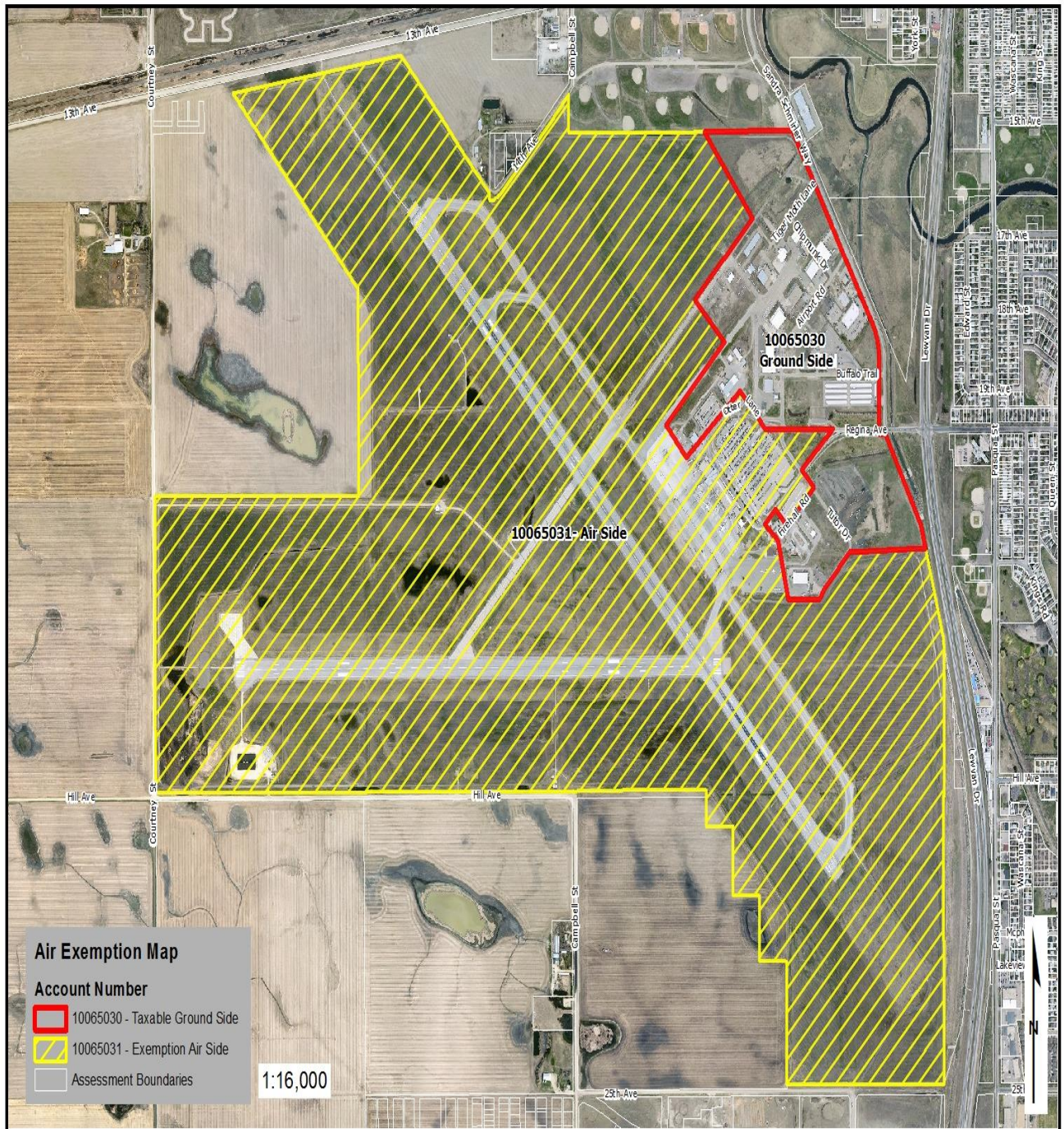
1. Columbus Park Board Inc.: 2940 Pasqua Street; Portion of Blocks L and K, Plan AO5241;
2. Regina Senior Citizens Centre Inc.: 2134 Winnipeg Street; Lot C, Block 417A, Plan 80R39494;
3. Rotary Senior Citizens Recreational Centre: 2404 Elphinstone Street; Block C, Plan DV4420, and Blocks B and C, Plan K4654;
4. Core Community Group Inc.: 1654 11th Avenue; Lot A, Block 289, Plan 90R36844;
5. Cathedral Area Community Association: 2900 13th Avenue, Lot 51, Block 375, Plan 98RA28311; 2010 Arthur Street, Lots 1 - 3, Block 32, Plan I5211; 2005 Forget Street, Lot 19, Block 32, Plan I5211, Lot 22, Block 32, Plan 101197896; 2019 Forget Street, Lot 20, Block 32, Plan 101197919; 2021 Forget Street, Lot 17, Block 32, Plan I5211; 2029 Forget Street, Lot 16, Block 32, Plan I5211; and 2055 Forget Street, Lots 11 - 15, Block 32, Plan I5211;
6. The Art Gallery of Regina: 2420 Elphinstone Street; Block C, Plan DV 4420, and Blocks B and C, Plan K 4654;
7. Saskatchewan Stock Growers Association: 1700 Elphinstone Street; Block H, Plan 14513; Block FF, Plan 84R29489; Block B, Plan 102012613; Block K, Plan DV4404;
8. The Saskatchewan Livestock Association: 1700 Elphinstone Street; Block H, Plan 14513; Block FF, Plan 84R29489; Block B, Plan 102012613; Block K, Plan DV4404;
9. Regina Lawn Bowling Club: 3820 Victoria Avenue; Lot (East of Blk H), Block G, Plan DV4420;
10. Regina Education and Action on Child Hunger Inc.: 1308 Winnipeg Street; Block C, Plan 67R03593;
11. Grow Regina Community Gardens Incorporated: 3500 Queen Street, Block R2, Plan 60R07552;
12. Queen City Eastview Community Association Inc.: A-615 – 6th Avenue, Block B, Plan F1625;

13. Dewdney East Community Association Inc.: A-1197 Park Street, Lot B, Block 24, Plan 65R40289;
14. Al Ritchie Community Association Inc.: A-1109 – 4th Avenue, Block R1, Plan 70R04472; A-2299 Edgar Street, Block C, Plan 73R17293; and
15. West Zone Community Garden: A-1010 McCarthy Boulevard, Block XX, Plan 101882910.

**Owners of Property Adjacent to City Property
Exempted from Property Tax Payable by an Occupant**

1. Selo Estates Condominium Corporation: the portion of the following lane easements adjacent to 1180 McNiven Avenue; Plan 97R09147:
 - (a) 51 Martin Street; Lot 15, Block 19, Plan FZ 2501;
 - (b) 91 Martin Crescent; Lot 42, Block 19, Plan GE 191; and
 - (c) A 110 Patterson Drive; Lot 41, Block 19, Plan GE 191.
2. 626036 Saskatchewan Ltd. (Varsity Condominiums): 3242 Harding Street; portion of buffer strip Lot PB13, Block 22, Plan 86R36770.

SCHEDULE "B"



ABSTRACT

BYLAW NO. 2017-19

THE PROPERTIES EXEMPT FROM TAXATION BYLAW, 2017

PURPOSE:	To exempt certain properties from property taxes in whole or in part for the 2017 financial year.
ABSTRACT:	Provide property tax exemptions to owners and occupants of land based on past practice or policy of the City of Regina.
STATUTORY AUTHORITY:	Subsection 262(3) of <i>The Cities Act</i>
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	City Council, April 10, 2017, CR17-3
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Administrative
INITIATING DIVISION:	City Planning and Development
INITIATING DEPARTMENT:	Assessment and Taxation

April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: City-wide Stormwater Model Update – Issue and Award Request for Proposal

RECOMMENDATION

RECOMMENDATION

1. That City Council delegate authority to the Executive Director of Transportation & Utilities or designate, to negotiate, award and enter into a contract with the highest ranked proponent from the public procurement process.
2. That City Council authorize the City Clerk to execute a contract with the highest ranked proponent upon approval of the Executive Director of Transportation and Utilities or designate.

CONCLUSION

The Administration is planning to issue and award a request for proposals (RFP) for engineering services to update the City's city-wide stormwater model. City Council's authority is required by *The Regina Administration Bylaw No. 2003-69, Schedule D, Section 7* to issue and award the RFP, as the consultant's fees are expected to exceed \$500,000.

BACKGROUND

The foundation of stormwater management is an understanding of how a particular land area and drainage system can affect or be affected by the stormwater passing through it. Municipalities need to understand and anticipate when and where surface flooding is expected to occur during extreme rainfall events and how the stormwater is likely to impact the people, property, and natural environment. Stormwater modelling is an essential tool used to understand and evaluate these complex processes.

Following the extreme rainfall events of 1975 and 1983 that caused widespread flooding, the City of Regina (City) developed a long-range Drainage Master Plan to identify substandard areas and develop drainage upgrade alternatives throughout the city. Over the next 20 years, the City developed individual stormwater models for each of its 17 strategically divided drainage areas. This segmented approach was acceptable at the time, but became increasingly onerous to manage. As completion of drainage area models grew, results had to be transferred manually from one model to the other to estimate the interaction between drainage areas.

In 2009, the initial city-wide stormwater model (City-wide Model) was completed. This was a single computer model that encompassed the City's entire overland and storm sewer systems, with receiving water bodies, and rural inflows. The City-wide Model was composed by integrating all of the past drainage area models into one overall city model under the same modelling platform. The result was a model that adequately represented the overall drainage system and was capable of simulating their interactions at once.

DISCUSSION

Stormwater models simulate the rainfall-runoff process based on complex mathematical equations and making use of model input data. The accuracy of a model is determined by the quantity and quality of the model input data. The current City-wide Model is a compilation of drainage area models prepared over the past 20 years. Over that time, numerous changes have been made to elements of the system such as pipes, creeks, catch basins, and manholes and many of these changes need to be incorporated into this update of the model. As well, previous models were simplified to accommodate the limitations of the technology available at the time they were developed. Today, with the ever-increasing computer processing power, it is possible to complete large-scale, complex stormwater models without simplifying the model representation and affecting the model's accuracy. This is critical because municipalities rely on stormwater models to identify flood risk areas during extreme rainfall events, and in turn, develop stormwater infrastructure upgrades to mitigate risks posed by these extreme rainfall events.

The City will realize benefits by procuring a consulting engineering firm to provide a comprehensive update to the City-wide Model. A comprehensive City-wide Model update will provide cost savings for future pre-design studies, increase efficiency in updating the model, and ensure consistent modelling parameters and methodologies are used throughout the model.

While this project will result in a complete and up-to-date model, the model must be maintained in order to continue to provide value. In consideration of this, the project scope will include the development of standard operating procedures and training sessions for City staff on how to perform ongoing operation and maintenance of the City-wide Model.

The engineering service fees for this commission are expected to exceed \$500,000 and therefore, Council's approval is required to engage consulting and professional engineering services for this Project as required by *The Regina Administration Bylaw No. 2003-69, Schedule D, Section 7*.

RECOMMENDATION IMPLICATIONS

Financial Implications

Funding in the amount of \$600,000 was approved for this project in the 2016 Utility Capital Budget. Engineering service fees are expected to be between \$500,000 and \$600,000 for this commission.

Environmental Implications

Completion of this project will provide the City with a tool to both identify flood risk areas and evaluate stormwater infrastructure upgrades to mitigate flood risks. Mitigating flood risks will reduce the incidence of stormwater runoff entering the sanitary system and help reduce the frequency and intensity of any future wastewater bypasses. This will have a positive effect on the environment and downstream users.

Policy and/or Strategic Implications

Completion of this project will provide the City with a tool to both identify flood risk areas and evaluate stormwater infrastructure upgrades to mitigate flood risks. This is consistent with the Official Community Plan, Section D4 - Infrastructure, Goal 4, Clause 6.11.1 as it will “Support runoff infiltration and retention by: Separating stormwater and sanitary sewer systems and continuing to reduce the incidence of water runoff being directed to the sanitary system”.

Other Implications

Completion of this project will provide the City with a tool to respond to public drainage concerns, identify when and where flooding is expected to occur, differentiate between flooding that is merely a nuisance and flooding that can cause property damage and/or risk to public safety, and evaluate the need for drainage infrastructure upgrades.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

None with respect to this report.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'Pat Wilson', with a long horizontal stroke extending to the right.

Pat Wilson, Director
Water Works

A handwritten signature in blue ink, appearing to be 'Karen Gasmo', written in a cursive style.

Karen Gasmo, Executive Director
Transportation & Utilities

Report prepared by:
Water and Sewer Engineering Branch

April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: Fire Protection Services Agreement – Rural Municipality (RM) of Edenwold

RECOMMENDATION

**RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES
COMMITTEE - APRIL 13, 2017**

1. That City Council authorize the City Manager or delegate with the authority to negotiate, finalize and enter into a Fire Protection Services Agreement (Agreement) between the City of Regina (City) and the RM of Edenwold.
2. That the City Clerk be authorized to sign the Agreement on behalf of the City after review and approval by the City Solicitor.

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE - APRIL 13, 2017

Wayne Joyce, Councillor for the RM of Edenwold, addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillors: Jerry Flegel (Chairperson), Lori Bresciani, John Findura, Bob Hawkins and Andrew Stevens were present during consideration of this report by the Community and Protective Services Committee.

The Community and Protective Services Committee, at it's meeting held April 13, 2017, considered the following report from the Administration:

RECOMMENDATIONS:

1. That City Council authorize the City Manager or delegate with the authority to negotiate, finalize and enter into a Fire Protection Services Agreement (Agreement) between the City of Regina (City) and the RM of Edenwold.
2. That the City Clerk be authorized to sign the Agreement on behalf of the City after review and approval by the City Solicitor.
3. That this report be forwarded to the April 24, 2017 meeting of City Council.

CONCLUSION

Currently, the RM of Edenwold and the City's Fire & Protective Services Department (RFPS) do not have an agreement in place regarding fire protection in the RM. Having such an agreement, signed and executed by the councils of both parties, would provide clarity in terms of the fire services the City is able to provide to the RM in the event that City services to support the RM's primary response agencies are required. The RM receives primary fire services from the voluntary fire departments established by the Towns of White City, Balgonie and Pilot Butte as well as the Village of Edenwold and therefore are only requesting fire services from the City as a secondary service provider where specifically requested by the RM or any one of the four primary service providers. As a secondary responder, RFPS could be requested to assist primary responders with specialty and human resources for extraordinary emergency events.

The Agreement sets out the intent, services, limitations, annual fee (payment), indemnification, insurance, and termination provisions, ensuring that both parties are aware of the conditions and purpose of the Agreement. The proposed Agreement is based on a full cost recovery model, with a renewal period of five years.

BACKGROUND

Fire services agreements between the City and communities outside of Regina's boundaries are not unique, however, this agreement will be the first secondary fire service agreement with a municipality. RFPS has a similar service agreement with Saskferco (Yara Canada), where they rely on their own emergency services and then those of the City of Moose Jaw before requesting services of RFPS. Although fire service agreements exist in areas around the RM of Edenwold, no actual agreement has ever been signed between the City and the RM. As such, in the spirit of regional cooperation, it is important that the City offer its services, under terms and conditions, to neighbouring communities.

In Q1 of 2016, the RM and the RFPS entered into discussions regarding the creation of a Fire Services Agreement that would provide both parties with details as to the level, costs and services the City would be able to provide in the event that fire services were required. It is important for both the RM and the City that there is a shared understanding and clarity regarding the resources available to be deployed in an emergency event outside of city limits.

RFPS currently has five fire service agreements where we are the primary fire service provider within defined boundaries where retainer fees are established and per incident response fees may also apply.

In addition, RFPS has six mutual aid agreements with nearby towns and villages, where the parties provide aid to each other in circumstances deemed to be expedient and in the public interest. There are no retainer fees for mutual aid agreements, however per incident fees apply.

The proposed Agreement acknowledges the City's right to determine whether it has the capacity

to deploy resources at the request of the RM. The City's priority is to ensure consistent operations are maintained within City boundaries prior to deploying resources to support the RM.

RECOMMENDATION IMPLICATIONS

Financial Implications

As the Agreement is based on full cost recovery, there are no financial implications associated with this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

Through *Design Regina: The Official Community Plan Bylaw 2013-48, D1 - Regional Context*, the City has committed to working with neighbouring municipalities to support the provincial policies of prioritizing the need for inter-municipal cooperation facilitating strong partnerships.

In addition, the Agreement aligns with the work plan of the White Butte Regional Planning Committee (WBRPC), of which the City is a member. Specifically, the work plan includes fostering and updating regional mutual aid agreements.

Other Implications

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Any communications activities associated with signing the Agreement will be jointly agreed to by the parties.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

A handwritten signature in blue ink, appearing to read "Kristina Gentile", enclosed within a dotted rectangular border.

Kristina Gentile, Secretary

April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: The Regina Exhibition Association Limited (REAL) - Annual Report

RECOMMENDATION

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- APRIL 12, 2017**

That the Chief Financial Officer, as the City's proxy, be authorized to exercise the City's voting rights in REAL at the Annual General meeting taking place on April 28, 2017 as follows:

- a) The following Directors be appointed to the REAL Board of Directors:
Jaime Lavallee - May 1, 2017 to April 30, 2018
Kathleen McCrum - May 1, 2017 to April 30, 2018
Tiffany Stephenson - May 1, 2017 to April 30, 2018
Ken Budzak - May 1, 2017 to April 30, 2020
Gordon Selinger - May 1, 2017 to April 30, 2020
- b) Receive the audited financial statements for the 2016 operating year;
- c) Appoint auditor selected by the City of Regina through the Request for Proposal process as auditor of REAL for 2017, pursuant to section 149 of The Non-profit Corporations Act, 1995 (Saskatchewan).
- d) Approve the revised bylaws which change the name Corporate Secretary to Governance Officer.

EXECUTIVE COMMITTEE - APRIL 12, 2017

Grant Wasnik and Sandra Masters, representing Regina Exhibition Association Limited addressed and answered questions of the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #2 does not require City Council approval.

Mayor Michael Fougere, Councillors: Andrew Stevens (Chairperson), Sharron Bryce (teleconference), Lori Bresciani, John Findura, Jerry Flegel, Bob Hawkins, Jason Mancinelli, Joel Murray, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on April 12, 2017, considered the following report from the Administration:

RECOMMENDATION

1. That the Chief Financial Officer, as the City's proxy, be authorized to exercise the City's voting rights in REAL at the Annual General meeting taking place on April 28, 2017 as follows:
 - a) The following Directors be appointed to the REAL Board of Directors:
Jaime Lavallee - May 1, 2017 to April 30, 2018
Kathleen McCrum - May 1, 2017 to April 30, 2018
Tiffany Stephenson - May 1, 2017 to April 30, 2018
Ken Budzak - May 1, 2017 to April 30, 2020
Gordon Selinger - May 1, 2017 to April 30, 2020
 - b) Receive the audited financial statements for the 2016 operating year;
 - c) Appoint auditor selected by the City of Regina through the Request for Proposal process as auditor of REAL for 2017, pursuant to section 149 of The Non-profit Corporations Act, 1995 (Saskatchewan).
 - d) Approve the revised bylaws which change the name Corporate Secretary to Governance Officer.
2. That this report be forwarded to the April 24, 2017 meeting of City Council.

CONCLUSION

As the sole voting membership holder of REAL, the City must exercise its voting rights at the REAL annual general meeting to (i) appoint members to the Board of Directors (ii) appoint or waive the requirement of an auditor (iii) approve amended bylaws and (iv) receive the audited financial statements of REAL. There are five (5) positions on REAL's Board of Directors to be filled for 2017.

The Administration requires delegated authority from City Council in order to exercise the City's voting rights at REAL's annual general meeting in accordance with the direction provided by

City Council.

BACKGROUND

Effective January 1, 2014, The Regina Exhibition Association Limited (“REAL”) was continued under The Non-profit Corporations Act, 1995 (Saskatchewan) (the “Act”), with the City becoming its sole voting member. This change in structure made REAL a “municipal corporation” of the City. As the sole voting membership holder of REAL, the City must exercise its voting rights at the REAL annual general meeting to (i) appoint a Board of Directors (ii) appoint or waive the requirement of an auditor (iii) approve amended bylaws and (iv) receive the audited financial statements of REAL.

DISCUSSION

Board of Director Appointments

The Articles of Incorporation and Unanimous Member Agreement in place relating to REAL provide for a Board of Directors that is structured as follows:

- a) 13 voting directors that are nominated by REAL’s Governance/Nominating Committee;
- b) 1 non-voting director to be appointed by the Ministry of Agriculture; and
- c) 1 non-voting director to be appointed by City Council (which has previously been identified to be the City Manager).

In order to ensure consistency and the maintenance of ongoing operations, the Board of Directors existing as at the date of transition were moved to have staggered terms. This will ensure a limited turn-over of members of the Board of Directors each year and ensure consistency going forward. The current Board of Directors is structured as follows:

Ken Budzak - term expiring April 30, 2017
Tony Coppola - term expiring April 30, 2017
Pat Kelly - term expiring April 30, 2017
Rob Nisbett - term expiring April 30, 2017
Gordon Selinger - term expiring April 30, 2017
Glenys Sylvestre - term expiring April 30, 2018
Grant Wasnik - term expiring April 30, 2018
W. Michael Fix - term expiring April 30, 2019
Karen Gibbons - term expiring April 30, 2019
Sandra Masters - term expiring April 30, 2019
Mark Stefan - term expiring April 30, 2019
Marty Meloche - term expiring April 30, 2020

Jeff MacPherson - term expiring April 30, 2020

This report is seeking delegated authority to exercise the City's voting rights to fill the five (5) vacation positions with three (3) appointments for terms of 1 year and two (2) appointments for returning board members for terms of 3 years.

Aside from the City Council and Ministry of Agriculture appointments which are directly provided, REAL will continue to use its highly effective and refined selection process that relies upon its Governance/Nominating Committee to assess potential candidates for the Board of Directors and then recommend those successful candidates as a slate to City Council for appointment. Under this arrangement, City Council could then approve of the slate candidates or request that the Governance/Nominating Committee bring forward an alternate slate of candidates.

As there were five (5) vacancies, all five positions were assessed by the Governance/Nominating Committee under its process and all candidates (including directors seeking new terms) were scrutinized. The Governance/Nominating Committee has identified the following individuals as desirable appointees to the Board of Directors.

1 year terms:

Jaime Lavallee - May 1, 2017 to April 30, 2018

Kathleen McCrum - May 1, 2017 to April 30, 2018

Tiffany Stephenson - May 1, 2017 to April 30, 2018

3 year terms (for returning directors):

Ken Budzak - May 1, 2017 to April 30, 2020

Gordon Selinger - May 1, 2017 to April 30, 2020

Audited Financial Statements

Pursuant to the Unanimous Membership Agreement, REAL is to provide the City with its annual report and audited financial statements, with the audited financial statements to be received by Council. The Administration has reviewed the audited financial statements and has consolidated the information into the City's financial statements (as is required by accounting standards). The Administration found no irregularities or items of concern within the financial statements.

Appointment of Auditor

As the sole voting member, the City must appoint or waive the requirements for an auditor for REAL pursuant to The Non-profit Corporations Act, 1995 (Saskatchewan). As the use of an auditor is best practice and required to ensure public accountability. Administration is

recommending that the City and REAL use a common auditor. The audit contract for the City of Regina is expiring and Administration is in the process of selecting a new auditor for 2017-2021 through a competitive procurement process. The auditor selected through this process will provide audit services to REAL.

Approval of revised Bylaws

The Board of Directors of REAL approved at their October 5th, 2016 meeting, the change of the name of one of their Officers from Corporate Secretary to Governance Officer. This change in name is consistent with the national organization *Governance Professionals of Canada's* (GPC) recommendation, which is due to the evolution of the corporate secretary role. REAL's corporate secretary is a member of this national organization. There are no other changes to the City Council approved bylaws for The Regina Exhibition Association Limited.

RECOMMENDATION IMPLICATIONS

Financial Implications

As REAL is a municipal corporation of the City of Regina, the audited financial statements of REAL will be consolidated into the City's financial statements.

Environmental Implications

None with regard to this report

Policy and/or Strategic Implications

The City's partnership relationship with REAL has changed over time as the facilities have changed. The presence of a professional and qualified Board of Directors will ensure that proper corporate oversight is present to support the stewardship and management of key City assets going forward.

Other Implications

None with regards to this report

Accessibility Implications

None with regards to this report

COMMUNICATIONS

After all Board appointments are finalized, REAL will notify the successful appointees.

DELEGATED AUTHORITY

This report must be forwarded to City Council for approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Jim Nicol', with a stylized flourish at the end.

Jim Nicol, Secretary

2016



ANNUAL REPORT



FUN FACTS FROM 2016

65,000
SMALL TUBS
OF POPCORN
SOLD

4.05
MILLION OUNCES
OF BEER
SOLD

15,300
HOT DOGS
SOLD

VISION
World-class hospitality
for trade, agri-
business, sporting,
entertainment and
cultural events that bring
innovation, enrichment
and prosperity to
Saskatchewan.

MISSION
Enriching the quality
of life for people in the
community through the
hosting and delivery of
local, regional, national
and international events.



2.75
MILLION
ANNUAL VISITORS
AND GROWING

786 events
IN 2016

12
FACILITIES
2 ARE BRAND NEW!

130
YEARS
OF HISTORY

PRESIDENT AND CEO'S MESSAGE

I'm proud to have the opportunity to share 2016 highlights with you and reflect for a moment on the year behind us.

2016 was once again a productive and, in many ways, transformational year for the Regina Exhibition Association Limited (REAL)—operator of Evraz Place. The face of the property changed dramatically as the next phase of our property renewal plan was set in motion. It was a year when our vision for a renewed and modernized Evraz Place took another major step forward.

The year was literally off to a “smashing” start in January with the removal of several buildings and barns that were well beyond their useful life. The demolition work made way for the new International Trade Centre—a 150,000 sq. ft. multi-purpose facility that will host significant agricultural events like Canadian Western Agribition and Canada’s Farm Progress Show. Opening in November 2017, the \$37M facility will also have the flexibility to host large trade shows, conventions, festivals and banquets.

As the long-awaited renewal of the property’s west side started, Mosaic Stadium on the east side also transformed before our eyes. The stadium’s inaugural test event took place on October 1, when the University of Regina Rams took on the University of Saskatchewan Huskies with more than 16,000 guests in attendance. REAL employees played a big role in making sure the test event was successful, which was a signal to our partners and the community about our readiness to take on operations and maintenance of the stadium in 2017.

As the two new facilities transformed throughout 2016, our organization also maintained a steadfast focus on our mandate to generate profit for capital reinvestment, repairs and maintenance, which will ensure the property can be used and enjoyed today and into the future. Stewardship of the assets entrusted to us and reinvestment of profits into our people, programs and facilities is the core of our existence. With ever-increasing guest expectations and the ongoing need for regular maintenance and upkeep, prioritizing capital investments is no small task but

one that we take seriously. We’re making good progress in carrying out our long-term master plan for the property and have three years remaining to fulfil our five-year strategic plan.

From a financial perspective, we executed our proactive investment plan in 2016. While the property saw considerable infrastructure investment during the year, we also invested in our people as we prepared for the opening of Mosaic Stadium and the new International Trade Centre in 2017. Also, in the face of tougher western Canadian economic conditions in 2016 and the operational challenges while we considerably transformed the property, we largely maintained our revenue base year over year and delivered positive cash flow from operations.

I want to take a moment to thank the dedicated team of REAL employees who are behind everything we do. Their ongoing commitment is the reason we’re able to do what we do each day to provide value for our guests and the community. Employees truly are the cornerstone of our business, and I’m grateful each day for their efforts and support.

As the property transforms and we look forward to an exciting future, it’s also a time to celebrate our proud history and reflect on where we’ve come from. For more than 130 years, our organization has been a central part of the community. From our beginnings as the Assiniboia Agricultural Society and the first summer fair in 1884 to today, where Evraz Place is the city’s hub of sports, entertainment and business events, REAL is the heart of our community and the place where everything happens. We’re about to embark on a new chapter of our organization’s history—a chapter in which our team will continue to serve our community and deliver positive, memorable guest experiences.

Mark Allan
President and CEO



- EXECUTIVE LEADERSHIP TEAM**
(As of March 2017)
- Mark Allan**
President and CEO
- Graham Edge**
Vice President, Food and Beverage
- Nolton Knippel**
Vice President, Finance/
Administration and CFO
- Lisa Mitchell**
Vice President, Marketing and Sales
- Dawna Nielson**
Vice President, Sports,
Entertainment and Events
- Elma Shoulak**
Vice President, Human Resources
- Bill Stoner**
Vice President, Facility and
Event Delivery
- Denise Wanner**
Director, Corporate Governance
and Corporate Office

BOARD OF DIRECTOR’S MESSAGE



- OFFICERS**
Jeff MacPherson
Chair of the Board
- Mark Allan
President and CEO
- Nolton Knippel
Vice President,
Finance/Administration and CFO
- Denise Wanner
Governance Officer
- DIRECTORS**
Ken Budzak
Tony Coppola
Michael Fix
Karen Gibbons
Patrick A. Kelly
Sandra Masters
Marty Meloche
Rob Nisbett
Gord Selinger
Mark Stefan
Glenys Sylvestre
Grant Wasnik
- Chris Holden (ex-officio)
Tiffany Stephenson (ex-officio)

2016 was a planned departure for our organization. For the past 10 years, we have shown consistent and continued progress in generating sufficient cash flow to maintain and reinvest in Evraz Place assets. Recognizing that both the new Mosaic Stadium and International Trade Centre would open soon, we made a planned investment in our people in 2016.

Our investment in human resources centered on bringing in the right team to fill our expanded facilities with future net new events to ensure we are not simply shifting existing events into these spaces. Although it meant we had less cash flow available for asset repair and replacement in 2016, we made the investment in new roles consciously.

Another aspect of our investment in people involved bringing in the services of a world-renowned facility and global event management company that has consulted on the most visible and complex major events in Rio, Sochi, Vancouver, Melbourne, Athens and Salt Lake City. The opportunity to learn from these consultants builds the internal knowledge and expertise of our management team and employees to host and operate our facilities at a world-class level.

Expectations are high for us. A legacy project like the new Mosaic Stadium does not run and operate like the old stadium. It has also been more than a decade since the seats of Brandt Centre have been filled to capacity for Pats games. With new facilities and operational success in older facilities comes the need to work more closely with our partners to deliver a fan experience that aligns with and supports their success.

Our organization is at a pivotal stage. The analogy of a person moving through puberty and into young adulthood is fitting; we are full of spirit and gaining knowledge but lacking our own financial assets to take full control of our destiny. To

that end, 2017 will see our Board working with City Council and the City of Regina Administration to provide a repayable long-term capital pool that will allow REAL to make direct investment into needed projects.

Up to this point, our profits have been sufficient for small capital projects and significant and continued repair and maintenance on the property. Larger investments have always required us to request scarce resources from the City and Council. Whether it is Brandt Centre upgrades for the Memorial Cup, an expanded means of access and egress for Lewvan Drive or a storage building for moveable equipment, it is time that REAL creates its own destiny in terms of mid-tier capital investment cash flow, repayable to the City of Regina. Our reality is that we cannot borrow without the City’s permission. We cannot raise any other forms of capital, and we recognize the challenge both taxpayers and elected officials have with capital projects and scarce funding. A long-term repayable facility from the City of Regina can provide the necessary capital, but it also does not detract from other civic needs.

In closing, our business is more complex. Expectations are higher, and our need to become more self-sufficient and have the right intellectual capital on our Board to assess, measure, monitor and manage risk has never been greater.

I thank my fellow Board members for their past work. We look forward to the next evolution of our organization as we manage and capitalize on the property’s new real estate space. We have the privilege of fulfilling our role as stewards of the Evraz Place property. In doing so, we remain focused on enhancing customer experience and generating cash flow for future property improvements that will bring long-term use and enjoyment by the community.

Jeff MacPherson
Chair of the Board



YEAR IN REVIEW

Evraz Place is proud to be known as the place “where everything happens” – symbolizing our strong focus on service to the community through the creation of positive and memorable guest experiences.

YEAR IN REVIEW

With more than 700 events held at Evraz Place each year drawing over 2.75 million visitors, 2016 was once again a busy and exciting year. Evraz Place is proud to be known as the place “where everything happens” – symbolizing our strong focus on service to the community through the creation of positive and memorable guest experiences. Whether it’s trade shows, sporting events, concerts or cultural events, Evraz Place is proud to give back to the Regina community economically and by providing event and entertainment value to all guests.

Listed below are some of the top highlights of 2016.

CANADA’S FARM PROGRESS SHOW

Every year, Canada’s Farm Progress show, presented by Viterra, is a tremendous success, with 2016 being no exception. Nearly 700 exhibitors and 40,000 visitors from 52 countries attended the show. Canada’s Farm Progress Show continues to live up to its reputation for the valuable opportunities it provides for international buyers. The International Business Centre, which introduces international visitors to exhibitors that export equipment and technology, generated over \$500M in sales. In partnership with Farm Credit Canada, Farm Progress Forum featured former ABC’s Bachelor star Chris Soules and Dragon’s Den entrepreneur Manjit Minhas, which drew an influx of audiences beyond the agriculture community to the show. Whether it’s the calibre of speakers at Farm Progress Forum,

farming innovations showcased during the show, the antique truck and tractor display, or the International Business Centre that puts qualified buyers in contact with manufacturers, Canada’s Farm Progress Show had something for everyone. With the celebration of the 40th anniversary of Canada’s Farm Progress Show in 2017, planning is currently underway to make it the biggest and best show in its history, with more exhibitors, more attractions and more programs to showcase innovation, education and collaboration.

QUEEN CITY EX

The five best days of summer wrapped up on Sunday, August 7, with attendance at nearly 210,000, which was on par with 2015’s visitor count. A highlight of the week was the Great Western Stage in Brandt Centre – an ever-popular attraction. With five nights of concerts ranging from Canadian artist Coleman Hell and country star Dallas Smith to classic rock favourites April Wine and Loverboy, alternative rockers Arkells and Glorious Sons and pop sensation Shawn Hook, the music scene as Queen City Ex drew large crowds of music fans.

Large crowds also gathered at Evraz Place for Sunday morning’s Mosaic Flip for Hunger pancake breakfast. Queensbury Convention Centre staff, community volunteers and even some well-known faces like the Honourable Ralph Goodale and Mayor Michael Fougere served up 12,000 pancakes and sausages to approximately 4,000 people. In total, about 8,000 early birds took



A wide array of trade and consumer shows were held at Evraz Place, bringing together thousands of customers

advantage of free gate admission until 11:30 a.m. In its sixth year, the Mosaic Flip for Hunger breakfast brought in a record 20,320 lbs. of food for the Regina Food Bank, bringing the six-year total to 78,320 lbs.

New to 2016 Queen City Ex was the Peking Acrobats, whose breathtaking performances left the crowds in awe. Other attractions like the SGI Canada Family Fun Zone, SaskMilk Kidz World, SaskTel Thrill Zone and Ramada Plaza Midway Stage entertained the young to the young at heart with clowns, lumberjacks, illusionists and everything in between. And then there was the food: mac 'n cheese stuffed burgers, red velvet mini donuts, big pickle corndogs and a Reese-Oreo treat were among the new gastronomic features at the event.

Queen City Ex is the highlight of the summer for many people in Saskatchewan. Together with Mosaic, Queen City Ex continued the Experience the Ex Program, providing an opportunity for local charitable organizations to help children and families experience Queen City Ex who otherwise might not be able to do so; a six-year total of 6,000 admissions and 1,200 day tripper passes have been donated.

CONCERTS AND ENTERTAINMENT EVENTS

Evraz Place lived up to its reputation of delivering world-class entertainment to Regina with a number of popular acts like Brad Paisley, Hedley, Florida Georgia Line, Marianas Trench, Theresa Caputo, City and Color, Monster Trucks Spectacular, and 5 Finger Death Punch. These events offered a variety and diversity of entertainment, pleasing all groups of concert and event-goers.

Brandt Centre at Evraz Place was honoured to host the 38th Annual First Nations University of Canada Spring Celebration Pow Wow. More than 400 dancers entertained guests with colourful and exciting performances that celebrated and honoured song, dance and culture. The annual Regina Police Service showcase was also hosted at the Brandt Centre, demonstrating live action demos and giving over 2,500 youth an up-close-and-personal look at what police members do each day to keep the community safe.

A year of outstanding entertainment wrapped up with sitcom star and all-around comedy legend Jerry Seinfeld. Seinfeld's off-kilter style of observational humor left fans doubled over with laughter, earning his spot of one of the most popular entertainment events in 2016.

SPORTS

Evraz Place is home to three top-notch sport facilities – Brandt Centre (home of the Regina Pats Hockey Club), The Co-operators Centre (home of the University of Regina Cougars men's and women's hockey teams) and the EventPlex (home of the Regina Soccer Association), each hosting a number of sporting events throughout the year. In 2016, we played host to the Keystone Cup Championship, Canadian National U15 Volleyball Championships, Hockey Canada National U18 Female Championship, World Broomball Championships and World Class Players World Cup Soccer, just to name a few. Hundreds of hockey, ringette and soccer games in 2016 also kept fans coming back to be a part of the action. Our world-class facilities have captured the attention of 50 Canadian Olympic Board and Session Delegates, who received a tour of Evraz Place in April 2016. The future is bright for the quality of sporting events to be hosted at our facilities, and a whole new level of excitement is already underway for 2017 with the announcement of CFL Week, Pinty's Grand Slam of Curling and Skate Canada International taking place at Evraz Place.

Evraz Place welcomed a new tenant to The Co-operators Centre facility. Extreme Hockey and Sport opened their doors in fall to provide guests with skate sharpening, equipment, apparel and nutritional needs.

TRADE AND CONSUMER SHOWS

A wide array of trade and consumer shows were held at Evraz Place, bringing together thousands of customers, products and service suppliers from across Canada to discuss emerging trends in topics ranging from landscaping to weddings to comics and gaming.

The ever-popular Regina Spring Home Show in March drew a crowd of over 15,000 people – one of the largest home, renovating, landscaping and lifestyle shows in Canada. Visitors got fresh and innovative ideas from the ultimate showcase in indoor and outdoor living from over 300 exhibitors. Fan Expo Regina in April was the place to be to find the newest and hottest in anime, manga, comics, sci-fi, gaming and horror. Over 6,000 guests to the show had a chance to meet their favourite celebrity or creator and shop for the hottest or the rarest in comic books, graphic novels, t-shirts and more. Returning for the 24th year in a row, Our Best to You Art & Craft Sale transformed Evraz Place into a magical Christmas market, featuring over 200 of Canada's most talented artists, artisans and designers. Over 17,000 guests had a chance to kick-start their Christmas shopping by browsing countless assortments of quality handmade goods, including fashion, jewelry, fine art, sculptures, home décor and tasty gourmet goodies.



CORPORATE SOCIAL RESPONSIBILITY

We’re proud to have a richly diverse workforce that’s representative of the community we serve.

As the hub of sports, entertainment and business events in Regina, Evraz Place is literally and figuratively the centre of our community and the place where everything happens. Our mission to enrich the quality of life for people in the community comes with a responsibility to operate in an economically, socially and environmentally sustainable manner.

Within the wider context of sustainability, our reporting follows the reasonable expectations of our stakeholders. This reporting includes our operations and the impacts our business has on our sole member, the City of Regina City Council, as well as on our customers, employees, vendors, special interest groups, business leaders, current and prospective partners and clients, industry peers, communities we serve, government representatives and regulators at all levels. This scope of work aligns with the Board approved five-year strategic plan.

ECONOMIC IMPACT
Evraz Place is an important anchor within the tourism industry through the hosting of events that draw hundreds of thousands of visitors from across the province, country and globe. Our team works in partnership with Economic Development Regina and various tourism committees and organizations to bring major events to the city, such as CFL Week, Tim Hortons Brier, Pinty’s Grand Slam of Curling, Skate Canada International, the JUNO

Awards and the Grey Cup. It’s estimated that more than 2.75 million people pass through the gates of Evraz Place annually to attend 700+ events, plus hundreds of sports practices and games. When Mosaic Stadium and the International Trade Centre officially open in 2017, the number of guests is expected to reach the 3.5 million mark.

SOCIAL IMPACT
In addition to tourism dollars generated, REAL is a significant employer in our community, with a large percentage of employees coming from the North Central Regina neighbourhood. We’re proud to have a richly diverse workforce that’s representative of the community we serve. In a 2016 workforce engagement survey, employees said they believe the customer service we provide is one of our strongest attributes. Survey results also suggest employees have very positive perceptions overall of employment at Evraz Place. Engagement scores are high and indicate employees strive to do their best work, say good things about working at Evraz Place and say they want to continue working here.

The following table outlines our diverse workforce:

REPRESENTATIVE WORKFORCE DATA	
Aboriginal	25.44%
Visible Minority	18.34%
Person with Disabilities	3.7%

Our workforce is comprised of:

2016 REAL STAFF	MALE	FEMALE
Management	50%	50%
In-scope	51.56%	48.44%
Total Percentage	51.48%	48.52%

The diversity of our people is one of our organization’s greatest strengths. The Saskatchewan Human Rights goals for employers for 2015-2016 are: Aboriginal 14%; Visible Minority 11%, and Persons with Disabilities 12.4% commission. REAL has nearly doubled the Aboriginal goal as well as surpassed the Visible Minority goal, but more work is needed to reach the Person with Disabilities goal.

As part of the rich diversity of our workforce, employees from 16 years up to 79 years of age are employed by REAL. This complementary blend of experience, enthusiasm and new attitudes enrich our workplace and enhance our guests’ experiences. However, our approach to diversity extends beyond these targets and is simply the way we do business. Our diverse workforce benefits our organization and our guests’ experiences because different backgrounds, skill sets and unique perspectives enhance our ability to solve problems, make sound decisions and relate to our community. We are stronger together.

Our long-standing partnership with Seven Stones Community School is another example of our socially responsible approach

to doing business. REAL provides an annual post-secondary scholarship and supports the school’s “Circle of Courage Awards” that celebrate students’ accomplishments. We also invest student literacy and numeracy programs to help address community needs and build skills in potential future REAL employees.

2016 STAFF LEVELS AS OF DECEMBER 31, 2016				
	Full-time	Part-time	Casual	Total of Workforce
Management	40	0	0	40
In-scope REAL	141	126	503	770
In-scope IATSE	1	1	428	430
TOTAL	182	127	930	1,240
PERCENTAGE	14.68%	10.24%	75.08%	

ENVIRONMENTAL IMPACT
Evraz Place is one of the largest event complexes in Canada. With 102 acres of land and hundreds of events each year that bring in millions of guests, we keep close tabs on managing our environmental impact. We use building management systems in the majority of our facilities to program heat use, temperature and lighting so we don’t use energy unnecessarily. We also have an innovative heat recovery system in The Co-operators Centre that reduces our greenhouse gas emissions by redistributing waste heat to other areas of the facility. Other ways we reduce our environmental footprint are through the use of energy efficient lighting and a park-wide recycling program.

FINANCIAL STATEMENTS

MANAGEMENT’S RESPONSIBILITY
FOR FINANCIAL STATEMENTS

The accompanying financial statements of The Regina Exhibition Association Limited operating Evraz Place have been prepared by the Association’s management in accordance with Canadian public sector accounting standards and necessarily include some amounts based on informal judgement and management estimates.

To assist management in fulfilling its responsibilities, a system of internal controls has been established to provide reasonable assurance that the financial statements are accurate and reliable and that assets are safeguarded.

The Board of Directors have reviewed and approved these financial statements.

These financial statements have been examined by the independent auditors, Deloitte LLP, and their report is presented separately.



Mark Allan
President and CEO
March 15, 2017

GOVERNANCE

The Regina Exhibition Association Limited (REAL) is governed by a volunteer board of directors. REAL is a non-profit municipal corporation that operates Evraz Place. The City of Regina City Council is the only member of this municipal corporation. City Council has authorized, by resolution, the City’s Chief Financial Officer to act as its Proxy Holder.

The Board of Directors is made up of no more than 15 members and no fewer than seven. There are currently 13 voting appointed Directors and two ex-officio Directors – one appointed by the City of Regina and the other by the Ministry of Agriculture.

The Board is responsible for overseeing the affairs of the corporation, establishing the governance policies to protect the corporation’s assets and to provide strategic direction. The Board has written charters and has adopted terms of reference for the Board chair and various committee chairs.

The Board practices good governance by adopting the Governance Officer Mandate and by having established written policies covering fundamental areas of the business. The Board is assisted in performing its work by three standing Board committees: the Audit and Finance Committee, the Governance/Nominating Committee and the Human Resources Committee.

INDEPENDENT AUDITOR’S REPORT
TO THE DIRECTORS OF THE REGINA EXHIBITION
ASSOCIATION LIMITED

We have audited the accompanying financial statements of The Regina Exhibition Association Limited, which comprise the statement of financial position as at December 31, 2016, and the statements of income, changes in net assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

MANAGEMENT’S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS
Management is responsible for the preparation and fair presentation of these 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.

AUDITOR’S RESPONSIBILITY
Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements 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 entity’s internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

OPINION
In our opinion, the financial statements present fairly, in all material respects, the financial position of The Regina Exhibition Association Limited as at December 31, 2016, and the results of its operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

OTHER MATTER
The financial statements of The Regina Exhibition Association Limited for the year ended December 31, 2015 were audited by another auditor who expressed an unmodified opinion on the financial statements on March 16, 2016.



Chartered Professional Accountants
Licensed Professional Accountants

March 15, 2017
Regina, Saskatchewan

FINANCIAL STATEMENTS

The Regina Exhibition Association Limited
operating Evraz Place



Statement of Financial Position

As at December 31, 2016

	2016 \$	2015 \$
Assets		
Current Assets		
Cash	8,231,342	7,510,061
Accounts and grants receivable (note 12)	4,122,988	986,086
Inventories	271,026	260,923
Supplies and prepaid expenses	158,662	96,979
	<u>12,784,018</u>	<u>8,854,049</u>
Long-term accounts receivable (note 12)	400,000	600,000
Capital assets (note 3)	<u>84,581,130</u>	<u>67,592,269</u>
	<u>97,765,148</u>	<u>77,046,318</u>
Liabilities and Net Assets		
Current liabilities		
Accounts payable and accrued liabilities	9,884,563	3,544,233
Deferred revenue and deposits (note 5)	4,775,987	5,742,775
Current portion of long-term debt (note 4)	24,573	170,688
	<u>14,685,123</u>	<u>9,457,696</u>
Long-term debt (note 4)	16,382	52,176
Deferred grants and other contributions (note 5)	<u>76,645,184</u>	<u>60,567,794</u>
	<u>91,346,689</u>	<u>70,077,666</u>
Share capital (note 7)	10	10
Investment in capital assets	7,894,991	6,801,611
Accumulated (deficit) surplus	<u>(1,476,542)</u>	<u>167,031</u>
Net assets	<u>6,418,459</u>	<u>6,968,652</u>
	<u>97,765,148</u>	<u>77,046,318</u>

See accompanying notes

Approved by the Board:

Director	
Director	

The Regina Exhibition Association Limited
operating Evraz Place

Statement of Changes in Net Assets

For the Year Ended December 31, 2016

	Share capital \$	Investment in capital assets \$	Accumulated surplus (deficit) \$	2016 \$	2015 \$
Balance, beginning of year	10	6,801,611	167,031	6,968,652	6,375,732
Net (loss) income for the year	-	-	(550,193)	(550,193)	592,920
Amortization	-	(4,407,468)	4,407,468	-	-
Capital contributions deferred	-	(19,165,394)	19,165,394	-	-
Capital contributions recognized	-	3,088,004	(3,088,004)	-	-
Investment in capital assets during the year	-	21,396,329	(21,396,329)	-	-
Net change in long term debt	-	181,909	(181,909)	-	-
Balance, end of year	10	7,894,991	(1,476,542)	6,418,459	6,968,652

See accompanying notes

The Regina Exhibition Association Limited
operating Evraz Place

Statement of Income

For the Year Ended December 31, 2016

	2016 \$	2015 \$
Revenues		
Sales	16,776,297	16,628,978
Rentals	8,249,488	8,518,974
Contributions and other income	3,489,328	3,763,188
Sponsorships and advertising	1,684,469	1,725,224
Revenue continuance (note 10)	2,600,000	2,600,000
	32,799,582	33,236,364
Expenses		
Administration	1,531,260	1,302,661
Amortization	4,407,468	4,374,303
Cost of goods sold	3,202,849	3,143,191
Repairs and maintenance	961,081	422,495
Supplies, equipment and contracted services	3,950,995	6,735,005
Utilities	2,266,223	2,346,482
Wages and employee benefits	17,029,899	14,319,307
	33,349,775	32,643,444
Net (loss) income for the year	(550,193)	592,920

See accompanying notes

The Regina Exhibition Association Limited
operating Evraz Place

Statement of Cash Flows

For the Year Ended December 31, 2016

	2016 \$	2015 \$
Operating activities		
Net (loss) income for the year	(550,193)	592,920
Items not affecting cash		
Amortization	4,407,468	4,374,303
Deferred capital contributions recognized	(3,088,004)	(3,308,959)
	769,271	1,658,264
 Net increase in non-cash working capital balances related to operations (note 6)	3,330,248	63,757
 Net cash generated through operating activities	4,099,519	1,722,021
 Financing activities		
Repayment of long-term debt	(181,909)	(209,424)
Contributions received	18,200,000	5,603,962
Net cash generated through financing activities	18,018,091	5,394,538
 Investing activities		
Purchase of capital assets	(21,396,329)	(2,659,726)
Increase in cash during the year	721,281	4,456,833
 Cash, beginning of year	7,510,061	3,053,228
 Cash, end of year	8,231,342	7,510,061

See accompanying notes

The Regina Exhibition Association Limited
operating Evraz Place

Notes to the Financial Statements

For the Year Ended December 31, 2016

1. Description of the business

The Regina Exhibition Association Limited (the Association) is a not-for-profit organization incorporated in 1907 by "An Act to incorporate The Regina Exhibition Association Limited", being Chapter 41 of the Statutes of Saskatchewan, 1907. The Association transitioned to The Non-profit Corporations Act, 1995 (Saskatchewan), on January 1, 2014 under an Order in Council approving the Association's Articles of Continuance, which were passed by a special resolution of the shareholders on May 1, 2012. Since the Association is a not-for-profit organization, it is not subject to either federal or provincial income taxes.

2. Accounting policies

The financial statements have been prepared in accordance with Canadian public sector accounting standards for government not-for-profit organizations.

Preparation of financial statements requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenue and expenses during the year. These estimates are reviewed periodically and adjustments as necessary are reported in the period of review. Significant areas requiring the use of management estimates is the useful life of long-lived assets and allowance for doubtful accounts.

a) Capital assets and amortization

Capital assets are recorded at cost. Amortization is recorded over the estimated useful life of the assets as follows:

Buildings	-straight-line over 10 to 30 years
Equipment	-straight-line over 3 to 20 years

b) Revenue recognition

Sales revenue, including catering, concessions and events, and rental revenue are recognized as services are provided. Sponsorship and advertising revenue is recognized based on the terms of the contract.

c) Grants and other contributions

Grants and other contributions received by the Association are accounted for as follows:

- i) Grants and other contributions to assist with the financing of capital asset additions are recorded as deferred capital contributions (see note 5). The portion of the grant and other contributions equivalent to the annual amortization expense of the related asset is recognized annually as contributions and other income.
- ii) Grants and other contributions that are restricted and not specifically intended for capital asset additions are recorded in revenue in the period the related expenses are incurred.

d) Financial instruments

All financial instruments are recognized at fair value upon initial recognition.

All of the Association's financial instruments are measured at amortized cost following initial recognition.

When an impairment is indicated, and when actual impairment has occurred, the financial instrument's carrying amount is reduced to its realizable value.

3. Capital assets

	Cost		Accumulated amortization		Net book value	
	2016	2015	2016	2015	2016	2015
	\$	\$	\$	\$	\$	\$
Buildings	119,311,470	98,388,280	37,144,111	33,374,413	82,167,359	65,013,867
Equipment	8,189,848	7,716,709	5,776,077	5,138,307	2,413,771	2,578,402
	<u>127,501,318</u>	<u>106,104,989</u>	<u>42,920,188</u>	<u>38,512,720</u>	<u>84,581,130</u>	<u>67,592,269</u>

4. Long-term debt

	2016	2015
	\$	\$
Loan payable to Royal Bank of Canada in monthly payments of of \$15,416 including interest at 3.6%. Specific equipment is pledged as security. Repaid in September, 2016.	-	136,661
Loan payable to Roynat in monthly payments of \$774 including interest at 14.7%. Specific equipment is pledged as security. Repaid in November, 2016.	-	7,924
Loan payable to RCAP in monthly payments of \$437 including interest at 11.8%. Specific equipment is pledged as security. Repaid in September, 2016.	-	3,741
Loan payable to Peak Performance in monthly payments of \$2,048, with no applicable interest. Specific assets are pledged as security. Due August, 2018.	40,955	74,538
	<u>40,955</u>	<u>222,864</u>
Less current portion	24,573	170,688
	<u>16,382</u>	<u>52,176</u>
The estimated principal repayments in the next four years are as follows:		
	2017	\$ 24,573
	2018	16,382

The Association has authorized loan facilities totaling \$12,000,000 available at Prime minus 0.25%. The balances outstanding on these loan facilities are nil (2015 - nil).

5. Deferred revenue, deposits, grants and other contributions

	2016	2015
	\$	\$
Opening deferred grants and other contributions	60,567,794	63,391,660
Amounts deferred in year	19,165,394	485,093
Amounts recognized in year	(3,088,004)	(3,308,959)
Ending deferred revenue, deposits, grants and other contributions	<u>76,645,184</u>	<u>60,567,794</u>

A payment of \$4,153,475 (2015 - \$5,118,869) from the City of Regina is included in deferred revenue and deposits to be used towards future funding of the International Trade Centre.

6. Net increase in non-cash working capital balances related to operations

	2016	2015
	\$	\$
Accounts and grants receivable	(3,136,902)	975,727
Inventories	(10,103)	(45,345)
Supplies and prepaid expenses	(61,683)	(28,180)
Long-term accounts receivable	200,000	(600,000)
Accounts payable and accrued liabilities	6,340,330	(248,999)
Deferred revenue and deposits	(1,394)	10,554
	<u>3,330,248</u>	<u>63,757</u>

FINANCIAL STATEMENTS

7. Share capital

	2016	2015
	\$	\$
Issued- 1 share (2015 - 1 share)	<u>10</u>	<u>10</u>

8. Financial risk management

The association has a risk management framework to monitor, evaluate and manage the principal risks assumed with financial instruments. The significant financial risks to which the Association is exposed are:

Credit risk
Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Association is exposed to credit risk on the accounts receivable from its customers. The major accounts receivable balance is with the City of Regina (see note 12) and the remaining from a number of customers.
In order to reduce its credit risk, the Association has adopted credit policies, which include the review of a new customer's credit history and financial position before extending credit and conducting regular reviews of its existing customers' credit performances to reflect the Association's credit policies. The Association has incurred insignificant bad debt expense.

9. Financial instruments

The Association's recognized financial instruments consist of cash, accounts receivable, accounts payable and accrued liabilities, and long-term debt. The fair value of cash, accounts receivable, accounts payable and accrued liabilities approximates carrying value given the short term nature of the amounts. The fair value of long-term debt approximates carrying value based on the terms of the debt agreements.

10. Revenue continuance

On November 22 1997, the Association ceased operating its casino. In accordance with an agreement between the Association and the Province of Saskatchewan, a 30 year agreement was entered into whereby the Association will receive \$2,600,000 annually to maintain its earnings.

11. Contingencies and commitments

The Association is subject to certain legal matters arising in the normal course of business, none of which are expected to materially affect the financial results of the Association.
The Association has outstanding capital construction commitments in the amount of \$16.7 million (2015 - \$35.9 million).

12. Related parties

During the year the Association conducted business with the City of Regina in the normal course of operations and at prices equivalent to unrelated purchases, as follows:

	2016	2015
	\$	\$
Revenues for the year:		
Sales	1,967,668	227,589
Rentals	1,378,263	1,346,762
Contributions and other income	576,667	526,667
Expenses for the year:		
Supplies, equipment and contracted services	98,281	91,792
Utilities	248,170	243,256
Accounts receivable, at December 31	2,819,752	237,915
Long-term accounts receivable (repayable in installments of \$200,000 annually commencing June, 2017)	400,000	600,000
Accounts payable, at December 31	35,942	372,069

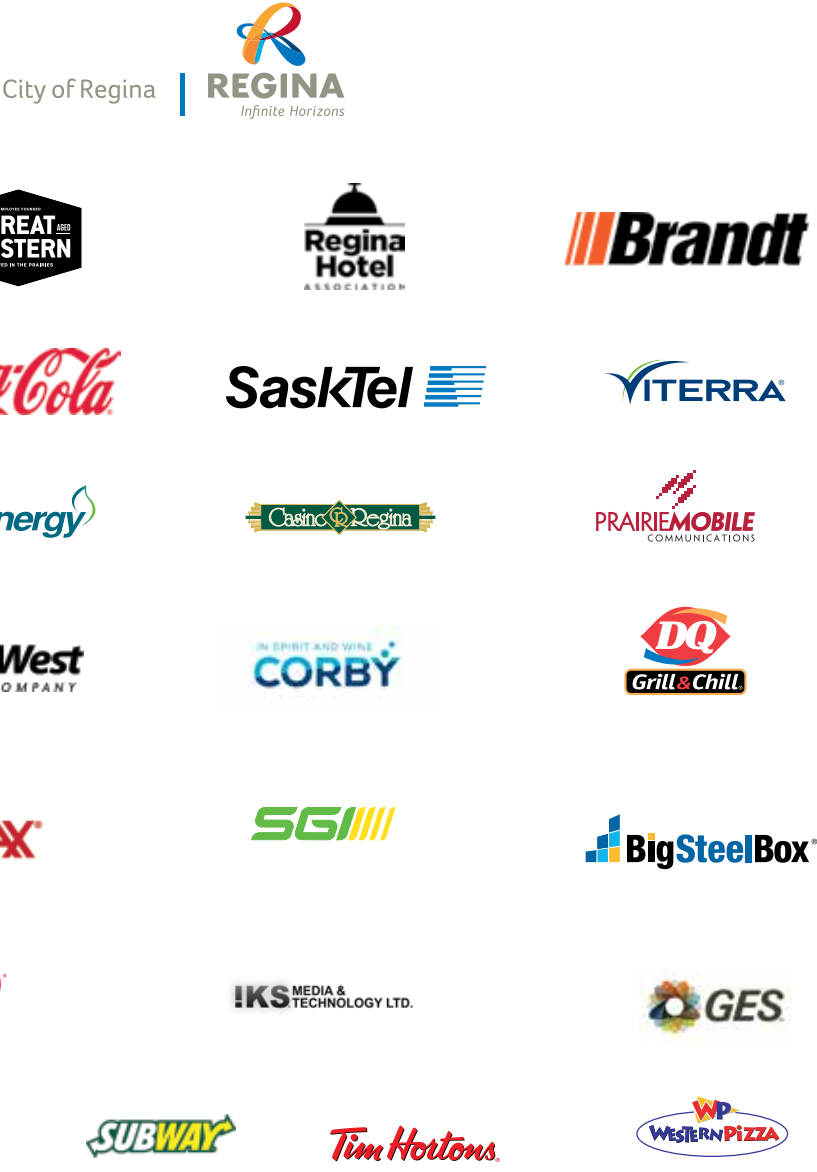
The buildings and other facilities of the Association are located on the land that belongs to the City of Regina. Such land is being used by the Association at no consideration.

CORPORATE PARTNERSHIPS

Each of our corporate partners plays an integral role in providing value to our community. Together with their support, we're able to fulfil our mission to provide people with positive, memorable experiences through a variety of sport, entertainment and business events at one of Canada's largest and most unique venues. It's an exciting time for our community with the addition

of Mosaic Stadium and International Trade Centre at Evraz Place – bringing more events, more entertainment and more guests to our property.

We're thankful for the support of our corporate partners as they join us towards another successful year.





The Regina Exhibition Association (Operating Evraz Place)
www.evrazplace.com
P.O. Box 167, 1700 Elphinstone Street, Regina, SK, S4P 2Z6
Phone (306) 781-9200 Fax: (306) 565-3443

PEOPLE WHO THINK LIKE YOU DO - AND PEOPLE
WHO DON'T - MAKE THE BEST DIRECTORS.



**The Regina Exhibition Association Limited
is currently recruiting BOARD MEMBERS for the
2017 BOARD OF DIRECTORS.**

We are a volunteer organization led by a diverse inclusive competency based Board. Relying on a contemporary governance model the Board provides stewardship and strategic direction for the organization while providing oversight to a professional, high performance administration. REAL is a \$30+ million company with up to 1,000 full and part time employees.

We have Board vacancies requiring individuals with senior executive experience to contribute to the ongoing development of the Board and the organization.

We would like to hear from you if your skillsets include one or more of the following:

- Strong Business Acumen.
- Financial Acumen. Accounting designation and senior executive management experience in financial accounting and/or corporate finance.
- Executive Compensation, Human Resources and Labour Relations.

For more information, contact
Denise Wanner, Governance Officer @ 306-781-9211
before noon, January 12, 2017



EVRAZplace

Evraz Place is operated by The Regina Exhibition Association Limited, an organization dedicated to the stewardship, development and management of Saskatchewan's foremost event property and facilities.

The Regina Exhibition Association Limited
City of Regina Submittal
City Council Proxy Approval
March 28th, 2017

Executive Summary

1. Appointment of Auditor:

Under Clause 5.2 (i) of the City/REAL Unanimous Member Agreement, any appointment or change in auditors requires prior approval of the City of Regina.

The City of Regina is undertaking the Request for Proposal (RFP) process for their auditor. Once the City Administration has chosen their Auditor, the same auditor will be appointed as Auditor for The Regina Exhibition Association Limited (REAL) for 2017.

Administration at the City of Regina is supportive of engaging the same auditor to handle the auditor for both REAL and the City.

The audit for the City of Regina includes REAL and as such, it is expected that employing the same auditor will result in savings of audit time and potentially audit cost for both REAL and the City.

The Board of Directors of The Regina Exhibition Association Limited recommend to the City of Regina the approval of the City appointed auditor as The Regina Exhibition Association Limited's Auditor for 2017.

2. Appointment of Board of Directors for 2017-2018 term – May 1st, 2017 to April 30, 2018:

As per the Articles of Continuance and the Unanimous Member Agreement, City Council through its Proxy Holder will receive a slate submittal from the REAL Board of Directors for the upcoming Board term.

The City of Regina Executive Committee submittal dated November 26th, 2013, page 3 (2) Appointment Process for Board of Directors states: *Aside from the City Council and Ministry of Agriculture nominees, REAL will continue to use its highly effective and refined selection process that relies upon its Governance and Nominating Committee to assess potential candidates for the candidates for the Board of Directors and then recommend those successful candidates as a slate to City Council for appointment. Under this arrangement, City Council could then approve of the slate candidates or request that the Governance and Nominating Committee bring forward an alternate slate of candidates.*

The above mentioned highly effective and refined selection process was used in the nomination and recommendation for appointment for REAL's Board term of May 1st, 2017 to April 30th, 2018 for five vacancies.

A recruitment ad for potential Board members was placed in the December 3rd, 2016 Leader Post. REAL is a volunteer organization led by an all inclusive competency based Board. Relying on a contemporary principle based governance model the Board provides stewardship and strategic direction for the organization while providing oversight to a professional, high performance administration. Within the recruitment ad, the Board advised

that they were looking for individuals who possessed senior executive experience in corporate business acumen; financial acumen; and/or executive compensation, human resources and labour relations. These skills were identified as gaps within the Board. Three of the submittals were the incumbents on the Board whose 1-year term was expiring. One was an ex-officio whose appointment had expired and the five other individuals submitted responses to the recruitment ad.

The nine potential candidates were asked to submit their resume and complete the Board approved Skills and Experience Self Assessment document. The Governance/Nominating Committee vetted the documents against the gaps of financial acumen, human resources acumen, and strong corporate business acumen and selected eight individuals to interview. The interviews were conducted on February 9th and on March 20th and each candidate was asked a series of nine questions by the Governance/Nominating Committee. On March 20th, 2017 the Governance/Nominating Committee discussed and ranked the eight individuals and the Board approved Decision Item of March 22nd, 2017 reflects the outcome of these discussions.

3. **Revised Bylaws**

The Board of Directors of REAL approved at their October 5th, 2106 meeting the change of the name of one of their officers from Corporate Secretary to Governance Officer. This change is consistent with the national organization Governance Professionals of Canada recommendation as the role of the corporate secretary has evolved considerably over the past years. There are no other changes to the City Council previously approved bylaws for The Regina Exhibition Association Limited.

Supporting documents:

1. Copy of Board approved Board Decision Item of March 15th, 2017 – Recommendation of Auditor for 2017
2. Copy of December 3rd, 2016 Board recruitment ad – Leader Post
3. Copy of the April 29th, 2016 Annual General Meeting minutes
4. Copy of The Regina Exhibition Association Limited Potential Board of Directors Skills and Experience Self Assessment document
5. Copy of The Regina Exhibition Association Limited Nomination and Appointment Process Nominee Interview document
6. Bios of Ken Budzak, Jamie Lavalley, Kathleen McCrum, Tiffany Stephenson and Gordon Selinger
7. The Regina Exhibition Association Limited Board approved Board Decision Item – March 22nd, 2017 – Recommended 2017-2018 Board Slate and Terms
8. 2016 Board approved Audited Year-End Financials
9. Copy of Bylaws – replacing Corporate Secretary with Governance Officer – there are no other changes.



REGINA EXHIBITION ASSOCIATION LIMITED

BOARD DECISION ITEM

March 15th, 2017

Recommendation of Auditor for 2017
CONFIDENTIAL

Recommendation

THAT the Board of Directors recommend to the City of Regina City Council the name of the Auditor for 2017 once the City of Regina Administration has completed their Request for Proposal process and has selected a new Auditor. The Auditor for REAL will be the same Auditor that the City of Regina has selected.

Background

Under Clause 5.2 (i) of the City/REAL Unanimous Member Agreement, any appointment or change in auditors requires prior approval of the City of Regina.

Administration at the City of Regina is supportive of engaging the same auditor to handle the audit for both REAL and the City.

The audit for the City of Regina includes REAL and as such, it is expected that employing the same auditor will result in savings of audit time and potentially audit cost for both REAL and the City.

A handwritten signature in black ink, appearing to read "J MacPherson", is positioned above a horizontal line.

Jeff MacPherson, Chair
The Regina Exhibition Association Limited
Board of Directors



REGINA EXHIBITION ASSOCIATION LIMITED
ANNUAL GENERAL MEETING
Friday, April 29th, 2016 – 12:00 noon
Corporate Boardroom – Administration Building
CONFIDENTIAL

PRESENT Ian Rea – Proxy Holder, Chris Holden – Ex-officio, Karen Gibbons, Grant Wasnik

MANAGEMENT Mark Allan, Denise Wanner (Corporate Secretary), Neil Morrow

REGRETS Jeff MacPherson

GUESTS City of Regina – Byron Werry, Virtus Group – David Prost and Craig Reed

**CALL TO ORDER
AND APPROVAL OF
AGENDA**

In the absence of the Chair of the Board, the Corporate Secretary called the meeting to order at 12:35 pm, welcomed the proxy holder and guests, and asked if there were any additions or revisions to the agenda. There being none the following motion was made:

THAT the April 29th, 2016 agenda be approved as submitted.

PROXY HOLDER

**APPROVAL OF APRIL 30TH,
2015 – 2014 ANNUAL
GENERAL MEETING
MINUTES**

The Corporate Secretary asked if there were any editions to the April 30th, 2015 – 2014 Annual General Meeting. There being none the following motion was made:

THAT the April 30th, 2015 - 2014 Annual General Meeting minutes be approved as submitted.

PROXY HOLDER

PRESIDENT AND CEO

The Corporate Secretary called upon the President and CEO to provide comments. The President and CEO acknowledged and thanked everyone for their attendance. He spoke to the business attendees for the meeting and introduced Karen Gibbons as the Chair of Governance/Nominating for questions on the Board appointment documents, and Grant Wasnik as Chair of Audit and Finance, with back up from Neil Morrow (Financial Analyst) on the financials. Additionally David Prost and Craig Reed from Virtus Group are available for questions on the 2015 audit. He asked that everyone introduce themselves and provide a little background on their affiliation with REAL. A roundtable followed.

He spoke to the 2015 governance transition developments; specifically, the City Auditor transition to have the same Auditor as the City; the disclosure as per the Cities Act; and quarterly financial reporting.

The President and CEO advised that REAL's 2015 financial results are acceptable but somewhat short of plan. He commented that it was a great year for Sport and Rec, but for Events and Entertainment it was a little tougher. We have increased competition with Moose Jaw, as they are paying for concerts with DMF funding.

He spoke to the major efforts of REAL and the City of Regina, and in conjunction with the Regina Qu'Appelle Health Region, with respect to our evacuee guests in June and July of 2015. Over 50,000 meals were served by our Chef and his team to our guests at that time. This major event was a community and internal collaboration that had very successful results. He added that when our facilities were being built, the logistics required to house evacuees was not contemplated, but the infrastructure has provided the requirements.

The stadium participation details are to be finalized in the near term. Over the next eighteen months, REAL will move from a participant to operator.

A major accomplishment in 2015 was the funding package for the International Trade Centre Project, which is now underway. Regular reporting is provided to the City of Regina for this project and for the stadium.

The Proxy Holder added that he is re-emphasizing on behalf of the City regarding these projects the City and REAL are joined at the hip on these combined successes and that the City is committed to REAL.

**APPOINTMENT OF REAL
BOARD OF DIRECTORS
MAY 1ST, 2016 TO APRIL
30TH, 2017**

The Corporate Secretary was asked by the Proxy Holder to have the Governance/Nominating Committee Chair provide comments on REAL's appearance before the City's Executive Committee on April 13th, 2016. The Governance/Nominating Committee Chair responded that we were surprised by Councillors' comments on diversity, as REAL is always seeking diversity and discusses it at the committee and Board levels each year. As a point of interest, the 2015 submittal to City Council had three women and three men on the Board recommended slate. The Proxy Holder responded that Council is working on diversity on all Council slate appointments. The President and CEO commented that it would be useful to have a conversation with the City Administration prior to REAL's nomination and appointment process starting for the next year's term and provide a signal of what Council is looking for. Discussion followed on the competencies that are required and the City Administration's understanding of the diversity that REAL exemplifies. Of the five Vice Presidents at REAL, three are women and one of the three is aboriginal. The workforce is 25% aboriginal and 15% visible minority. About 50% of the 38 managers are female. It was agreed that going forward REAL will also provide its employee statistics to the City Council in their submittal (currently it is contained with the Annual Report). The Corporate Secretary referred to the REAL Board submittals to City Council for approval for the Board term May 1st, 2016 to April 30th, 2017. The Proxy Holder was asked if there were any additional questions or discussion. There were none and the following motion was made:

THAT the one year term appointments of Ken Budzak, Tony Coppola and Gordon Selinger, and the three year term appointments of W. Michael Fix, and Mark Stefan are approved by City Council.

PROXY HOLDER

**RECEIVE 2015 AUDITED
FINANCIAL REPORTS**

The Corporate Secretary asked the Proxy Holder and attendees if there were any questions on the submitted 2015 Audited Financial reports. There was no further discussion and the following motion was made:

THAT City Council receives The Regina Exhibition Association Limited's 2015 audited financial statements.

PROXY HOLDER

**APPOINTMENT OF AUDITOR
FOR 2016**

The Corporate Secretary called upon the Audit and Finance Committee to provide comments on the appointment of the auditor for 2016. He thanked the Virtus Group Auditors for their many years of outstanding service. Virtus Group responded that it has been their pleasure and offered praise to the financial staff at REAL for their hard work and collaboration and the relationship that has been built since 2001. The Audit and Finance Committee Chair reviewed the background of the Appointment of Auditor for 2016 with the Proxy Holder, advising of the alignment. There was no discussion and the following motion was made:

THAT the City Council appoints Deloitte, LLP as The Regina Exhibition Association Limited's Auditor for 2016.

PROXY HOLDER

ADJOURNMENT

There being no further discussion, at 12:50 pm Corporate Secretary asked the Proxy Holder if the meeting should be adjourned. The Proxy Holder responded "yes".

PROXY HOLDER

Secretary



**THE REGINA EXHIBITION
ASSOCIATION LIMITED
POTENTIAL BOARD OF DIRECTORS
SKILLS AND EXPERIENCE SELF ASSESSMENT
CONFIDENTIAL**

This document will be used as a tool by the Governance/Nominating Committee in the qualification process for the potential nominees. It should be noted that the experience we are looking for would lie in serving on corporate public or private sector boards. Serving on the local community sport association boards or small business would be considered secondary experience. Please complete the following as well as the two 'Checklists' to personally rate your experience level in each category. Please note "1" is considered "low" and "5" is considered as having a high level of experience, knowledge and appropriate representation. There is a comment section under each level if you have additional information that you would like to provide.

Name:

Occupation:

Education:

Professional Credentials/Degrees:

Previous Corporate Private Sector/Public Sector Boards experience. Please list Boards and Role(s).

Checklist No. 1: Skills and Experience Self Assessment

SKILL/EXPERIENCE	LEVEL OF SKILLS AND EXPERIENCE	1	2	3	4	5
Board Experience	Experience in serving on corporate public sector or corporate private sector boards with a contemporary governance model. This is not referring to community association Boards – eg the local community sport, small business or association board.					
	Comments					
Governance Experience	Experience in contemporary Board governance principles ie: stewardship role; fiduciary responsibility, etc.					
	Comments					
Board Leadership Experience	Experience in serving as a Board Chair, Committee Chair, or in other leadership positions					
	Comments					
Corporate Leadership Experience	Experience in serving in a leadership capacity in business and/or government, such as a senior executive management position					
	Comments					
Committee Experience	Experience with serving on Board and/or Council Committees					
	Comments					
Risk Assessment and Management	Experience in the process and follow through of identifying principal corporate risks, ensuring that management has implemented the appropriate systems to manage risks					
	Comments					
Strategic Planning and Focus	Experience with contributing, evaluating, and implementing a strategic plan; including a demonstrated ability to focus on longer term goals and strategic outcomes, as separate from day-to-day management and operational experience					
	Comments					
Corporate Business Acumen (business of \$30M and up)	Have an acute perception of the dimensions of corporate business issues					
	Comments					
Organizational Design	Understanding of organizational design for business, public/private sector corporations					
	Comments					

SKILL/EXPERIENCE	LEVEL OF SKILLS AND EXPERIENCE	1	2	3	4	5
Financial Literacy/ Investment/Accounting Experience and knowledge	Understanding of financial operational management; proper application of internal controls; financial reporting; knowledge of other considerations and issues associated with the auditing requirements for public/private sector boards					
	Do you have an accounting designation with senior executive management experience?	YES		NO		
	Comments					
Human Resources/President and CEO Performance Review	Understanding of human resources considerations and issues for executive recruitment, compensation structures, and performance review among public/private sector boards, as well as labour relations.					
	Do you have a Human Resources degree or designation such as CHRP?	YES		NO		
	Comments					
Board Training	Formal training in Board risk management, governance, and human resources (as it relates to President and CEO compensation). Please elaborate on training in Comments section below.					
	Comments					

Checklist List #2: Diverse and Balanced Representation

REPRESENTATIVE CATEGORY	DEPTH AND CLARITY OF REPRESENTATION	1	2	3	4	5
Professional and Service Industry Representation	Possess professional services designation and credentials in: financial, banking, real estate, construction, consulting, training and or education					
	Comments					
Strategic Representation	Experience in creating new partnerships, developing entrepreneurial activity, political liaison					
	Comments					

REPRESENTATIVE CATEGORY	DEPTH AND CLARITY OF REPRESENTATION	YES		NO
Diversity Representation As per Human Rights Code –	Designated Group Member – <i>women; first nations/metis; visible minority; person with disabilities</i>			
	Comments			

Please list your goal(s) for your role on the REAL Board of Directors:

1.

2.

3.

Please list your Committee preference (Audit and Finance; Governance/Nominating; Human Resources):

Would you like to be Chair of this Committee or any other Committee? If yes, please state reason(s)

Would you like to be Chair of the Board? If yes, please state reason(s).

THE REGINA EXHIBITION
ASSOCIATION LIMITED
NOMINATION AND APPOINTMENT PROCESS
NOMINEE INTERVIEW

NOMINEE: _____ DATE/TIME _____

INTERVIEWER: _____

Instructions: Please rate each response based on the rating scale of a score of 1 would mean the response does not meet the minimum competency requirement and the number 5 would mean the response indicates a high level of experience, knowledge and skill in the competency. Your score will be recorded in the box adjacent to the question.

1. Why are you interested in a Board position with REAL?

☐

2. Please elaborate on your specific skills and experience in the areas that were identified in our Board recruitment advertisement?

☐

3. Can you give us an illustration of your personal understanding of the role of this Board vs the role of Management in a contemporary corporate governance model?

☐

7. Can you give us an example of a Board that you have served on that uses a similar contemporary governance model to ours? If so, tell us about how that governance model worked.

☐

8. By the end of 2018 there will be two new facilities on the property – one is the new Mosaic Stadium and the other is the International Trade Centre. What challenges do you see the organization having to overcome to ensure the success of these two facilities?

☐

9. Do you have a business relationship with The Regina Exhibition Association Limited that could result in a conflict of interest with the organization? (Examples would be: a supplier; a customer; a sponsor, City of Regina? If there is a conflict of interest that you believe may be considered unmanageable – the score would be a "1". A manageable conflict would be scored a 2 or 3, while no conflict would be a 4 or 5).

☐

The Regina Exhibition Association Limited
Submittal to Proxy Holder
March 28th, 2017
Supporting Document to Recommended 2017-2018 Board Slate and Terms

RECOMMENDED SLATE BIOGRAPHIES

Ken Budzak – incumbent Board member May 1, 2017 to April 30, 2020

Ken was appointed May 1st, 2016 to The Regina Exhibition Association Limited Board of Directors. He served on the Governance/Nominating Committee, but was excused from the committee during REAL's nomination and appointment process.

The Governance/Nominating Committee determined that Ken's experience and skillsets filled the corporate business acumen gap. Additionally, he brings valuable customer service experience and governance skills to the Board of Directors.

Ken joined the Information Service Corporation (ISC) in 2001 and is currently the Vice-President, Operations and Customer. He is responsible for the strategic leadership of ISC's customer-focused product strategy, policy, transactional service delivery functions and enterprise support services within each of ISC's core registry product lines. Ken also served as Executive Sponsor of ISC's nationally recognized Excellence Canada Initiative and Diversity and Equity Working Group.

Prior to joining ISC, Ken had a 15-year career with the Saskatchewan Wheat Pool, where he held increasingly more senior positions across a diverse portfolio of business units.

Ken's previous Board experience includes serving on the Saskatchewan Science Centre Board of Directors and The Board of Governors with Excellence Canada. He has also been involved in the community as a minor sports coach with Baseball Regina, Kiwanis National Little League, Queen City Minor Box Lacrosse and Hockey Regina.

Ken holds a Bachelor of Science degree in Agricultural Economics from the University of Saskatchewan.

Gordon Selinger – incumbent Board member May 1, 2017 to April 30, 2020

Gordon was appointed to REAL's Board May 1st, 2016. Gordon served on the Human Resources Committee. The Governance/Nominating Committee found that Gordon's experiences and skills will continue to bring considerable insight to fulfilling the community's needs and also help fill the Human Resources gap.

Gordon was born and raised in Regina and after thirty years in education as a teacher and principal in both elementary and high school levels, he retired. He left a legacy of developing curriculum for alternative education programs and organized the implementation of two schools for at risk students. He was also the aboriginal consultant at the Department of Education in the area of aboriginal education.

Since his retirement he has continued to be involved with education as a volunteer basketball coach at Winston Knoll High School. He also works part-time at the Royal Regina Golf Course.

His previous Board experience includes co-chair for the Aboriginal Government Employees Network/AGEN; Director for Saskatchewan Career Work Education Association; and a member of the Saskatchewan Employment Equity Practitioners Association. For the past three years, Gordon has co-chaired the Regina Board of Police Commissioners.

Gordon has a Bachelor of Education from the University of Regina.

Jaime Lavallee

Jaime M.N. Lavallee is a citizen of the Muskeg Lake Cree Nation in Saskatchewan, Canada. Jaime started her career, after graduating with a JD from the University of Toronto Law Faculty, with the First Nations Development Institute (FNDI) in their international section – First Peoples Worldwide. At that time, she worked with the San People of Namibia to provide basic legal education training, co-authored training manuals for their use, and worked with the legal community of southern Africa on issues affecting Aboriginal title.

In 2003, Jaime was awarded a fellowship and taught at the University of Arizona Rogers College of Law. After completing her fellowship, she continued to build upon specialized knowledge about Indigenous cultural rights with her work at the National Association of Tribal Historic Preservation Officers (NATHPO), where she co-authored *Tribal Consultations: Best Practices in Historic Preservation* (http://www.nathpo.org/PDF/Tribal_Consultation.pdf).

In 2005, Jaime joined the National NAGPRA Program and served as notices coordinator for over six years, training over 1400 people and participating in the creation of "NAGPRA Notices" (<http://www.youtube.com/watch?v=TRtubgpWCb4>). She was also an instructor on NAGPRA for the National Preservation Institute (NPI).

Her speaking engagements have included presentations at the Northern Museum of Arizona, Wesleyan University, Yale Law School, Arizona State University, George Washington University, many Indian Tribes and various other museums and professional societies. In 2013, she co-edited *Accomplishing NAGPRA: The Intent, Impact and Future of the Native American Graves Protection and Repatriation Act* (2013).

Jaime now works as the Director of Indigenous Governance, Law and Policy with the File Hills Qu'Appelle Tribal Council with a particular focus on strengthening First Nations community development through governance. She is an active volunteers in her community – locally and internationally. She is currently team captain for the Frybread Flyers and enters many "run for" causes in Regina & Saskatoon. She strongly supports the arts as evidenced by her season tickets to the Globe Theatre and Mae Wilson Theatre. Her other activities have included: Souls Harbour Rescue Mission (soup kitchen), Community Living clothing drive, Winter Warriors Food Bank Beast, Civic Museum of Regina board member, Muskeg Lake Election Committee, student mentoring, International Repatriation Working Group, and elementary class field trip chaperone.

Jaime holds a J.D. from the University of Toronto (2000), LL.M from the University of Arizona Rogers College of Law in Indigenous Peoples Law and Policy (2003), and the doctorate-level law degree, S.J.D., also from the University of Arizona (2016).

The Governance/Nominating Committee found that Jaime's skills and experiences will bring additional governance knowledge and a supplementary focus to the needs of the community.

Kathleen McCrum

A proven HR leader and business strategist, Kathy has experience in the private and public sector. Kathy joined the Co-op Refinery Complex's team as Director, Human Resources. Prior to this role, Kathy was a member of the Executive Team at Kramer LTD (Caterpillar dealer for Saskatchewan). Kathy's passion and expertise involve working closely with executive leadership on business strategy, and coaching business leaders through significant organizational culture change. Kathy has achieved successes in multiple business functions throughout her career – Operations, Business Development, Human Resources.

Prior to 2012, Kathy resided in Calgary, AB and held various management positions at Canadian Pacific Railway (both within HR, and core business units). Kathy led various teams successfully through large change management projects throughout her career with Canadian Pacific. While at CP, Kathy was a member of AREMA, and played an active role in shaping the direction of the railway engineering field. This opportunity involved working with a diverse committee membership with travel all over the US and Canada. In 2010, Kathy was chosen to act as an ambassador on behalf of CP and participate in the 2010 Vancouver Olympic Games for the life of the games.

Kathy has a Bachelor's Degree from the University of Regina in Business Administration with a focus in Human Resources and Finance. In addition to obtaining her Canadian Human Resource Professional designation (CHRP), Kathy has completed the Effective Executive certificate program from the Edwards School of Business (U of S). To help with her work with business teams, she completed the Team Effectiveness Coaching Program from Concordia University in Montreal.

For the past 17 years, Kathy has held various roles as a certified fitness leader (both volunteer and employment contract capacities). Kathy also acts as Chairman of the Board at the Whitmore Park Childcare Coop Centre in Regina.

The Governance/Nominating Committee believes that Kathleen's expertise in Human Resources will help to fill the gap in that area for the Board.

Tiffany Stephenson

Tiffany Stephenson was the ex-officio appointee to the REAL Board by the Ministry of Agriculture. She served May 1st, 2016 to February 28th, 2017. In her ex-officio capacity, Tiffany presented competencies and skills that quickly shown she is a "fit" for the REAL Board of Directors.

Tiffany has a Bachelor of Business Administration and is a graduate of the Edwards School of Business Effective Executive Leadership Program.

She is currently the Executive Director of Visitor Experiences with the Saskatchewan Ministry of Parks, Culture and Sport.

Her career began with Tourism Regina as a Leisure Marketing Manager and in 2007 she joined the Ministry of Parks, Culture and Sport. She was their Manager of Marketing and Communications. She moved to the Ministry of Agriculture in 2012 as Assistant Director of Communications and in 2014 became Executive Director of Communications.

In addition to communications and marketing, Tiffany has extensive experience in risk management and in policy writing.



REGINA EXHIBITION ASSOCIATION LIMITED
BOARD DECISION ITEM
March 22nd, 2017
**Recommended Slate and Terms
2017-2018 Board of Directors
CONFIDENTIAL**

Recommendation

THAT the Board of Directors recommend that the City of Regina approve the following slate for the 2017-2018 Board of Directors of The Regina Exhibition Association Limited (REAL). The term begins May 1st, 2017 and ends April 30th, 2018.

1-year term Jaime Lavallee
 Kathleen McCrum
 Tiffany Stephenson
 Glenys Sylvestre
 Grant Wasnik

2-year term W. Michael Fix
 Karen Gibbons
 Sandra Masters
 Mark Stefan

3-year term Ken Budzak
 Jeff MacPherson
 Marty Meloche
 Gordon Selinger

Background

The Governance/Nominating Committee received eight submittals for the 2017-2018 Board term five vacancies. Three of the submittals were the incumbents: Ken Budzak, Tony Coppola, and Gordon Selinger. Five of the submittals were in response to the Board Recruitment ad placed in The Leader-Post on Saturday, December 3rd, 2016. These five individuals were: Phillip Bohay, Mark Cooper, Jaime Lavallee, Kathleen McCrum, and Richard White. The Governance/Nominating Committee met on January 24th, 2017 and after a thorough review of all of the submittals, which included resumes and the Board's approved Self-Assessment document, the committee vetted the documents against the gaps of financial acumen, human resources acumen, and strong corporate business acumen, they selected six individuals to interview. The interviews were conducted on February 9th, 2017. On March 7th the Governance/Nominating Committee consisting of Grant Wasnik, Chair and members, Karen Gibbons, Sandra Masters (invited member), and Mark Stefan (in absentia) discussed and ranked the six individuals noting that there were four successful candidates. After a thorough discussion, it was agreed that the previous ex-officio provincial government appointee, Tiffany Stephenson would be approached to fill the 13th position. Tiffany, the committee believes, fills the skills and expertise required and is a fit for the current Board. All successful candidates have agreed to let their names stand as per the above terms and this Board Decision Item reflects the outcome of those discussions.

A handwritten signature in black ink, appearing to read 'Jeff MacPherson', is written over a horizontal line.

Jeff MacPherson, Chair
The Regina Exhibition Association Limited
Board of Directors

The Regina Exhibition Association Limited
operating Evraz Place

Statement of Financial Position

As at December 31, 2016

	2016 \$	2015 \$
Assets		
Current Assets		
Cash	8,231,342	7,510,061
Accounts and grants receivable (note 12)	4,122,988	986,086
Inventories	271,026	260,923
Supplies and prepaid expenses	158,662	96,979
	<u>12,784,018</u>	<u>8,854,049</u>
Long-term accounts receivable (note 12)	400,000	600,000
Capital assets (note 3)	84,581,130	67,592,269
	<u>97,765,148</u>	<u>77,046,318</u>
Liabilities and Net Assets		
Current liabilities		
Accounts payable and accrued liabilities	9,884,563	3,544,233
Deferred revenue and deposits (note 5)	4,775,987	5,742,775
Current portion of long-term debt (note 4)	24,573	170,688
	<u>14,685,123</u>	<u>9,457,696</u>
Long-term debt (note 4)	16,382	52,176
Deferred grants and other contributions (note 5)	76,645,184	60,567,794
	<u>91,346,689</u>	<u>70,077,666</u>
Share capital (note 7)	10	10
Investment in capital assets	7,894,991	6,801,611
Accumulated (deficit) surplus	(1,476,542)	167,031
Net assets	<u>6,418,459</u>	<u>6,968,652</u>
	<u>97,765,148</u>	<u>77,046,318</u>

See accompanying notes

Approved by the Board:

Director _____
Director _____

The Regina Exhibition Association Limited
operating Evraz Place

Statement of Changes in Net Assets

For the Year Ended December 31, 2016

	Share capital \$	Investment in capital assets \$	Accumulated surplus (deficit) \$	2016 \$	2015 \$
Balance, beginning of year	10	6,801,611	167,031	6,968,652	6,375,732
Net (loss) income for the year	-	-	(550,193)	(550,193)	592,920
Amortization	-	(4,407,468)	4,407,468	-	-
Capital contributions deferred	-	(19,165,394)	19,165,394	-	-
Capital contributions recognized	-	3,088,004	(3,088,004)	-	-
Investment in capital assets during the year	-	21,396,329	(21,396,329)	-	-
Net change in long term debt	-	181,909	(181,909)	-	-
Balance, end of year	10	7,894,991	(1,476,542)	6,418,459	6,968,652

See accompanying notes

Regina Exhibition Association Limited
operating Evraz Place

Statement of Income

For the Year Ended December 31, 2016

	2016 \$	2015 \$
Revenues		
Sales	16,776,297	16,628,978
Rentals	8,249,488	8,518,974
Contributions and other income	3,489,328	3,763,188
Sponsorships and advertising	1,684,469	1,725,224
Revenue continuance (note 10)	2,600,000	2,600,000
	<u>32,799,582</u>	<u>33,236,364</u>
Expenses		
Administration	1,531,260	1,302,661
Amortization	4,407,468	4,374,303
Cost of goods sold	3,202,849	3,143,191
Repairs and maintenance	961,081	422,495
Supplies, equipment and contracted services	3,950,995	6,735,005
Utilities	2,266,223	2,346,482
Wages and employee benefits	17,029,899	14,319,307
	<u>33,349,775</u>	<u>32,643,444</u>
Net (loss) income for the year	<u>(550,193)</u>	<u>592,920</u>

See accompanying notes

The Regina Exhibition Association Limited
operating **Evraz Place**

Statement of Cash Flows

For the Year Ended December 31, 2016

	2016 \$	2015 \$
Operating activities		
Net (loss) income for the year	(550,193)	592,920
Items not affecting cash		
Amortization	4,407,468	4,374,303
Deferred capital contributions recognized	(3,088,004)	(3,308,959)
	769,271	1,658,264
Net increase in non-cash working capital balances related to operations (note 6)	3,330,248	63,757
Net cash generated through operating activities	4,099,519	1,722,021
Financing activities		
Repayment of long-term debt	(181,909)	(209,424)
Contributions received	18,200,000	5,603,962
Net cash generated through financing activities	18,018,091	5,394,538
Investing activities		
Purchase of capital assets	(21,396,329)	(2,659,726)
Increase in cash during the year	721,281	4,456,833
Cash, beginning of year	7,510,061	3,053,228
Cash, end of year	8,231,342	7,510,061

See accompanying notes

The Regina Exhibition Association Limited
operating Evraz Place

Notes to the Financial Statements

For the Year Ended December 31, 2016

1. Description of the business

The Regina Exhibition Association Limited (the Association) is a not-for-profit organization incorporated in 1907 by "An Act to incorporate The Regina Exhibition Association Limited", being Chapter 41 of the Statutes of Saskatchewan, 1907. The Association transitioned to The Non-profit Corporations Act, 1995 (Saskatchewan), on January 1, 2014 under an Order in Council approving the Association's Articles of Continuance, which were passed by a special resolution of the shareholders on May 1, 2012. Since the Association is a not-for-profit organization, it is not subject to either federal or provincial income taxes.

2. Accounting policies

The financial statements have been prepared in accordance with Canadian public sector accounting standards for government not-for-profit organizations.

Preparation of financial statements requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenue and expenses during the year. These estimates are reviewed periodically and adjustments as necessary are reported in the period of review. Significant areas requiring the use of management estimates is the useful life of long-lived assets and allowance for doubtful accounts.

a) Capital assets and amortization

Capital assets are recorded at cost. Amortization is recorded over the estimated useful life of the assets as follows:

Buildings	-straight-line over 10 to 30 years
Equipment	-straight-line over 3 to 20 years

b) Revenue recognition

Sales revenue, including catering, concessions and events, and rental revenue are recognized as services are provided. Sponsorship and advertising revenue is recognized based on the terms of the contract.

c) Grants and other contributions

Grants and other contributions received by the Association are accounted for as follows:

- i) Grants and other contributions to assist with the financing of capital asset additions are recorded as deferred capital contributions (see note 5). The portion of the grant and other contributions equivalent to the annual amortization expense of the related asset is recognized annually as contributions and other income.
- ii) Grants and other contributions that are restricted and not specifically intended for capital asset additions are recorded in revenue in the period the related expenses are incurred.

d) Financial instruments

All financial instruments are recognized at fair value upon initial recognition.

All of the Association's financial instruments are measured at amortized cost following initial recognition.

When an impairment is indicated, and when actual impairment has occurred, the financial instrument's carrying amount is reduced to its realizable value.

3. Capital assets

	Cost		Accumulated amortization		Net book value	
	2016	2015	2016	2015	2016	2015
	\$	\$	\$	\$	\$	\$
Buildings	119,311,470	98,388,280	37,144,111	33,374,413	82,167,359	65,013,867
Equipment	8,189,848	7,716,709	5,776,077	5,138,307	2,413,771	2,578,402
	<u>127,501,318</u>	<u>106,104,989</u>	<u>42,920,188</u>	<u>38,512,720</u>	<u>84,581,130</u>	<u>67,592,269</u>

4. Long-term debt

	2016	2015
	\$	\$
Loan payable to Royal Bank of Canada in monthly payments of \$15,416 including interest at 3.6%. Specific equipment is pledged as security. Repaid in September, 2016.	-	136,661
Loan payable to Roynat in monthly payments of \$774 including interest at 14.7%. Specific equipment is pledged as security. Repaid in November, 2016.	-	7,924
Loan payable to RCAP in monthly payments of \$437 including interest at 11.8%. Specific equipment is pledged as security. Repaid in September, 2016.	-	3,741
Loan payable to Peak Performance in monthly payments of \$2,048, with no applicable interest. Specific assets are pledged as security. Due August, 2018.	40,955	74,538
	<u>40,955</u>	<u>222,864</u>
Less current portion	24,573	170,688
	<u>16,382</u>	<u>52,176</u>

The estimated principal repayments in the next four years are as follows:

2017	\$	24,573
2018		16,382

The Association has authorized loan facilities totaling \$12,000,000 available at Prime minus 0.25%. The balances outstanding on these loan facilities are nil (2015 - nil).

5. Deferred revenue, deposits, grants and other contributions

	2016	2015
	\$	\$
Opening deferred grants and other contributions	60,567,794	63,391,660
Amounts deferred in year	19,165,394	485,093
Amounts recognized in year	(3,088,004)	(3,308,959)
Ending deferred revenue, deposits, grants and other contributions	<u>76,645,184</u>	<u>60,567,794</u>

A payment of \$4,153,475 (2015 - \$5,118,869) from the City of Regina is included in deferred revenue and deposits to be used towards future funding of the International Trade Centre.

6. Net increase in non-cash working capital balances related to operations

	2016	2015
	\$	\$
Accounts and grants receivable	(3,136,902)	975,727
Inventories	(10,103)	(45,345)
Supplies and prepaid expenses	(61,683)	(28,180)
Long-term accounts receivable	200,000	(600,000)
Accounts payable and accrued liabilities	6,340,330	(248,999)
Deferred revenue and deposits	(1,394)	10,554
	<u>3,330,248</u>	<u>63,757</u>

7. Share capital

	2016	2015
	\$	\$
Issued-		
1 share (2015 - 1 share)	10	10

8. Financial risk management

The association has a risk management framework to monitor, evaluate and manage the principal risks assumed with financial instruments. The significant financial risks to which the Association is exposed are:

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Association is exposed to credit risk on the accounts receivable from its customers. The major accounts receivable balance is with the City of Regina (see note 12) and the remaining from a number of customers.

In order to reduce its credit risk, the Association has adopted credit policies, which include the review of a new customer's credit history and financial position before extending credit and conducting regular reviews of its existing customers' credit performances to reflect the Association's credit policies. The Association has incurred insignificant bad debt expense.

9. Financial instruments

The Association's recognized financial instruments consist of cash, accounts receivable, accounts payable and accrued liabilities, and long-term debt. The fair value of cash, accounts receivable, accounts payable and accrued liabilities approximates carrying value given the short term nature of the amounts. The fair value of long-term debt approximates carrying value based on the terms of the debt agreements.

10. Revenue continuance

On November 22 1997, the Association ceased operating its casino. In accordance with an agreement between the Association and the Province of Saskatchewan, a 30 year agreement was entered into whereby the Association will receive \$2,600,000 annually to maintain its earnings.

11. Contingencies and commitments

The Association is subject to certain legal matters arising in the normal course of business, none of which are expected to materially affect the financial results of the Association.

The Association has outstanding capital construction commitments in the amount of \$16.7 million (2015 - \$35.9 million).

12. Related parties

During the year the Association conducted business with the City of Regina in the normal course of operations and at prices equivalent to unrelated purchases, as follows:

	2016	2015
	\$	\$
Revenues for the year:		
Sales	1,967,668	227,589
Rentals	1,378,263	1,346,762
Contributions and other income	576,667	526,667
Expenses for the year:		
Supplies, equipment and contracted services	98,281	91,792
Utilities	248,170	243,256
Accounts receivable, at December 31	2,819,752	237,915
Long-term accounts receivable (repayable in installments of \$200,000 annually commencing June, 2017)	400,000	600,000
Accounts payable, at December 31	35,942	372,069

The buildings and other facilities of the Association are located on the land that belongs to the City of Regina. Such land is being used by the Association at no consideration.

GENERAL BYLAWS

INCORPORATION and NAME

1. The name of the association is "The Regina Exhibition Association Limited" (REAL).
2. The association was incorporated in 1907 by "An Act to incorporate The Regina Exhibition Association Limited", being Chapter 41 of the Statutes of Saskatchewan, 1907.
3. The association transitioned to The Non-profit Corporations Act, 1995 (Saskatchewan) January 1st, 2014 under an Order of Council approving the Articles of Continuance.

HEAD OFFICE

4. The head office of the association shall be in the city of Regina, Saskatchewan.

LEGISLATION

5. When interpreting these bylaws, words and expressions have the same meaning as when used in The Non-profit Corporations Act, 1995 (Saskatchewan), unless the context otherwise requires.

DEFINITIONS

6. The following definitions are understood:
 - a) Act: The Non-profit Corporations Act, 1995 (Saskatchewan)
 - b) Auditor: The external auditor of REAL
 - c) Board: Board of Directors of the Association
 - d) City: The City of Regina
 - e) Committee: Board appointed standing committee of REAL
 - f) Council: The Council of the City of Regina
 - g) Director: A member of the Board of the Directors of the Association
 - h) Ex-officio: Positions without vote

- i) Member: Class A member of the Association – the City of Regina
- j) Officers – The Chair of the Board; The President and CEO; The Chief Financial Officer; and The Governance Officer
- k) REAL: The Regina Exhibition Association Limited
- l) Proxy Holder: The City of Regina voting designate and duly appointed City representative
- m) Unanimous Member Agreement – agreement between the City of Regina and The Regina Exhibition Association Limited in accordance with section 136 of The Non-profit Corporations Act, 1995 (Saskatchewan)
- n) The headings used in the bylaws are inserted for reference only and are not to be considered in constructing the terms thereof or to be deemed in any way to clarify, modify, or explain the effect of any such terms.
- o) All terms contained in the bylaws and which are defined in the Act shall have the meanings given to such terms in the Act.
- p) Words importing the masculine gender shall include the feminine, and words importing the singular shall include the plural and vice versa.

MEMBERS

7. The association shall have one class of member being a Class A member. Only the City of Regina shall hold one Class A membership. The Class A membership is entitled to one vote at all membership meetings. The City of Regina, as holder of the Class A membership, shall be represented at meetings of the members of the Corporation by any individual authorized by a resolution of the Council of the City of Regina to act as its proxy holder.

The Bylaws of the association may be enacted or amended only by the vote of the proxy holder of the City of Regina, or by a resolution in writing signed by such proxy holder.

MEETINGS OF MEMBERS

8. The annual meeting of the member of the association shall be held each year at such time and place as decided by Resolution of the Board of Directors.

9. At the annual meeting, the member shall:
- a) appoint directors as required by these Bylaws,
 - b) appoint auditors to audit the books of the association as recommended by the Board of Directors of REAL
 - c) receive the financial statements of the association,
 - d) receive the reports of the Board
 - e) and the auditors, and
 - f) transact any other business which under the Act, Unanimous Member Agreement, and Bylaws must be transacted at an Annual Meeting.
10. Special meetings of the member may be held from time to time and at such place as the Board may determine, or shall be called by the Chair for a specific purpose when requested to do so by a resolution in writing from the Class A member.

BOARD OF DIRECTORS, POWERS AND TERMS

11. The Board of Directors govern the association, by:
- a) Approving strategic direction (plan including mission, vision, values and objectives);
 - b) Stewarding the resources (approving budget, overseeing risk, delegating authorities);
 - c) Supervising the President and CEO of the association (appointing, evaluating, engaging, guiding and monitoring);
 - d) Approving the hierarchy governing policies;
 - e) Making strategic level decisions appropriate to governance; and
 - f) Being accountable to the member.
12. The Board of Directors shall have the full powers of the association to manage activities and affairs of the association. All Bylaws and amendments to Bylaws shall be presented to the next meeting of the member and notice of all such Bylaws or amendments shall be given in the notice of meeting.
13. Every director, in exercising his or her powers and discharging his or her duties, shall:
- a) Act honestly and in good faith with a view to the best interests of the association;

- b) Exercise the care, diligence and skill that a reasonably prudent person would exercise in comparable circumstances; and
 - c) Comply with the Act, the Unanimous Member Agreement, these Bylaws and any policies adopted by the Board.
14. The Board of Directors shall consist of nine (9) to fifteen (15) directors:
- a) Seven (7) to Thirteen (13) voting directors nominated by the Governance/Nominating Committee for recommendation by the Board of Directors to the City Council appointed Proxy Holder for appointment;
 - b) One (1) ex-officio director appointed by the Ministry of Agriculture; and
 - c) One (1) ex-officio director appointed by the City of Regina Council.
15. The Board of Directors shall by resolution adopt a policy governing the nomination process for voting appointed directors.
16. Voting appointed directors shall hold office as follows: Five (5) 1-year terms; four (4) 2-year terms; and four (4) 3-year terms. All new voting appointed directors will serve for one 1-year term. When the 1-year term is up and if these voting appointed directors are to be considered for re-appointment, their re-appointment will be for a 3-year term. There are four 3-year terms. If all five 1-year voting appointed directors are re-appointed by City Council, one voting appointed director will be asked by the Governance/Nominating Committee to remain in the one-year term. There will be a draw of all five voting appointed directors to decide which voting appointed director will stay in the 1-year term and not move into the 3-year term, if there are no volunteers.
17. Appointed directors may serve for up to ten consecutive years.
18. The office of voting appointed director shall be automatically vacated:
- a) if a voting appointed director shall resign his or her office by delivering a written resignation to the Governance Officer;
 - b) if he or she is found to be a mentally incompetent or become of unsound mind;
 - c) if he or she becomes bankrupt or suspends payment or compounds with his or her

- creditors; or
d) on death.

19. The Board of Directors may by resolution adopt a policy whereby a director may be removed from office during their term for a cause not stated above.
20. If an elected director ceases to be a director for any reason, the Board of Directors may, if it considers necessary, fill the vacancy.

BOARD MEETINGS, QUORUM AND VOTING

21. A majority of the voting appointed directors shall constitute a quorum of the Board.
22. Decisions of the Board at any meeting shall be determined by a majority of votes of those voting appointed directors present. In case of a tie, the Chair shall have the deciding vote.
23. The Board shall hold an annual organizational meeting after the results of the Board appointments are known and in conjunction with the Annual Meeting. Subsequent meetings of the Board shall be held quarterly on dates to be set by the Chair. Additional meetings of the Board may be held on dates to be set by the Chair, the Board, or a quorum of directors.
24. Written notice of the time and place of each meeting of the Board after the organizational meeting, with a proposed agenda listing items to be dealt with as business at the meeting, shall be given to each director not less than five days before the time when the meeting is to be held. Each director shall provide to the Governance Officer at the organizational meeting a street address, fax number and e-mail address to which such written notices may be sent. A director may, in any manner, waive notice of or otherwise consent to a meeting of the Board: all directors must waive notice or otherwise consent in order for the meeting to proceed.
25. A resolution in writing, signed by all the directors entitled to vote on that resolution at a meeting of the Board or a Board Committee is as valid as if it had been passed at a meeting of the Board or Board Committee. A copy of every such resolution shall be kept with the minutes of the proceedings of the Board or Board Committee.

26. The Board of Directors may by resolution adopt a policy whereby a director may participate in a meeting of the Board or of a Board Committee by means of the telephone or such other communications facilities as permits all persons participating in the meeting to hear each other, and a director participating in such a meeting by such means is deemed to be present at the meeting.
27. A director who is present at a meeting of the Board or a Board Committee is deemed to have consented to any resolution passed or action taken at that meeting unless he or she requests that his or her dissent be entered in the minutes of the meeting.
28. Directors perform the duties imposed on them and exercise the powers conferred on them by resolution at a duly called Board meeting at which a quorum is present. Individual directors have no authority outside of Board meetings and should conduct their relationships with staff and the community on that basis.

BOARD COMMITTEES

29. The Board of Directors may establish and may dissolve from time to time Board Committees to deal with matters delegated by the Board.
30. The Board shall establish an Audit Committee to oversee the financial reporting of the Association. The Audit Committee may be combined with other committees as the Board sees fit.
31. Notwithstanding anything contained in the policies governing any Board Committee, the quorum for Board Committees shall be fifty percent of the directors who are on the Committee, plus one. The decisions of the Committee at any meeting shall be determined by majority of votes of those Committee members present. In the case of a tie, the Committee Chair shall have the deciding vote.
32. The Chair is to be a non-voting ex-officio member of all Board Committees.
33. The ex-officio Ministry of Agriculture and City of Regina appointees shall not serve on

committees.

OFFICERS AND DELEGATIONS OF AUTHORITY

34. The Officers of the association shall be:

- a) The Chair
- b) The President and CEO
- c) The Chief Financial Officer
- d) The Governance Officer

35. The Chair of the Board, along with the Chairs of the Board Committees, shall be chosen by the Board each year from among the directors at the first board meeting following the annual meeting. The Board and Committee Chairs may be recommended for nomination by a Nominating (or Governance and Nominating) Committee. The same individual may serve as Board Chair for up to nine (9) consecutive years.

36. The other officers need not be directors; and shall continue in office until others are chosen to fill their places.

37. The powers, duties and responsibilities of the officers shall be determined by the Board of Directors and outlined in the policies. Unless restricted by the Act, Unanimous Member Agreement, or Bylaws, the Board of Directors may delegate authority levels to exercise powers, execute instruments, contracts, etc. Unless restricted by the Act, Unanimous Member Agreement, Bylaws or policy, these authority levels may be further sub-delegated.

38. The Chair leads the Board and ensures its effectiveness, by

- a) presiding over meetings of the member and the Board;
- b) ensuring their orderly deliberation and decision-making;
- c) reviewing and ensuring the completeness of their agendas and minutes; and
- d) fulfilling other responsibilities assigned by the Board.

39. The President shall:

- a) act as the chief executive officer of the association;
 - b) direct and ensure the effective and efficient operation of the business and affairs of the association;
 - c) comply with the Act, Unanimous Member Agreement, Bylaws and policies of the association;
 - d) report to the Board.
40. The President and Chief Executive Officer has the right to attend and speak at all Board and Board Committee meetings; provided, however, that they may hold brief in camera sessions at meetings in the absence of the CEO in order to review the CEO's performance and to deal with significant governance matters not benefiting from the presence of the CEO.
41. The Chief Financial Officer shall maintain the financial books and records of the association, including:
- a) the sums of money received and expended by the association and the matters in respect of which such receipts and expenditures take place;
 - b) all sales and purchases by the association; and,
 - c) the assets and liabilities of the association.
42. REAL shall not take the following action without the prior approval of the City: Any transaction or series of related transactions that are outside of the normal course of business of REAL and involve an expenditure of an amount exceeding \$500,000, unless such transaction or series of related transactions have been approved in the annual budget for such fiscal year.
43. The Board may by resolution authorize the association to borrow money from a bank or other recognized lending institution if and when required, and may, as collateral, pledge or mortgage the assets or any portion of the assets of the association.
44. The Governance Officer shall maintain the (non-financial) books and records of the association, including:
- a) All appointments of officers;
 - b) The names of the directors present at each meeting of the Board and each meeting of any Board Committee;

- c) The minutes, including all resolutions and proceedings at all meetings of the member, the Board, and Board Committees; and
- d) Any matter required by the Act to be recorded by the Board.

CONFLICTS OF INTEREST

45. Directors and Officers shall:

- a) other than as prescribed, avoid and refrain from involvement in or situations of conflict of interest;
- b) disclose honestly their individual conflicts of interest, if any, as prescribed; and,
- c) disclose their interest, in any way, directly or indirectly, in a proposed or existing contract or transaction with REAL, and shall refrain from participating in the matter.

INDEMNIFICATION

46. Subject to the Act, 111(1)-(8), the association shall indemnify the directors and officers who act or acted at the association's request against all costs, charges and expenses, including an amount paid to settle an action or satisfy a judgment, reasonably incurred by him or her in respect of any civil, criminal or administrative action or proceeding to which he or she is made a party by reason of being or having been a director or officer of the association if he or she acted honestly and in good faith with a view to the best interests of the association and in the case of a criminal or administrative action or proceeding that is enforced by a monetary penalty, had reasonable grounds for believing that this conduct was lawful.

FINANCIAL YEAR

47. The financial year of the association shall be January 1st through December 31st.

TRANSITION

48. The previous General Bylaws of the association are repealed as of the coming into force of these Bylaws, provided that such repeal shall not affect the previous operation of any Bylaws so repealed or affect the validity of any act done or right, privilege, obligation or liability acquired or incurred under or the validity of any contract or agreement made pursuant to any

such Bylaws prior to their repeal. All Officers and persons acting under any Bylaws so repealed shall continue to act as if appointed under the provisions of these Bylaws and all resolutions of the member or Board with continuing effect passed under any repealed Bylaws shall continue good and valid, except to the extent inconsistent with these Bylaws and until amended or repealed.

- 49.** The Board is explicitly empowered to take reasonable steps to enable a smooth transition from the previous General Bylaws to the new General Bylaws. For example, previously established Committees may continue to operate for a period of months while completing substantive work before their dissolution or consolidation takes effect.

April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: Regina Warehouse Business Improvement District - 2017 Budget

RECOMMENDATION

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- APRIL 12, 2017**

That City Council approve Regina's Warehouse Business Improvement District's (RWBID) 2017 budget as detailed in Appendix A.

EXECUTIVE COMMITTEE - APRIL 12, 2017

Mark Heise, representing Regina Warehouse BID addressed and answered questions of the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #2 does not require City Council approval.

Mayor Michael Fougere, Councillors: Andrew Stevens (Chairperson), Sharron Bryce (teleconference), Lori Bresciani, John Findura, Jerry Flegel, Bob Hawkins, Jason Mancinelli, Joel Murray, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on April 12, 2017, considered the following report from the Administration:

RECOMMENDATION

- . That City Council approve Regina's Warehouse Business Improvement District's (RWBID) 2017 budget as detailed in Appendix A.
- . That this report be forwarded to the April 24, 2017 City Council meeting for approval.

CONCLUSION

Under *The Cities Act*, City Council is required to approve the proposed budget for Regina's Warehouse Business Improvement District. Regina Warehouse has submitted an operating

budget of \$257,018 for approval.

BACKGROUND

The purpose of this report is to submit the Regina Warehouse Business Improvement District's 2017 Budget for approval. A copy of the proposed budget for 2017 is included in Appendix A.

Section 26 of *The Cities Act*, requires that the RWBID submit to City Council for approval the estimated revenues and expenditures for the current year.

DISCUSSION

In 2003, City Council passed Bylaw 2003-15 to create Regina's Old Warehouse Business Improvement District. Effective January 28, 2007, City Council approved the change of the District's name to Regina's Warehouse Business Improvement District. The RWBID activities are guided by a board of directors according to the responsibilities and obligations in Section 25 and 26 of *The Cities Act* and Bylaw 2003-15.

The attached budget submission provides information on the proposed revenues, expenditures, vision and priorities of the RWBID. Points to note about the budget include:

- The total budget for 2017 expenditures is \$257,018 funded through net revenues of \$257,018.
- Assessment appeals pose some uncertainty for RWBID. Operating revenues are reduced by \$6,206 to estimate the potential loss in revenue as a result of assessment appeals, based on information provided by the City of Regina.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no budget implications for the City.

The proposed budget for 2017 expenditures of \$257,018 is fully funded through the RWBID levy and other sources of funding.

The RWBID assessment levy is billed and collected by the City of Regina. Amounts collected are disbursed to RWBID.

Environmental Implications

None related to this report.

Policy and/or Strategic Implications

None related to this report.

Other Implications

None related to this report.

Accessibility Implications

None related to this report.

COMMUNICATIONS

A copy of this report has been provided to the RWBID. If approved by City Council, the mill rate for the RWBID will be posted on Regina.ca.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in black ink, appearing to read 'Jim Nicol', with a stylized flourish at the end.

Jim Nicol, Secretary

Appendix A

Regina's Warehouse Business Improvement District



2017 Proposed Budget

March 2017



2017 Proposed Budget Table of Contents

Table of Contents

1.0	EXECUTIVE SUMMARY	3
2.0	2017 BUDGET IN BRIEF:	4
3.0	2017 PLANNING	5
3.1	OUR VISION.....	5
3.2	2017 PLAN	5
4.0	2017 BUDGET	7
5.0	2017 BUDGET DETAILS	9
5.1	2017 BUDGET REVENUES	9
5.2	2017 BUDGET EXPENSES – ADMINISTRATION.....	10
5.3	2017 BUDGET EXPENSES – IDENTITY	11
5.4	2017 BUDGET EXPENSES – COMMUNITY DEVELOPMENT.....	12
5.5	2017 BUDGET EXPENSES – BUSINESS DEVELOPMENT	13



1.0 EXECUTIVE SUMMARY

In 2003, the Regina Old Warehouse District was granted approval to become a Business Improvement District under the Cities Act and continues to see change and new business coming to the area.

Significant awareness of and strong interest in the 80-block area has been heightened with the Railyard Renewal. The District is becoming a vibrant and prosperous area located adjacent to downtown. It is an enhancement to our downtown, housing the primary entertainment strip on Dewdney as well as over 550 diverse businesses.

Over 29 heritage warehouses, built in the style of the Chicago School of Architecture, remain in the District today with many converted to retail outlets and condominium projects. This repurposing ensures our heritage is not lost and also provides new life for these rock-solid structures that reflect our past. It is important to ensure property owners understand the heritage value of their properties as we prepare for the re-development coming to the District.

The Warehouse District's Board of Directors approved the 2017-18 Budget on March 31, 2017 proposing to decrease the Mill Rate to 0.47503.

There is excitement in the District in anticipation of change and great things coming to the area in the next few years. The Warehouse Business Improvement District welcomes the change of economic growth and development.



2.0 2017 BUDGET IN BRIEF:

	2015 Actual (Audited)	2016 Approved Budget	2016 Projected (Unaudited)	2017 Proposed Budget
<u>REVENUES</u>				
Net Property Tax Levy and Grants-in-Lieu	\$234,766	\$243,608	\$244,408	\$248,224
Less: Provision For Appeals	\$(791)	\$(210)		\$(6,206)
Grants-in-Lieu				
Grants	\$3,500			
Capital Reserve				\$15,000
Members' Contributions			\$49	
Festivals/Special Events	\$1,650	\$28,250	\$260	
City of Regina Grant		\$3,500		
Murals		\$10,000		
Fund Raising Projects (Advertising Map)	\$12,601		\$30	
Advertising	\$2,375	\$4,000	\$2,650	
Miscellaneous	\$88			
TOTAL REVENUE	\$254,189	\$289,148	\$247,397	\$257,018
<u>EXPENSES</u>				
Administration	\$101,895	\$106,509	\$102,257	\$151,638
Identity	\$20,484	\$54,060	\$65,529	\$55,394
Community Development	\$39,154	\$105,374	\$13,438	\$16,986
Business Development	\$12,010	\$7,700	\$4,324	\$33,000
TOTAL EXPENSES	\$173,543	\$273,643	\$196,343	\$257,018
EXCESS REVENUE OVER EXPENSES	\$80,646	\$15,505	\$51,053	0
NET SURPLUS (DEFICIT)	\$80,646	\$15,505	\$51,053	0
<u>ALLOCATIONS TO RESERVES</u>				
	2015	2016		
Total Capital Reserve	\$260,400	\$342,628		
Total Operating Reserve	\$82,228	\$71,631		
TOTAL RESERVES	\$342,628	\$414,259		



3.0 2017 PLANNING

Regina's Old Warehouse Business Improvement District (BID) was formed by City Council (Bylaw No. 2003-15) on March 10, 2003 and the former community association, Regina's Old Warehouse District Association (ROWDA) was dissolved as a non-profit corporation. On December 18, 2007, the Board approved a motion for rebranding, changing the formal name of the BID to Regina's Warehouse Business Improvement District. City Council approved the official name change on January 28, 2008. The BID is commonly referred to as the *Warehouse District*.

The Warehouse District boundaries are:

- west to east, Albert Street to Winnipeg Street;
- north to south, 4th Avenue to the CPR tracks

This includes approximately 80 blocks of both modern and historic 1920's Chicago-style buildings. The bylaw includes provision for a levy on commercial property within the District.

The BID is committed to supporting economic development by enhancing, promoting, marketing and rejuvenating the area. In 2017, the BID will focus on understanding our membership and the needs of these businesses through an economic study of the area expected to take place between June - August. The BID will continue to engage its members through education and appreciation events.

3.1 OUR VISION

In 2009 the Warehouse District Visioning Project was undertaken and received Board approval in 2010. A revised strategic plan (2015 – 2018) was approved by the Board of Directors on June 28, 2016. At this meeting three new strategic priorities were identified; Identity, Community Development, and Business Development).

Warehouse District Mission

Regina's warehouse District is a vibrant, growing and welcoming community where people live, work in and experience an attractive and distinct setting where design matters.

Warehouse District Vision

The Mission of the BID is to enhance, showcase, promote, market, facilitate, and rejuvenate the Warehouse District.

Guiding Principles

1. *Cooperate and collaborate with neighbouring communities while seeking and respecting the opinions of stakeholders.*
2. *Promote and encourage a diversity of uses that support sustainable development and stewardship of community resources and assets.*

3.2 2017 PLAN

As specified in the BID Bylaw, the purpose of the Warehouse District is:

To encourage the development of a vibrant and prosperous Warehouse District by improving the area's appearance and image, promoting and marketing the area, and



undertaking initiatives and projects that facilitate the ongoing rejuvenation and redevelopment of the area.

Long Term Plan Goals

1. **Vibrancy:** an environment that provides for entrepreneurial and creative spirits to inspire a dynamic neighbourhood which in turn encourages and supports retail, commercial, residential, historical and cultural viability.
2. **Inclusiveness:** welcoming all people through the celebration of the District's history and then strength that comes from our City's diversity.
3. **Attractiveness:** attracting businesses, residents and visitors in building and marketing Warehouse area as the District of choice to Work, Live and Experience!
4. **Sustainability:** caring deeply about and contributing to the balance of economic, social, environmental and cultural dimensions of the District
5. **Harmonious:** building and contributing to strong networks in the community; to foster growth and revitalization of amenities and services in the Warehouse District
6. **Opportunity-focused:** great entrepreneurial spirit; the WBID endeavours to achieve growing the district and its place of prominence in the City.

Our three strategic priorities as follows:

PILLAR #1 – IDENTITY

- To provide visual identity, brand recognition, while creating a destination that leverages District's unique warehouse area and other historic assets.

PILLAR #2 – COMMUNITY DEVELOPMENT

- To support the creation and delivery of infrastructure, experiences, events and activities to members of the community.

PILLAR #3 – BUSINESS DEVELOPMENT

- To support current businesses, attracting more business and encouraging partnerships between businesses.



4.0 2017 BUDGET

	2015 Actual (Audited)	2016 Approved Budget	2016 Projected (Unaudited)	2017 Proposed Budget
<u>REVENUES</u>				
Net Property Tax Levy and Grants-in-Lieu	\$234,766	\$243,608	\$244,408	\$248,224
Less: Provision For Appeals	791	(\$210)		(\$6,206)
Grants-in-Lieu				
Grants	\$3,500			
Capital Reserve				\$15,000
Members' Contributions			\$49	
Festivals/Special Events	\$1,650	\$28,250	\$260	
City of Regina Grant		\$3,500		
Murals		\$10,000		
Fund Raising Projects (Advertising Map)	\$12,601		\$30	
Advertising	\$2,375	\$4,000	\$2,650	
Miscellaneous	\$88			
TOTAL REVENUE	\$254,189	\$289,148	\$247,397	\$257,018
<u>EXPENSES</u>				
<u>Administration:</u>				
Administrative Expenses	\$20,777	\$22,001	\$23,916	\$28,218
Audit/Legal	\$8,610	\$10,000	\$3,833	\$10,000
Management Services	\$72,508	\$74,508	\$74,508	\$113,420
Total Administration	\$101,895	\$106,509	\$102,257	\$151,638
<u>Identity:</u>				
Newsletter	\$3,093	\$6,000	\$3,912	\$2,500
Social Media		\$5,100	\$1,603.55	\$1,700
Website hosting & development	\$431	\$18,000	\$15,071	\$350
Christmas Promotion				\$5,000
Advertising and promotion	\$5,283	\$30,410	\$35,211	\$14,444
Photography				\$1,900
Audio Walking Tour				\$4,500
Mural Project				\$10,000
Advertising Map	\$9,681			
Streetscaping (Capital Investment)	\$1,996	\$23,650	\$9,732	\$15,000
Total Identity	\$20,484	\$54,060	\$65,529	\$55,394
<u>Community Development:</u>				
Festivals	\$32,188	\$70,300	\$5,337	\$5,750
Clean-up Patrol	\$6,516	\$11,424	\$7,536	\$8,736
Streetscaping (Gardening in 2017)		\$23,650		\$2,500
Safety & Security	\$450		\$566	
Total Community Development	\$39,154	\$105,374	\$13,438	\$16,986
<u>Business Development:</u>				
Amortization	\$9,618			
Planning/Feasibility studies		\$1,000	\$1,250	\$25,000
Membership Reception	\$2,392	\$5,000	\$2,510	\$3,000
Member Events		\$800	\$564	\$5,000
Member survey		\$900		



Total Business Development	\$12,010	\$7,700	\$4,324	\$33,000
<u>Other</u>				
TCA Amortization - Land Improvement			\$3,907	
TCA Amortization - Vehicle			\$6,888	
TCA Amortization - Office & IT				
Total Other			\$10,794	
TOTAL EXPENDITURES	\$173,543	\$273,643	\$196,343	\$257,018
EXCESS REVENUE OVER EXPENSES	\$80,646	\$15,505	\$51,053	
Less: Provision For Appeals (in revenue section)				
NET SURPLUS (DEFICIT)	\$80,646	\$15,505	\$51,053	
SURPLUS, BEGINNING OF YEAR	\$260,400		\$342,628	
SURPLUS, END OF YEAR	\$342,628		\$414,259	
<u>ALLOCATIONS TO RESERVES</u>				
	2015		2016	
TOTAL CAPITAL RESERVE	\$260,400		\$342,628	
TOTAL OPERATING RESERVE	\$82,228		71,631	
TOTAL CAPITAL & OPERATING RESERVES	\$342,628		\$414,259	



5.0 2017 BUDGET DETAILS

5.1 2017 BUDGET REVENUES

5.1.1 Overview:

The levy on property owners continues to be the largest single source of revenue. However, the Board seeks to leverage those funds through grants, project partners, and other revenue generating opportunities. In 2010 an increase in the mill rate to 0.9785 was approved. This change was a re-alignment as result of the 2009 Tax Reassessment, which had reduced the BID levy. The 2010 mill rate returned the BID levy to revenue levels prior to the Tax Reassessment. The 2013 Tax Reassessment results in a proposed reduction to the 2013 MILL Rate.

History of the BID Mill Rate:

2004 - 0.930
 2005 - 1.13 (increased to cover decrease in total assessment)
 2006 - 1.13
 2007 - 1.3107 (this moved us to the same Mill rate as Regina Downtown BID)
 2008 - 1.3107
 2009 - 0.8809
 2010 - 0.9785 (to counter effect of 2009 Tax Reassessment)
 2011 - 0.9785
 2012 - 0.9785
 2013 - 0.7588 (reduced due to impact of 2013 Tax Reassessment)
 2014 - 0.7588
 2015 – 0.7588
 2016 – 0.7588

5.1.2 2017 Revenue Details:

	2015 Actual (Audited)	2016 Approved Budget	2016 Projected (Unaudited)	2017 Proposed Budget
REVENUES				
Net Property Tax Levy	234,766	243,608	244,408	248,224
Less: Allowance for property appeals (Note 1)	\$791	(\$210)		(\$6,206)
Grants-in-Lieu				
Grants	\$3,500			
Capital Reserve				\$15,000
Enhancement Contributions			\$49	
Festivals/Special Events	\$1,650	\$28,250	\$260	
City of Regina Grant		\$3,500		
Murals		\$10,000		
Advertising Map Sales	\$12,601		\$30	
Advertising in Newsletter	\$2,375	\$4,000	\$2,650	
Miscellaneous	\$88			
TOTAL REVENUE	\$254,189	\$289,148	\$247,397	\$257,018

Notes:

1) 2.5% as advised by the City of Regina



5.2 2017 BUDGET EXPENSES – ADMINISTRATION

5.2.1 Overview:

The BID uses staffing and services outsourced from an association management company called b-Creative. The Executive Director position is currently vacant with the intention to have a fulltime employee hired by the summer of 2017. The staffing provided by b-Creative is an Executive Director at 100% (full-time), Marketing and Communications at 95% (of full-time) and Administration Coordinator at 5% (of full-time). Part-time staff and summer staff hired to undertake the clean-up program are contracted by the Warehouse District and paid by monthly invoice.

The BID uses the City of Regina's auditor with a separate engagement and fee. The City has maintained the District's accounting since 2004, at an obvious cost saving. The BID's banking is also maintained by the City. All interest and/or bank fees are accounted for centrally.

5.2.2 2017 Budget Details:

	2015 Actual (Audited)	2016 Approved Budget	2016 Projected (Unaudited)	2017 Proposed Budget
<u>Administration Expenses:</u>				
Bad Debt Expense				
Insurance (Note 1)		\$4,000	\$3,646	\$4,000
Meetings (Note 2)		\$2,000	\$3,239	\$3,000
Memberships (Note 3)		\$2,317	\$3,250	\$1,313
Office Supplies		\$1,200	\$1,401	\$1,200
Postage and Delivery		\$1,100	\$1,235	\$1,100
Grants & Fundraising				
Printing and Photocopying		\$500	\$214	\$300
Office Space (Note 4)		\$9,204	\$9,204	\$11,516
Telephone and Fax (Note 5)		\$1,680	\$1,680	\$2,289
Travel (Note 6)		\$2,757	\$32	\$3,500
Administrative Expenses	\$20,777	\$22,001	\$23,916	\$28,218
<u>Audit Expense:</u>	\$8,610	\$10,000	\$3,833	\$10,000
<u>Management Fees: (Note 7)</u>	\$72,508	\$74,508	\$74,508	\$113,420
TOTAL ADMINISTRATION	\$101,895	\$106,509	\$102,257	\$151,638

Notes:

- 1) Includes Directors and Officers coverage, liability, and property insurance.
- 2) Meetings include expenses for Board meetings, planning sessions, and committee meetings.
- 3) Memberships in Tourism Regina, Chamber of Commerce, Community Radio, IDA (International Downtown Association) which is a strong BID resource for books, periodicals, conferences and online resources.
- 4) BID is allocated a \$960 per month share of the total rent.
- 5) Increase to \$190 per month due to new direct line for BID.
- 6) Includes International Downtown Association Conference in Winnipeg.
- 7) 2017 allocation: 100% Executive Director, 95% Marketing Coordinator, and 5% Administration Coordinator. Increase in fees is due to increase in staff and services provided. A new full-time ED will be hired where the previous agreement only included 50% of a full-time position.



5.3 2017 BUDGET EXPENSES – IDENTITY

5.3.1 Overview:

A key focus continues to be creating brand awareness of the Warehouse District area. Marketing of the area includes a new website launched in the fall of 2016, billboards, an electronic newsletter, and a social media following. The new website includes an interactive map, a business listing, news and events page, and a link to MLS properties in the area. The website also allows members to login and update their business page at any time.

The Warehouse District Dominion Park (original home of the Saskatchewan Roughriders) in partnership with the Saskatchewan Roughriders and Centennial Mall was opened June 2016.

The Warehouse District will be launching the Ghosting Mural project in 2017. We have several interested members and will be developing policies and a vetting process.

5.3.2 2017 Budget Details:

	2015 Actual (Audited)	2016 Approved Budget	2016 Projected (Unaudited)	2017 Proposed Budget
<u>Identity:</u>				
Newsletter	\$3,093	\$6,000	3,912	\$ 2,500
Social Media		\$5,100	\$1,603.55	\$1,700
Website hosting & development	\$431	\$18,000	\$15,071	\$350
Christmas Promotion				\$5,000
Advertising and promotion (Note 1)	\$5,283	\$30,410	\$35,211	\$14,444
Photography				\$1,900
Audio Walking Tour				\$4,500
Mural Project				\$10,000
Advertising Map	\$9,681			
Streetscaping (Note 2)	\$1,996	\$23,650	\$9,732	\$15,000
TOTAL IDENTITY	\$20,484	\$54,060	\$65,529	\$55,394

Notes:

- 1) Includes billboard, radio, print and online advertising.
- 2) Request from capital reserve to purchase and install branded park benches and garbage cans.



5.4 2017 BUDGET EXPENSES – COMMUNITY DEVELOPMENT

5.4.1 Overview:

Community development is important to our members and also plays a role in creating a vibrant community to work and live. Community events such as the annual Jane's Walk which takes the public on a walking tour through the area, encourages people to come and see what the area has to offer.

The District clean-up program remains an ongoing activity. In 2013 we formed a partnership with the North Central Family Centre to "sweep" the district once a week with their clean-up crew. We will continue that partnership in 2017.

5.4.2 2017 Budget Details:

	2015 Actual (Audited)	2016 Approved Budget	2016 Projected (Unaudited)	2017 Proposed Budget
<u>Community Development:</u>				
Community Initiatives/ Events	\$32,188	\$70,300	\$5,337	\$5,750
Clean-up Patrol (Note 1)	\$2,392	\$5,000	\$2,510	\$8,736
Streetscaping (Note 2)		\$23,650		\$2,500
Security	\$450		\$566	
TOTAL DEVELOPMENT	\$39,154	\$105,374	\$13,438	\$16,986

Notes:

- 1) North Central Family Centre clean-up crew.
- 2) Funds will be used for gardening and pocket park maintenance.



5.5 2017 BUDGET EXPENSES – BUSINESS DEVELOPMENT

5.5.1 Overview:

Business development is a fundamental priority of the BID. As the city grows and changes it is important that the BID understands the makeup of its members and continues to engage with them directly. Through membership education and networking events, the BID has developed close relationships with local business. This connection allows the BID to better understand the needs and wishes of the businesses in the area.

In addition to our member reception we will also be holding 4 member networking evening, giving members an opportunity to get to know their neighbors, and learn about what is happening in the area.

5.5.2 2017 Budget Details:

	2015 Actual (Audited)	2016 Approved Budget	2016 Projected (Unaudited)	2017 Proposed Budget
<u>Business Development:</u>				
Planning/Feasibility studies (Note 1)		\$1,000	\$1,250	\$25,000
Membership Reception	\$2,392	\$5,000	\$2,510	\$3,000
Member Events		800	564	5,000
TOTAL DEVELOPMENT	\$2,392	\$7,700	\$4,324	\$33,000

Notes:

1) Economic study of businesses, demographics, and industry mix of area to better inform the BID's future work.

April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: Discretionary Use Application (16-DU-26) Planned Group of Dwellings (Townhouses) –
5401 Beacon Drive

RECOMMENDATION

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
– APRIL 5, 2017**

That the Discretionary Use Application for a proposed Planned Group of Dwellings - Townhouses located at Block D, Plan No. 102170450, in the Harbour Landing subdivision as shown in Appendix A-1 and A-2 be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.12 inclusive, prepared by North Prairie Developments Ltd. and dated December 15, 2016.
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – APRIL 5, 2017

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

Recommendation #2 does not require City Council approval.

Councillors: Mike O'Donnell (Chairperson) and Barbara Young; Commissioners: David Bale, Pam Dmytriw, Phil Evans, Simon Kostic, Andre Kroeger, Laureen Snook and Steve Tunison were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on April 5, 2017, considered the following report from the Administration:

RECOMMENDATION

- 1. That the Discretionary Use Application for a proposed Planned Group of Dwellings - Townhouses located at Block D, Plan No. 102170450, in the Harbour Landing subdivision as shown in Appendix A-1 and A-2 be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.12 inclusive, prepared by North Prairie Developments Ltd. and dated December 15, 2016.
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

2. That this report be forwarded to the April 24, 2017 meeting of City Council for approval.

CONCLUSION

The applicant proposes to develop a Planned Group of Dwellings consisting of 11 townhouse buildings consisting of a total of 66 Townhouse dwelling units.

The subject property is currently zoned R5 – Residential Medium Density located within the Harbour Landing subdivision. The proposal complies with the Harbour Landing Concept Plan.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, the Administration recommends approval.

BACKGROUND

An application has been received for discretionary use approval to accommodate a Planned Group of Dwellings located at 5401 Beacon Drive. This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007*.

Pursuant to Subsection 56(3) of *The Planning and Development Act, 2007*, City Council may establish conditions for discretionary uses based on the nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

The applicant proposes to develop a planned group of 66 Townhouse dwelling units in 11 separate buildings on the subject property. The subject property is currently vacant and located within the R5 – Medium Density Residential Zone. Three of the buildings will contain 12 dwelling units, six of the buildings will contain four dwelling units and two of the buildings will contain three dwelling units. The site configuration and building locations are identified in Appendix A-3.1.

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

Land Use Details	Existing	Proposed
Zoning	R5–Medium Density Residential Zone	No change proposed R5-Medium Density Residential Zone
Land Use	Vacant	Planned Group of Dwellings - Townhouses
Number of Dwelling Units	Vacant	66
Building Area	Vacant	3,300.92 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	66 stalls (1 stall per unit)	105 stalls
Minimum Lot Area (m ²)	500 m ²	13,300 m ²
Minimum Lot Frontage (m)	15 m	97.92 m
Maximum Building Height (m)	11 m	10.64/9.82 m
Maximum Floor Area Ratio	0.85	0.72
Maximum Coverage (%)	50%	26.39%

As identified in the table above, the proposed development contains 105 parking stalls, which represents two parking stalls per unit for the exterior units and one parking stall per unit for the interior units as well as nine visitor stalls. The proposed number of parking stalls exceeds the required one parking stall per unit required by the Zoning Bylaw.

The proposal complies with the Harbour Landing Concept Plan which identifies the subject property for medium density residential development. The Harbour Landing Concept Plan is included in Appendix A-3.10.

The residential area will be well served by City Transit as there is service provided on James Hill Road which is within the standard distance of 400 metres for transit service for 90 per cent of the population.

The proposal requires screening and buffering as well as street trees along the north, east and west property lines. These landscaping elements are identified conceptually on the landscape plan in Appendix A-3.2. Interior landscaping and amenity space (five per cent) will also be included on the site as per Zoning Bylaw requirements.

Surrounding land uses include vacant land zoned UH-Urban Holding Zone and developed DCD–12 Zone (single detached dwellings) to the west, Norseman Park to the north, developed R5–Medium Density Residential Zone land with a planned group of dwellings similar to this proposal to the east and the TransCanada Highway to the south.

The proposed development is consistent with the purpose and intent of the R5 Zone with respect to providing for flexibility in building and site design in locations where residential development or redevelopment is desired at medium density.

RECOMMENDATION IMPLICATIONS

Financial Implications

The subject area will receive a full range of municipal services, including water, sewer and storm drainage. The applicant will be responsible for the cost of any additional or changes to existing infrastructure that may be required to directly or indirectly support the development, in accordance with City standards and applicable legal requirements.

Environmental Implications

Noise attenuation in the form of fencing has been provided along the south property line. This was addressed as a condition of approval of the original servicing agreement when the land was subdivided.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

Section D5: Land Use and Built Environment

Goal 1 - Complete Neighbourhoods: Enable the development of complete neighbourhoods

7.1 Require that NEW NEIGHBOURHOODS, NEW MIXED-USE NEIGHBOURHOODS, INTENSIFICATION AREAS and BUILT OR APPROVED NEIGHBOURHOODS are planned and developed to include the following:

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

Section D6: Housing Supply and Affordability

8.1 Support attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.

8.8 Support residential intensification in existing and New Neighbourhoods to create complete neighbourhoods.

The subject property is identified on the Harbour Landing Concept Plan attached to this report as Appendix A-3.10. The proposal complies with the Harbour Landing Concept Plan which identifies this site for medium density residential development. The proposal will contribute

positively to the objective of making Harbour Landing a complete community by providing a diversity of housing choice in close proximity to community services and amenities.

Other Implications

None with respect to this report.

Accessibility Implications

The Zoning Bylaw requires that two per cent of the required parking stalls be provided for persons with disabilities. The proposed development provides one parking stall for persons with disabilities which meets the minimum requirement.

COMMUNICATIONS

Communications with the public is summarized as follows:

Public notification signage posted on	December 22, 2016
Letter sent to immediate property owners	December 20, 2016
Public Open House held	N/A
Number of public comments sheets received	0

The application was circulated to the Albert Park Community Association (APCA). The Administration attempted follow-up contact with the APCA following circulation of the proposal but was not able to obtain comments prior to the deadline for submission of this report.

The applicant and interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving written notification of City Council's decision.

DELEGATED AUTHORITY

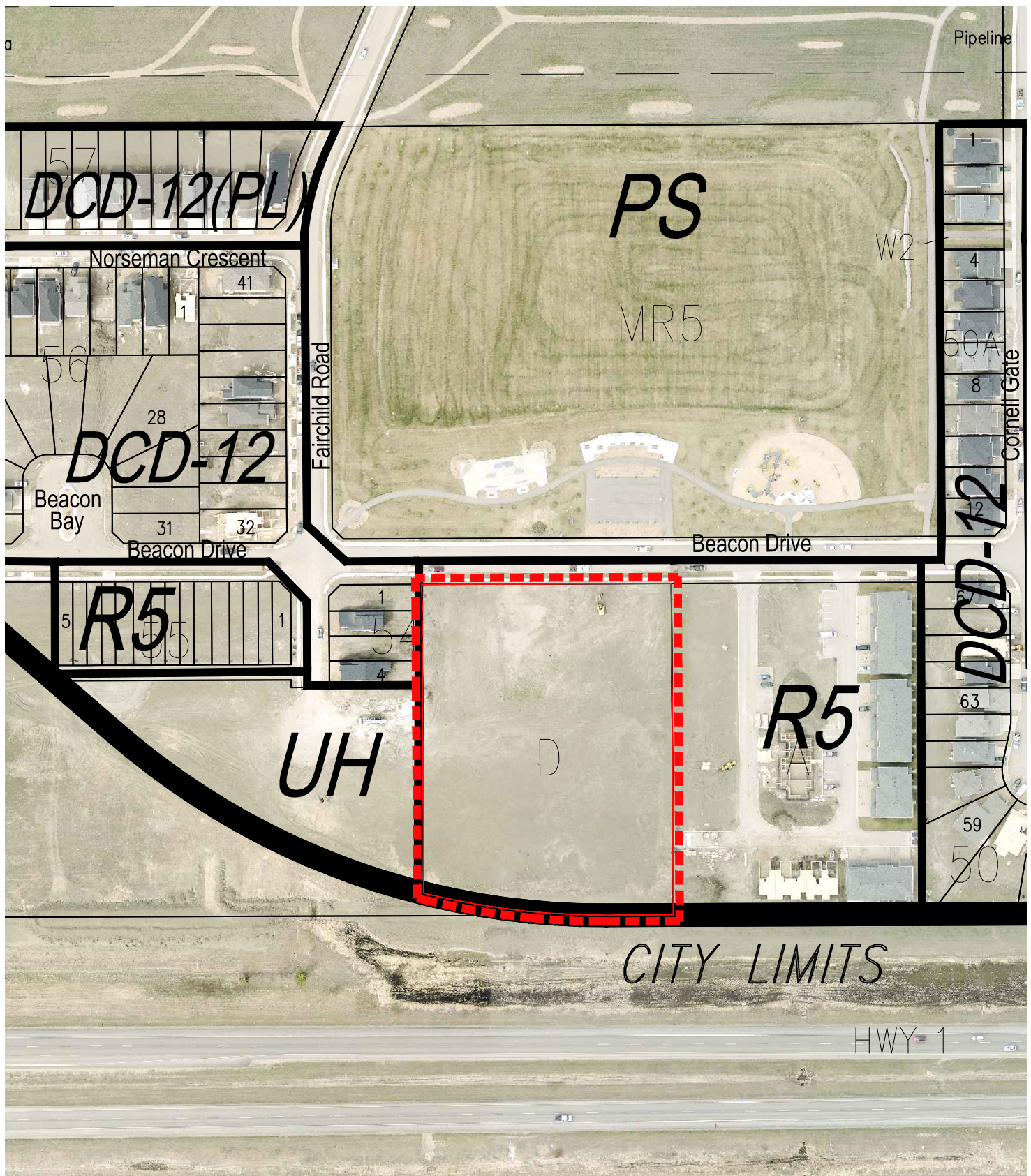
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



Subject Property



Project 16-DU-26

Civic Address/Subdivision 5401 Beacon Drive



Subject Property

Date of Photography: 2014



Project 16-DU-26

Civic Address/Subdivision 5401 Beacon Drive

Appendix A-3.1

32
102150054

MUNICIPAL **MR5** RESERVE

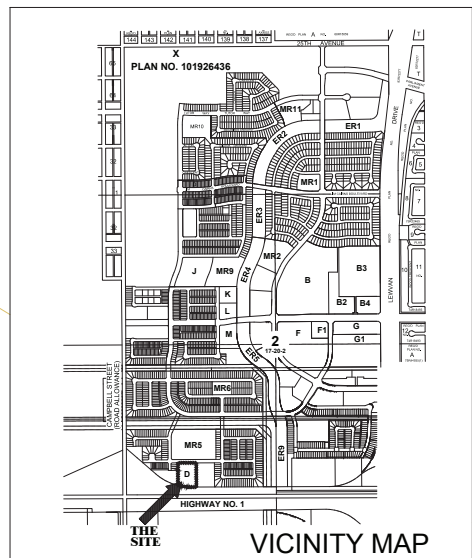
BEACON DRIVE

NO.	5	4	3	2	1
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**GILBERT
CRESCENT**

1
2
3
4
54
102150054
PLAN NO. 102160235

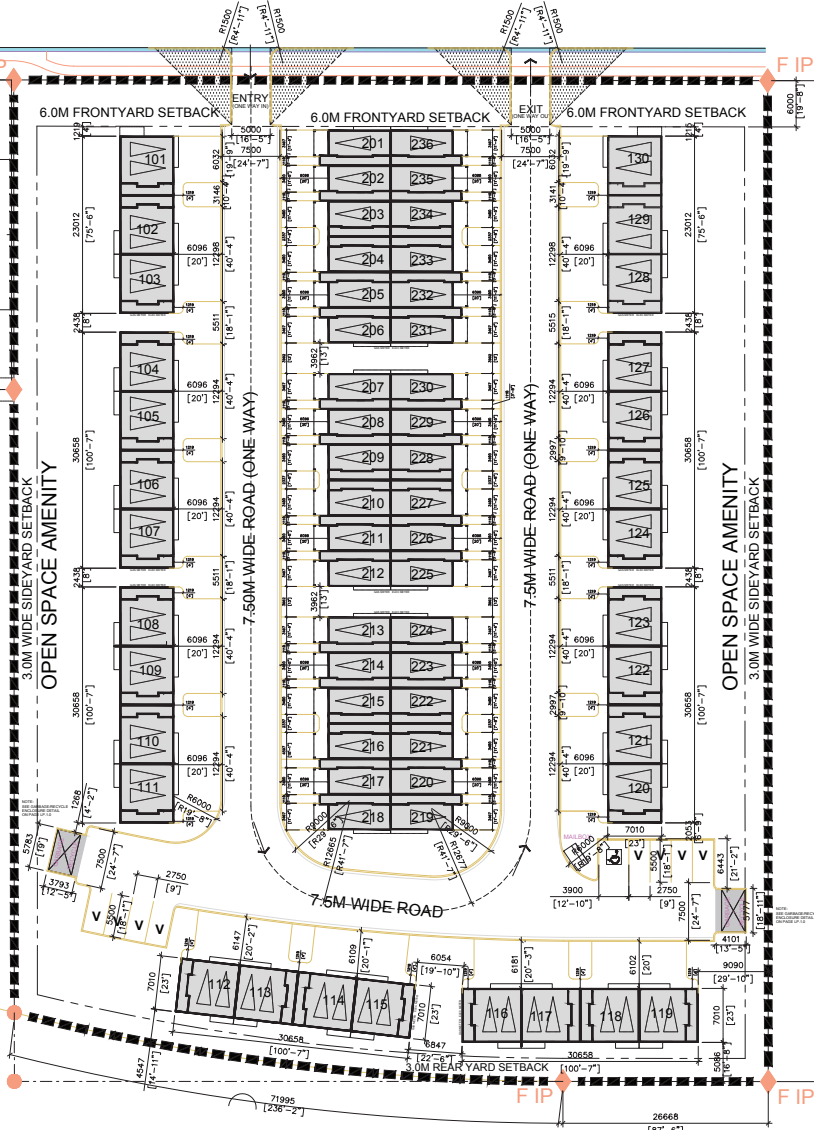
PLAN NO. 102160213



VICINITY MAP



OVERALL SITE PLAN
SCALE : 1:300M



CONDOMINIUM PLAN NO. 102156904
(PLAN NO. 102119015)

LEGEND:

LOT SIZE 3.09 ACRES (1.25 HECTARES) - 134,600.4 SQ FT
TOTAL LOT AREA (INCLUDING 1/2 OF ROAD WIDTH) = 3,308 ACRES (1.33 HECTARES)
DENSITY : 49.6 PER HECTARE
TOTAL NUMBER OF UNITS : 66 DWELLING UNITS
BUILDING HEIGHT : 10.64 M / 9.82 M
FLOOR AREA RATIO : 0.72
SITE COVERAGE : 26.39 %
OPEN SPACE REQUIREMENT : 825.55 SQ M COMMUNAL AMENITY AREA REQUIRED
80 BEDROOMS (EXCLUDING MASTER BEDROOM) @ 2,550M PER BEDROOM
= 200 SQ M OPEN SPACE REQUIRED
2,616.54 SQ M COMBINED OPEN SPACE PROVIDED
BUILDING FOOTPRINT CALCULATIONS:
12 FLEX B MODEL = 551.51 SQ M X 3 BUILDINGS = 1,544.53 SQ M
4 FLEX B MODEL = 233.38 SQ M X 6 BUILDINGS = 1,400.28 SQ M
3 FLEX B MODEL = 177.19 SQ M X 2 BUILDINGS = 354.38 SQ M
TOTAL BUILDING FOOTPRINT = 3,300.92 SQ M

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Consultants

Notes

Revisions

Issued

Client/Project



SASKATOON, SASKATCHEWAN
TEL: (306) 931-2880 - FAX: (306) 242-3133



PARKPLACE TOWNS
66 UNITS PLANNED DWELLING GROUP
PARCEL D - HARBOUR LANDING
5401 BEACON DRIVE

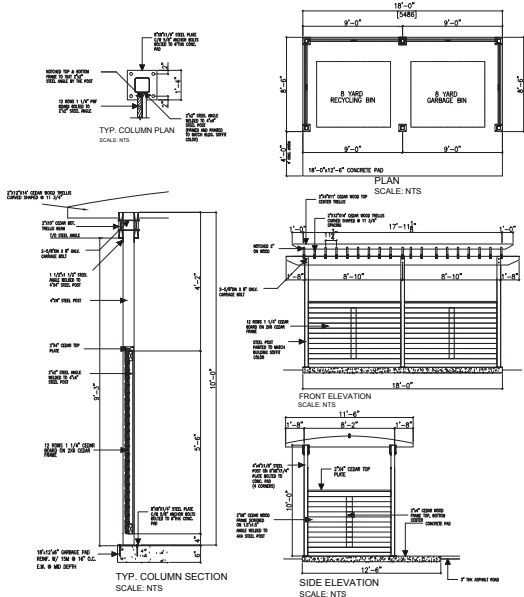
Address

Sheet Contents

OVERALL SITE PLAN

Project No. Scale
MF2017-01 1:300M
Drawing No. Sheet Revision
A1.0

Appendix A-3.2



GARBAGE/RECYCLE ENCLOSURE DETAIL

MAIN SERVICING AND UTILITIES LEGEND:



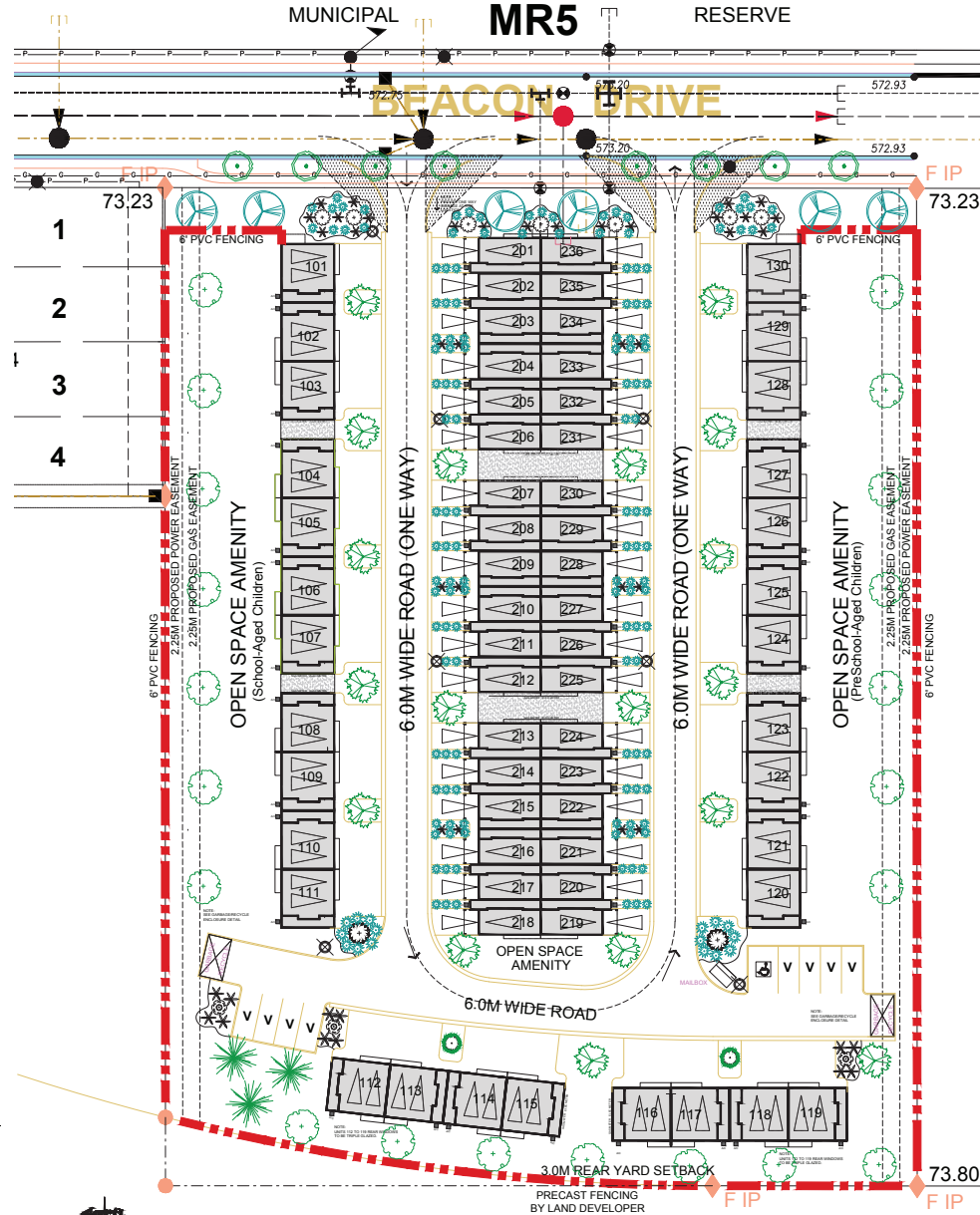
LANDSCAPING NOTES:

- PROVIDE CRUSHER DUST C/W LANDSCAPE FABRIC IN BETWEEN BUILDINGS
- ALL SHRUB BEDS TO BE MULCHED C/W VINYL BORDERS.
- USE CYPRESS BROWN MULCH OR EQUIVALENT. MINIMUM THICKNESS OF MULCHED SHALL BE 4"
- ALL OTHER AREAS NOT COVERED BY SHRUB BEDS SODDED.
- ALL LANDSCAPED AREA TO BE SPRINKLERED.
- PROVIDE IRRIGATION BOX FOR SPRINKLER C/W 2" dia. PIPE STUB OUT.
- PROVIDE SLEEVE WHERE IRRIGATION LINE CROSSES DRIVEWAYS AND SLEEVE.

LANDSCAPING REQUIREMENT :

- 15 % OF TOTAL SITE AREA
12,504.78 sqm x 15% = 1,875.17 sqm Landscaped Area
5,180 sq.m Landscaped Area Provided
- 1 TREE PER 40 sqm OF REQUIRED LANDSCAPED AREA
1,875.17 sqm / 40 sqm = 47 Trees Total Required
47 Total Trees Provided
- 1 TREE PER 20 sqm OF REQUIRED LANDSCAPED AREA
1,875.17 sqm / 20 sqm = 94 Shrubs Total Required
209 Total Shrubs Provided
- GARBAGE AND RECYCLE BIN ARE TO BE SCREENED (SEE GARBAGE/RECYCLE BIN ENCLOSURE DETAIL)

TREE & SHRUB LEGEND:



LANDSCAPING PLAN
SCALE : 1:300M

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Revisions

Issued

ISSUE FOR FINAL REVIEW	TD	17.01.25
ISSUE FOR REVIEW	TD	17.01.15
FOR DISCRETIONARY APPLICATION	TD	16.12.15
	By	Appl. YYJRM/DO

Client/Project



SASKATOON, SASKATCHEWAN
TEL: (306) 931-2880 - FAX: (306) 242-3133



66 UNIT PLANNED DWELLING GROUP
PARCEL D - HARBOUR LANDING
5401 BEACON DRIVE

Address

Sheet Contents

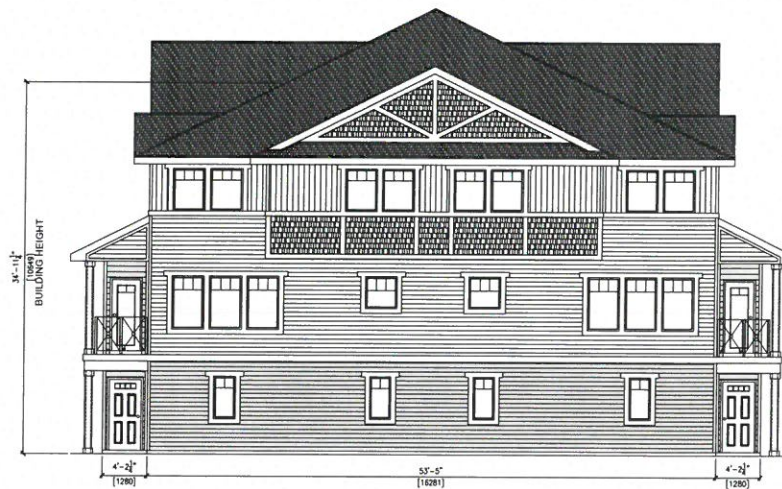
LANDSCAPE PLAN

Project No.	Scale
MF2017-1	1:300M
Drawing No.	Sheet Revision
	LP 1.0

Appendix A-3.3



EAST-WEST ELEVATION
SCALE: 3/16"=1'-0"



NORTH - SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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Revisions

Issued

FOR DISCRETIONARY APPLICATION: TD: 16.12.15
By: Appl: 17.04.2016

Client/Project

NORTH PRAIRIE DEVELOPMENTS LTD.
SASKATOON, SASKATCHEWAN
TEL: (306) 951-2880 - FAX: (306) 242-3133



66 UNIT PLANNED DWELLING GROUP
PARCEL D - HARBOUR LANDING
5401 BEACON DRIVE

Address: 12 PLEX - B MODELS
Sheet Contents

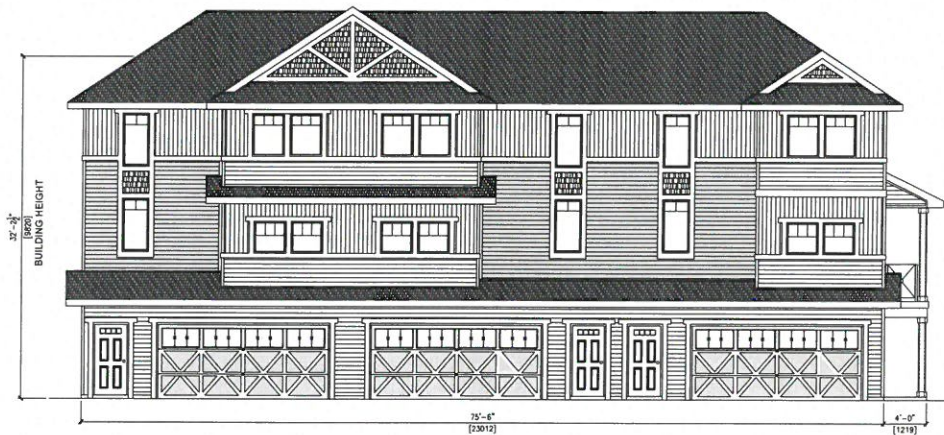
BUILDING ELEVATIONS

Project No. MF2016-03
Drawing No. A 2.3
Scale: 3/16"=1'-0"
Sheet Revision

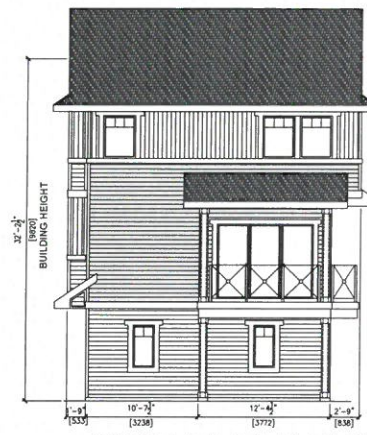
Appendix A-3.4



REAR ELEVATION
SCALE: 3/16"=1'-0"



FRONT ELEVATION
SCALE: 3/16"=1'-0"



SIDE ELEVATION
SCALE: 3/16"=1'-0"

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Revisions

Issued

FOR DISCRETIONARY APPLICATION TO 16.12.15
By: Appl. YY-NR-00

Client/Project

NORTH PRAIRIE DEVELOPMENTS LTD.
SASKATOON, SASKATCHEWAN
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Harbour Landing
66 UNIT PLANNED DWELLING GROUP
PARCEL D - HARBOUR LANDING
5401 BEACON DRIVE

Address 3 PLEX - C MODELS

Sheet Contents

BUILDING ELEVATIONS

Project No. Scale

MF2016-03 3/16"=1'-0"

Drawing No. Sheet Revision

A 3.2

Appendix A-3.5



FRONT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

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Consultants

Notes

Revisions

By: April YY/06/20

Issued

FOR SUBMITTAL APPLICATION TO: 16.12.16
By: April YY/06/20

Client/Project

NORTH PRAIRIE DEVELOPMENTS LTD.
SASKATOON, SASKATCHEWAN
TEL: (306) 931-2880 - FAX: (306) 242-3133

Harbour Landing

**66 UNIT PLANNED DWELLING GROUP
PARCEL D - HARBOUR LANDING
5401 BEACON DRIVE**

Address: 4 PLEX - C MODELS
Sheet Contents

BUILDING ELEVATIONS

Project No. Scale

MF2016-03 3/16"=1'-0"

Drawing No. Sheet Revision

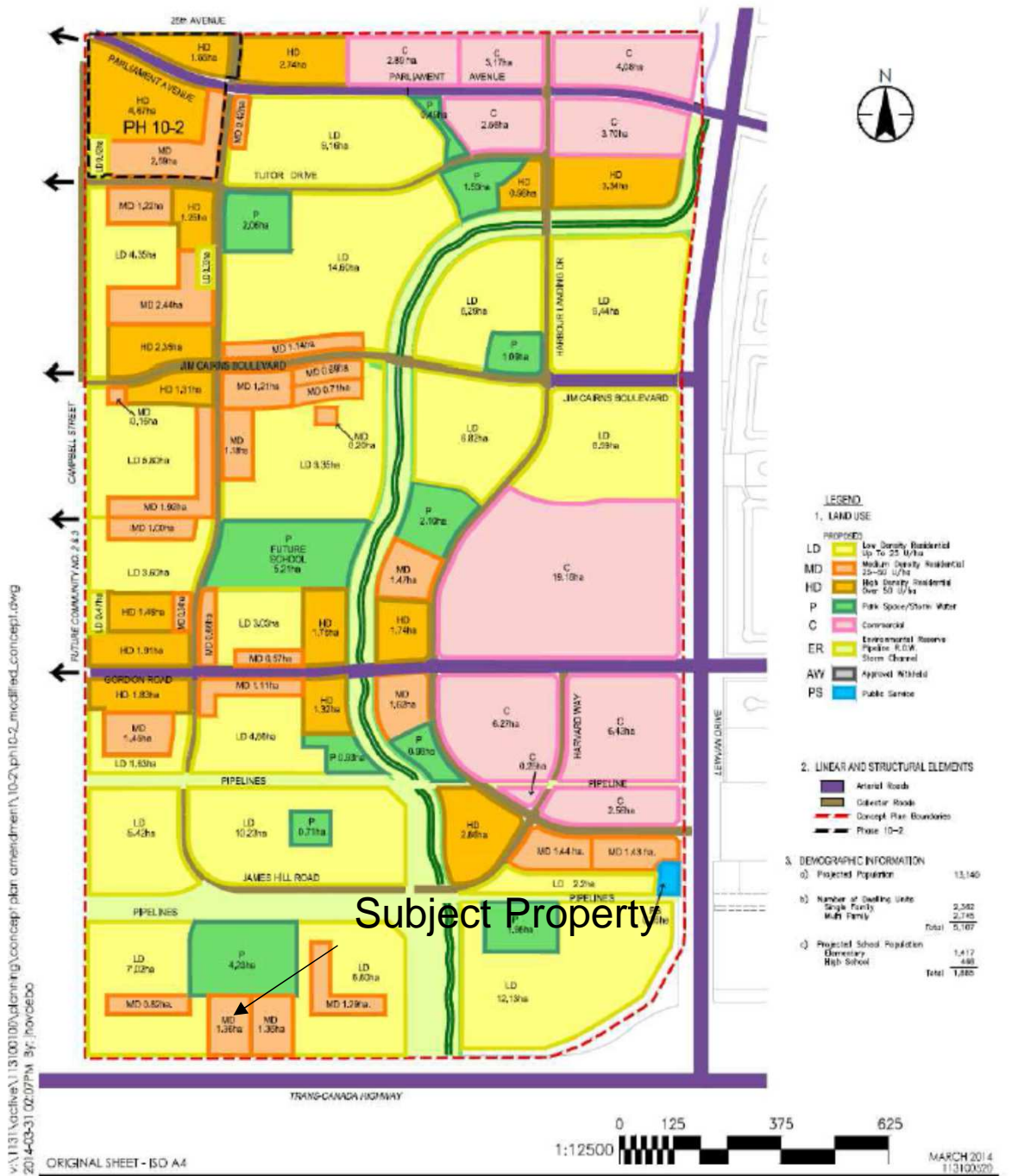
A 4.2











Stantec

300-1919 Rose Street
Regina, Saskatchewan Canada, S4P 3P1



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.0

Title
PROPOSED CONCEPT PLAN

Project **16-DU-26**

Planning Department
Civic Address/Subdivision **5401 Beacon Drive**

Adam Hicks, School Board Trustee

Trustee for Subdivision Three would like to address council on the below motion:

Whereas the City of Saskatoon launched a Class Trip Program in 2016 that offers free transit service to teachers, students and chaperones traveling on class trips;

Whereas the City of Regina's draft Transportation Master Plan focuses on increasing public transit ridership;

Whereas a Class Trip Program has the potential to educate the public about the value of Regina's public transit system;

THEREFORE be it resolved that:

That Administration prepares a report for Council on the development of a Class Trip Program that would waive the fee for services to daycare, primary, and secondary school teachers, students, and chaperones traveling on class trips.

Adam Hicks will speak to:

My name is Adam Hicks. Elected School Board Trustee for Subdivision 3. I represent Harbour Landing, Albert Park, Lakeview and Cathedral. In this area, I represent a total of 8 schools.

Before I provide some facts and details of support for this motion, I would like to tell a story. On Friday, March 10th at 1:00pm, there was a hosting of Screenagers at Sheldon-Williams. This video and panel presentation was helping students and parents understand the risks and challenges of growing up in our digital age. It accomplished the task of raising awareness and sparking interest in further discussion. Picture this; the auditorium at Sheldon-Williams was set to host 700 students from Grade 4-8 from the feeder schools. Five minutes before starting, there was a couple rows noticeably empty. After asking around, we discovered it was all the students from Davin missing. We discovered, there were not enough school busses on duty that day to pick the students up. With the cost of the city bus to carry that many students, it would have been hundreds of dollars to take them to the filming. Even though the distance to walk is only about 1.5kms, that day was abnormally cold and windy which made for a non-ideal walk for children as young as 9 years old. On this day, public transportation was not financially feasible. Bringing 700 students to Sheldon-Williams, which involved 12 buses and cost the schools \$720 just for that one day – stress that again is \$720 for that one day. While this was extremely educational and sparked a lot of great discussions, that was \$720 that was taken out of our classrooms. With this motion in front of you today, that money would have been saved if free transportation was provided for school trips. The city busses for those couple of hours in the afternoon would have been full and lively with lots of energy from the students, and the students

would have been taught another valuable lesson... the value of how public transportation offers a wonderful service to our citizens.

I would now like to explain the costs within the Regina Public Schools:

1. For elementary schools – 2,064 trips were taken last year for a total \$134,600 (avg \$60 used)- these trips were for sporting events at other schools, learning events, band, physical education, outdoor education, etc. Lots of these costs are charged back to parents on a per trip basis but some are paid for out of the schools budget.
2. For high schools – 960 trips were taken last year for a total \$58,000. Transportation costs are part of school fees or charged on a per trip basis.
3. This totals 3,024 trips for a cost of just under \$200,000.
4. Think about for a minute what that could buy. Over 13,000 books (used \$15/book), 5 teaching assistants (used \$40,000K/year), or even 3 teachers (used \$65,000K/year).

As this motion is not adding routes, I do not see any additional cost to the city outside of the very immaterial cost of extra fuel for the additional weight of carrying passengers. This motion will save close to \$200,000 per year that will go back to the local schools in each and every one of your wards.

In addition to the numbers presented, a complaint as a Regina citizen that I have heard a number of times is how the City of Regina runs a wonderful public service but the utilization during the day time is relatively low. This motion would support the current City transportation system and not congest the current morning/after work peak times for the transit system. Schools would typically be using this service between the hours from 9am to 3pm which is outside the typically work times for many of your transit users.

And lastly, I would like to highlight that this motion was provided to a number of School Community Councils (SCC's) and the entire School Board to comment on. There were only positive comments provided with full support behind this motion from both the School Board and the SCC's.

A quick summary of what was presented:

1. Cost savings for the schools with no or very minimal/immaterial costs to the city
2. School Community and Trustee feedback is supportive of this motion with no negative comments received during an initial reach out campaign in my subdivision.
3. The students will learn the value of public transportation and after graduation, will potentially become a strong base and increase to your ridership. This could have a long lasting and positive impact for generations to come as we help to shape our children's usage of public transit.

I fully support this motion and hope all City Councilors will do the same.

Additional Information:

For Davin story– Transit Route 8 is direct in front of both schools – Would pick up right out the front property of Davin and then drop off beside the Sheldon-Williams high school.

Some formal feedback received from the School Community Councils (SCC) and our other School Board Trustees:

1. **Connaught SCC – Representing 270 students – The Chair Sara Truszkowski** forwarded a motion. The motions states “fully supports the motion by Andrew Stevens regarding free bus passes for children and teachers/chaperones travelling on class trips. We think this is a great way to encourage exploring our great city of Regina and improving the future use of public transportation.” Motion was passed by the SCC..
2. **Argyle SCC – Representing 300 students – The Chair Marlene Jackson** provides the following comments: “The Argyle SCC fully supports the motion to develop a city transit Class Trip Program. One of our members brought this to the Council’s attention earlier this year when the Saskatoon program was announced. We think it's an innovative partnership that would enable educators to provide opportunities for learning outside of the classroom without burdening parents (or schools/SCCs) to cover busing costs. This will allow for our limited donated dollars to be redirected toward other supports for our students and school community.”
3. **Citizen – Ferzyn Saher** – “Positive approach and enhancements are great for the community and the children of Regina, SK.”
4. The Trustees of Regina School Board have no objections and support this motion including **Katherine Gagne – Chair of the Regina School Boards** – Supports this motion and mentioned that not only is it a great idea, that our children will benefit from the positive experiences they will have with Regina transit.

MOTION

April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: Councillor Stevens: Class Trip Program

Whereas the City of Saskatoon launched a Class Trip Program in 2016 that offers free transit service to teachers, students and chaperones traveling on class trips;

Whereas the City of Regina's draft Transportation Master Plan focuses on increasing public transit ridership;

Whereas a Class Trip Program has the potential to educate the public about the value of Regina's public transit system;

THEREFORE BE IT RESOLVED that Administration prepare a report for Council on the development of a Class Trip Program that would waive the fee for services to daycare, primary, and secondary school teachers, students, and chaperones traveling on class trips.

Respectfully submitted,



Andrew Stevens
Councillor - Ward 3

April 24, 2017

To: His Worship the Mayor
and Members of City Council

Re: Councillor Andrew Stevens: Keep Crowns Public

I am here today to speak in support of the motion to affirm the value of our crowns and to stand against their privatization. Our provincial government has been gradually chipping away at our crowns as we can see with the introduction of privately run liquor locations, the entertaining of the notion of privatizing part of Sasktel and most recently with the impending shutdown of the Saskatchewan Transportation Company in May of this year. Such actions put the livelihoods of the people who work at these crowns at risk. And also threatens the economic vibrancy of our city and that of other cities and towns across Saskatchewan. Private companies often look at the most effective cost savings they can make to maximize profits, which often means keeping wages and benefits as low as possible. If we are to let the march toward privatization of our crowns to go unimpeded and our current crown employees found themselves now having to work for a private company then in Saskatchewan we would be looking at less money in crown employee pockets if they were working for a private company and consequently less money to spend on goods and services. This not only impacts the employees of crowns in a negative way for themselves and their families but also everyone else in our province. There is less money that is spent in local communities in our province and local businesses find it a struggle to keep going. What harms our crown employees ends up harming all of us. Many smaller communities don't have the diversity of services to choose from that we have here in Regina and larger centres in our province. Crowns serve to not only provide good jobs for smaller communities but also to provide vital services at a reasonable price they might no longer be able to have if a private company were to take over the services of a crown company. In order to maximize profits a private company would not only be looking at keeping wages and benefits low but to just provide service to areas that provide the most customers for their services. Smaller communities would see themselves shut out of the business plan of a private company with the services they had available to them under a crown corporation no longer offered to them taking or see the costs they would have to pay skyrocket. These are more negative economic impacts that would ripple through the province as a whole. I would urge council today to take a stand against the putting of our city and our provinces economic well being at risk and advise the provincial government that our city is opposed to the their march toward privatization.

Thank you.

April 18, 2017

To: City Council
Subject: Statement regarding Motion to Oppose Bill-40

Hello my fellow Regina residents,

My name is Albert Ngui, and I write to you today, as a lifetime resident whom was born & raised here in Regina, and whom currently works here in Regina as an employee of SaskTel. I am coming forward to you today to respectfully ask you, for your support on the motion to oppose Bill 40, which, in-short, is a privatization bill that allows the government to wind down, dissolve, or sell up to 49% of a Crown Corporations without holding a referendum. This bill was recently tabled by our Provincial Saskatchewan Party government back in October.

Having been born here in Regina, I have had the privilege & opportunity come to know this city, watch it grow, and develop over the last four decades. And I am proud to say that I am a product of this city raising my family and building my life-long career here... But I am also very disappointed to learn that because of our provincial deficit that we may now see some of the best parts Regina and Saskatchewan go away forever. Having personally worked in SaskTel for over 15 years, I've already seen how privatization effect of some of the best parts of my company alone over the past few years including the sale of our Navigata services (which was our Voice-over-ip service), our Operator Services, our Max Television Service Installations, and our Satellite High Speed Internet Service. All of which resulted in the loss of revenue in the company, province and city; but more importantly a loss of jobs here in Regina.

But I'm not presenting this communication today to lecture everyone about the effects of Privatization in our province, but instead I wish to plead to each & every one of you today, to help send the message of the working middle-class Regina people like myself out to our provincial government, that we would like to please keep the best part of Regina, in Regina... And to not risk privatizing it away to some other province, country, or private company who will take jobs and profits away from Regina.

It scares me to even imagine what possible privatization effects would occur after we lost our major crown head offices in our Regina downtown business district as they would possibly no longer have to have their head offices located downtown. The big four crowns (SaskTel, SaskPower, SaskEnergy, and SGI) accounts for several major buildings downtown which generate all kinds of business around it, including the Cornwall Center, Scarth Street Mall, and various hotels surrounding it. Jobs will be lost, including my own, and sadly, more Regina people will be forced to leave.

So, I guess what I'm proposing is this... Please consider your vote for the city to oppose the adaptation of Bill 40 should it pass, and to please not think of it as an act of being mean-spirited or an act of defiance toward our provincial government. But think of it, in fact, as sending a respectful message to our provincial government that we would like to **Save our City...**

Please respectfully vote for the motion to Oppose Bill-40.

Thank you for your time,

Albert Ngui

Speech for Regina City Council

I'm here today in support of Councillor Stevens' petition defending our Crown Corporations.

Crowns are owned by the people of Saskatchewan. People have owned these Crowns for generations. We owe it to the next generation to hand them our Crowns in the excellent condition in which we found them.

The Crowns provide us with key services and save money for working Saskatchewan families every day. Should these Crowns become private, even partially, those savings to our families would disappear as profits to private companies.

Our provincial Crowns fall under our Saskatchewan government. But we see the symbols of the Crowns everyday all around Regina – large offices towers providing jobs for our citizens; our neighbours working out of buildings around town to provide us with communications, heat, power and water.

Employment – services – wealth – all provided to the City of Regina and its citizens by our Crowns.

But our provincial government has introduced legislation that threatens the jobs and services that benefit the people of Regina. Bill 40 could become law very soon – a law that threatens the very integrity of our Crowns.

Bill 40 weakens the Crown Corporation and Public Ownership Act. The bill removes the need for a referendum for selling off Crown corporations. It allows for public share offering, sale of assets, management or employee buy-out, lease or management contracts. Instead of selling off our Crown assets at once this bill allows for the slow dismantling of our Crowns by private interests.

There are so many things wrong with this approach – not the least of which is a complete betrayal of a Sask Party election promise to not sell off our Crowns. What right does this provincial government have to sell off our property? What right does this Brad Wall government have to do any of this without our express, explicit permission?

This short-sighted approach by our provincial government hurts Regina and all citizens of Saskatchewan. Selling off the assets our parents and grandparents and their parents built for

short-term gain to ease a financial “crisis” invented and created by the Wall government is a disaster that will ripple through the generations that come after us.

Selling a Crown asset brings a one-time only payment. Yet our Crowns provide consistent and constant revenue for our province. SaskTel alone provides millions in revenues to the province, \$1.5B since 2005!

Additionally our Crowns provide such services at rates competitive to or lower than the private sector. At SaskTel cellular, for instance, the rates are \$25-\$50/month lower than neighboring provinces. We only have to look at the job loss and increased rates and reduced service in rural areas that happened when Manitoba privatized MTS 20 years ago.

Even when MTS was privatized the Conservative government of the day said MTS would remain in the hands of Manitobans. Today the Company is called Bell-MTS and is controlled by a Toronto-based mega corporation.

Is that what we want for the people of Saskatchewan?

Our Crowns belong to us. We built them. We own them.

They provide dedicated service to our rural neighbours. They provide leading technology to keep our businesses in Regina competitive.

The Crowns provide good-paying jobs right here in our city, making Regina grow and prosper.

This city and this city council need to send Brad Wall a message – hands off our Crowns. Stand Up for our Crowns, stand up for the people of Regina.

DE17-58

**PRESENTATION TO REGINA CITY COUNCIL
MONDAY APRIL 24 2017
FLORENCE STRATTON
SUPPORT FOR THE CROWNS**

I am here to ask City Council to pass the motion before it, affirming the City of Regina's support for Saskatchewan Crown Corporations and opposing the privatization of any portion of these Crowns.

I have five reasons for supporting this motion:

1. The complete or partial privatization of any or all of Saskatchewan Crown corporations will cost Saskatchewan residents more for the services.

The goal of private companies is to maximize profit or shareholder wealth. One of the ways companies achieve this goal is to raise prices.

Moreover, if Saskatchewan Crowns are privatized, the public will not only pay for the service, we will also pay for the profits that must be given to shareholders in the private company.

We probably all know people who have moved back to Saskatchewan from, say BC, where telecommunications services have been privatized. How happy they are to once again have SaskTel as the provider of their phone services! Not only is SaskTel considerably less expensive than Telus, they tell me, it also provides better service.

2. Crown privatization will result in a reduction of service quality.

Another way private companies achieve the goal of maximizing profit is to cut costs. When private companies take over public services, such as telecommunications or electricity, they typically cut costs by laying off workers. The inevitable result is a reduction in service quality.

3. Crown privatization will be bad for local workers.

In addition to laying off workers, private companies cut costs by using non-unionized labour, reducing wages, and cutting hours. Approximately 6,600 Crown corporation workers are employed in Regina. The impact of privatization on the quality of life of these workers will be devastating.

4. Crown privatization will have a negative impact on the municipal property taxes collected by the City of Regina.

- Workers who used to be able to afford to buy a home will no longer be able to do so. They will, therefore, no longer be paying property taxes—at least not directly.

- Many of the Crowns have their head offices in Regina. Private companies are more likely to be head-quartered elsewhere—which means their CEOs and other upper-management personnel will not live or own houses in Regina.

5. Crown privatization will be detrimental to everyone who lives in Saskatchewan.

- Saskatchewan Crowns provide essential services to the people of Saskatchewan. These services are necessary to the well-being, the health, and even the life of the people of this province. Privatization will make these services unaffordable or unavailable to large sectors of the population.
- Saskatchewan Crowns are owned by the people of Saskatchewan. We paid for them. Any profit they make goes into public coffers, not private hands.
- Saskatchewan Crowns were created to serve the public good. If they are sold, whether it's piecemeal or wholesale, we will be the losers. Who will benefit? Large corporations and their shareholders.

For these reasons, I ask you to support the motion before City Council. The matter is urgent. The provincial government has already started to turn crucial public services into entities that serve private interests. Look what it did to STC, a Crown that helped bridge Regina with rural communities! If we don't show support for our Crowns, we will lose them.

April 24, 2017

To: His Worship the Mayor
and Members of City Council

Re: Councillor Stevens: Keep Crowns Public

I'm here to speak in support of Saskatchewan's Crown Corporations. I'm originally from a small town that would not have had electrical grid service, nor widespread telephone service when it did if not for the creation of Crown corporations. SaskPower, SGI, STC, and SaskTel are among the very best service providers in Canada to this day, often offering rates far below their national competitors' rates.

While I was on the advisory board for SaskTel's Community Net high speed Internet service to schools and libraries, we led the world in broadband access across our vast province. Crowns are capable of delivering world-leading services, and ultimately that's what City government is here for, not to make a profit, but to deliver needed services that individuals are not well suited to provide in a competitive economy.

It's still possible for Regina, Saskatoon, and other municipalities to save STC by taking it over, since we run Transportation services with larger budgets than the "loss" STC incurs each year to offer transportation service to Regina and the rest of the province. If we focus on routes admittedly "profitable" by the Provincial government, we can maintain service levels to some destinations, and add a revenue stream for the City of Regina. Try to find another delegation that offers a revenue stream that fits with one of the City's core-services already in existence.

Other parts of Canada have inter-regional transportation services, like Go Transit, and Via Rail. The Provincial Government has failed in its duty to provide multi-modal transportation options to its citizens and visitors, so the City should make its best effort to fill in that gap as it does with ParaTransit service. I must bring up the Province is paying for shuttle buses to the city's hospitals to reduce parking problems, rather than fund Regina Transit sufficiently to operate shuttles that are available for patients and regular Transit users as well. There are smarter ways of delivering Transit services, but standing by and letting STC be scrapped is not one of those smart choices.

Speaking of smart choices regarding Transit, I'd like to see fares for children be reduced to \$0. This would encourage families to use the bus over private automobile choices.

To His Worship the Mayor and the City Council, I would like to present on behalf of the Regina & District Labour Council. My name is Darin Milo, a proud member of COPE 397, an employee of SGI, and the Chair of the Legislative and Political Action Committee for the RDLC.

I would like to speak in favour of the Notice of Motion put forward by Councillor Andrew Stevens, as it speaks to the core values of our city, values that we at the RDLC hold dear. We have/will hear presentations from representatives of some of the Crowns. We hear about what they mean to our city in so many different aspects. About the jobs, that allows the employees to not only take up residence here, but also raise their families. They help us to sustain the local economy, in good times and in bad times. The Crowns help us to keep some of the lowest utilities in Canada. People who live in provinces that have for-profit utilities often look at us with envy. We are able to provide great service while keeping the prices low, which is a win/win for everyone.

What I would like to express in this submission is the other positive impact that having strong Crowns in Regina has. The RDLC which has many Crown affiliates, has, and continues to work with various community groups and organizations. We have a strong partnership with the United Way, where we work in conjunction with businesses to not only assist the community, but also sit on the board and help to organize fundraisers and events. We plant a community garden which gets harvested and donated to the Food Bank and other organizations. We work with REACH, (Regina Education and Action on Child Hunger) where our affiliates deliver food over lunch hour during the summer to the children at the Play Escapes, and are proud to assist the City of Regina. We have also worked with the Cornwall Alternative School, where we cover the costs of school supplies of underprivileged students, to allow them a fresh start at building a solid foundation of both education and life skills.

The RDLC's outreach to the community also makes us a major part of the Unions of Regina Christmas Dinner, where we feed approx. 1700 homeless and low income people a free Christmas meal, something that unfortunately more and more people look forward to each year.

We also recognize the strength of our diversity in this city, and in the same spirit that the Mayor will use to welcome refugees at the airport leaving a war torn country to start a new life, we provide training at our Equity Conference, and support other initiatives like the Pride parade and other organizations where we embrace our differences.

Finally, I would like to point out the added value that our Crown employees of the RDLC give to the city, where we volunteer, we coach, we assist, we sit on boards, we rally and fundraise for local projects. You do not have to look very far to see where our RDLC Crown workers are also taking leadership roles in Regina. Many of the people who serve and volunteer in the community are current and former RDLC members who not only participated in many of our initiatives, but also take leadership in developing new projects.

This is what community is all about, and the Crown employees and the RDLC as a whole look forward to continuing to build stronger ties and relationships within our city. It is for these reasons that the RDLC would like to see this Notice of Motion approved, as it reinforces our commitment to so many people who go out and help to make this city great.

Respectfully submitted,

Darin Milo

Chair, Legislative and Political Action Committee, RDLC



Regina City Council Delegation – Monday, April 24, 2017

RE: KEEP CROWNS PUBLICLY OWNED

Good evening ladies and gentlemen, my name is Chad Novak, and I am here representing the **Saskatchewan Taxpayers Advocacy Group**, which is a grassroots organization proudly standing up for the rights of individual taxpayers. I am here to address the **excellent motion brought forward by Ward 3 City Councillor Andrew Stevens**.

I just want to take this opportunity to express my deepest gratitude to Councillor Stevens for being the only Councillor willing to bring this issue to the forefront in Regina. I think it's as relevant here as it is in Prince Albert, if not moreso, where it was passed ***unanimously***. It's become clear that there is no love lost between the City of Regina and the Government of Saskatchewan anymore, so I don't think you need hide behind the fear of possibly offending the Wall Government, or stepping on anyone's toes. I think the vote tonight should be obvious, but knowing what I know about members of this Council, I honestly will be pleasantly surprised if it passes.

With that said, I would like to suggest ***one amendment***. As someone who has grown to understand the mindset of Premier Brad Wall, and the entire Saskatchewan Party caucus, I would recommend the addition of a clarification of what 'privatization' ought to be considered as. As has been referenced by the Government in the Hansard, the Wall Government prefers to use the World Bank definition, which you will see in Appendix 'A'. And, if you've done your homework, as I hope you have, since I've done it without collecting a taxpayer funded paycheck, then you will note that the World Bank also has an entire 'Privatization Guide' (Google it), which is a step-by-step guide for how the Wall Government has been operating for the past decade. For other definitions of the term 'privatize', I have included the Stanford definition in Appendix 'B', and the Investopedia definition in Appendix 'C'.

Given that Bill 40 is intended to create its own definition of a commonly misunderstood and deliberately vague word like privatization, I would highly recommend that you include the clear statement that you consider the term 'privatization' to be congruent with either of the above, or that of the Canada Revenue Agency, whereas when 10% or more of a Crown Corporation is sold, it is no longer exempt from Income Tax. *Thus, it should be considered to be privatized and as such, we do not support privatization of Crown Corporations in any way, with this consideration in mind.*

Thank you for your time this evening, and I will gladly answer any questions you may have.

Appendix A – World Bank Excerpt from ‘Privatization Guide’

As per Bill 40 - Proposed by the Saskatchewan Party

“‘privatize’ means, with respect to a Crown corporation, the transfer to the private sector of all or substantially all of the assets of the Crown corporation, the controlling interest of the Crown corporation or the operational control of the Crown corporation through one or more transactions that use one or more of the following methods:

- (a) a public share offering;
- (b) a sale of shares through a negotiated or competitive bid;
- (c) a sale of the assets and business of the Crown corporation as a going concern;
- (d) a management or employee buyout of the Crown corporation;
- (e) a lease or management contract;
- (f) any other method prescribed in the regulations;

but does not include a winding-up and dissolution of the Crown corporation or other restructuring of the Crown corporation; (« *privatiser* »)”.

As per World Bank suggested legislation

The attached law is a composite of a number of examples of privatization laws. It is not intended to be a model law, but rather to provide an illustration of possible approaches to key drafting issues in the preparation of such a law.

"privatization" means a transaction or transactions utilizing one or more of the methods referred to in Article 18 hereof and resulting in either the sale to private parties of a[n] [controlling] interest in the share capital of a State owned enterprise or of a substantial part of its assets, or the transfer to private parties of operational control of a State owned enterprise or a substantial part of its assets;

Appendix B – Stanford Definition of Privatization

It follows that *privatization* in principle means the process of transfer of ownership, sometimes also of permanent or long-term usership, of a formerly common or public good to individuals and/or groups operating for private profit, i.e., its passage from public to segregated owner- and/or usership.

Appendix C – Investopedia Definition of Privatization

What is 'Privatization'

Privatization can refer to the act of transferring ownership of specified property or business operations from a government organization to a [privately owned](#) entity, as well as the transition of ownership from a publicly traded, or owned, company to a privately owned company. For a company to be considered privately owned, it cannot secure funding through public [trades](#) on a stock exchange.

Saskatchewan has always led the way in social contracts with its citizens. The Encyclopedia of Saskatchewan tells us that Crown Corporations were “owned by the Saskatchewan government on behalf of the people of the province” so that essential services would be available to “all residents on a fair and equitable basis” We get value—economic value, social value, environmental value from Crown Corporations.

I support Andrew Steven’s motion, affirming the economic benefits of publicly-owned Crowns for the City of Regina, which employ 6,600 workers. I firmly believe that the Crowns should offer high quality and affordable telecommunications services and infrastructure, automobile insurance, power, energy, and transportation services for public and private sector.

The loss of \$102 Million in grants in lieu to the City of Regina is a cruel and deceptive betrayal by the Sask Party, and I am sad that we find ourselves in this very difficult situation. This is all the more reason to support this motion.

True transformational change would lead us to ask: How can we make life better for all, while enhancing, rather than polluting and destroying our environment?

In 2017, as the rest of the world is embracing green energy, because it makes economic and ecological sense, the last thing that we should be doing is eliminating public transport.

Our Crown, STC , provides transportation for many people, bravely reaching all corners of the province (as the map attached shows), but STC does much more than transport people. It has proven itself to be the cost-effective courier, not just for getting people to their medical appointments, but it allows Saskatchewan Health Care System to function: STC delivers medical supplies - medicine, blood, to the people, and lab specimens for analysis to the hospitals. Commercial businesses are dependent on STC.

STC is also is the necessary link for the Saskatchewan interprovincial library system. The Saskatchewan Information and Library Services (SILS) Consortium, established in 2009, is mandated in Provincial Public Libraries Act of 1996, to provide equitable access to library services for citizens across the province. Without the bus, the books cannot move.

Merrilee Rasmussen, in the Leader Post, tell us that " Saskatchewan was ahead of its time when it developed the province-wide public library system (...), an integrated system on a single computer platform, a single bibliographic database, accessible from a single public library card. These things save money. (...) The demise of public libraries is a body blow in particular to rural Saskatchewan. (...) These draconian cuts will kill the unique one-province system that has been the envy of the country."

Selling the Crowns off for fire-sale prices abandons our most progressive collective history: from barn-raising to the WheatPool to Credit Unions, co-op movements have led Saskatchewan to great economic growth, stability, and prosperity.

Why sell off Crown corporations that are making money??

Why must ordinary citizens, children and the elderly be punished for the criminally-wasteful spending by the Sask Party: the \$21 M overpayment on the Global Transportation Hub Land Deal; the \$115M loss, due to liquor privatization; the \$120 M in consultants fees between 2009-2014; the \$30 M for a new nuclear centre on campus; the \$40 Million spent on Lean; the \$51 M on the implementation and removal of defective smart meters; and the biggest of them all: the \$2 Billion awarded to the VINCI, a French multi-national, on the Regina bypass.

The deficits in this province are NOT due to monies spent on STC, nor libraries, nor education, nor any of the other services suffering massive cuts. It's not really even low energy prices. It's the tax cuts to SASK cronies and wasteful, destructive spending that have landed us here, with the demolition of infrastructure, and dis-servicing and dis-investment in rural communities!

Transformational change would bring us MORE opportunities with increasing equity and justice for all. Please support the motion by Andrew Stevens.



Saskatchewan Crown Corporations

<https://www.saskatchewan.ca/government/government-structure/crown-corporations>

These are the Crown corporations that are a part of the Government of Saskatchewan. A Crown corporation is an enterprise that is owned by the Crown or the Queen in the right of a province. They are established through legislation and report to the government through a minister.

Crown Corporation Services

Find out what major residential and business services are offered by Saskatchewan's Crown Corporations.

Crown Investments Corporation of Saskatchewan (CIC)

Crown Investments Corporation (CIC) is the holding company for the province's commercial Crown corporations.

eHealth Saskatchewan Health Saskatchewan is responsible for developing and implementing the Electronic Health Record (EHR) for Saskatchewan. Managing health registrations, vital statistics, and more.

Financial and Consumer Affairs Authority Financial and Consumer Affairs Authority (FCAA) protects consumer and public interests and supports economic well-being through responsive financial marketplace regulation.

Global Transportation Hub Authority (GTH) The GTH provides rail access to all major Canadian ports, Gulf Coast ports and mid-western US trans-shipment points and trucking connections to all major networks including Trans-Canada, Minneapolis/St. Paul, Chicago and Mexico.

Municipal Financing Corporation of Saskatchewan (MFC) Municipal Financing Corporation of Saskatchewan assists in making capital funds available for the financing of sewer and water, school, hospital, and other essential construction and local improvement projects by municipalities, school divisions and health districts.

Saskatchewan Crop Insurance Corporation (SCIC) Saskatchewan Crop Insurance Corporation (SCIC) is a provincial Treasury Board Crown Corporation under the portfolio of the Minister of Agriculture. SCIC is responsible for administering three programs: Crop Insurance (AgriInsurance), AgriStability (beginning with the 2009 program year), and Wildlife Damage Compensation Program.

Saskatchewan Government Insurance (SGI) SGI (Saskatchewan Government Insurance) was created in 1945 and has evolved into 2 distinct operations: The Saskatchewan Auto Fund is the province's compulsory auto insurance program, operating the driver licensing and vehicle registration system; SGI CANADA is the trade name of the property and casualty insurance division of Saskatchewan Government Insurance (SGI) which offers products in more than half of Canada's provinces.

Saskatchewan Grain Car Corporation The Saskatchewan Grain Car Corporation (SGCC) is a provincial Treasury Board Crown Corporation responsible for the management of the Government of Saskatchewan's fleet of railway hopper cars.

Saskatchewan Housing Corporation Saskatchewan Housing Corporation provides a range of programs and services to help Saskatchewan people in greatest housing need.

Saskatchewan Liquor and Gaming Authority The Saskatchewan Liquor and Gaming Authority (SLGA) is a Treasury Board Crown Corporation responsible for the distribution, control and regulation of liquor and most gaming across the province.

Saskatchewan Opportunities Corporation (SOCO) Saskatchewan Opportunities Corporation (SOCO) operates under the registered business name of Innovation Place. SOCO is a Saskatchewan Crown corporation with a direct reporting relationship to the provincial government through the Crown Investments Corporation.

Saskatchewan Research Council The Saskatchewan Research Council (SRC) is one of Canada's leading providers of applied research, development and demonstration (RD&D) and technology commercialization.

Saskatchewan Transportation Company Saskatchewan Transportation Company (STC) provides passenger transportation and parcel express services throughout the Province of Saskatchewan.

SaskBuilds The Government of Saskatchewan established SaskBuilds as a Treasury Board Crown corporation on October 17, 2012. The Corporation will integrate, co-ordinate and prioritize infrastructure spending of the Province of Saskatchewan.

SaskEnergy Incorporated SaskEnergy Incorporated are Saskatchewan's natural gas distribution company, a provincial Crown corporation with roots of more than half a century in Saskatchewan.

SaskGaming SaskGaming operates Casino Regina and Casino Moose Jaw and has been a vital part of Saskatchewan's tourism industry since Casino Regina opened in 1996.

SaskPower Established in 1929, SaskPower is the principal supplier of electricity in Saskatchewan.

SaskTel SaskTel is a full service communications provider in Saskatchewan, offering a wide range of products and services including voice, data, Internet, entertainment, security monitoring, messaging, cellular, wireless data and directory services.

SaskWater SaskWater is a Crown corporation owned by the Government of Saskatchewan and supplies water, wastewater and related services to municipalities, industries and farms. In turn, municipalities supply water to their residents.

Tourism Saskatchewan Tourism Saskatchewan is a Treasury Board Crown Corporation responsible for developing and promoting tourism in Saskatchewan. Their mandate includes marketing, visitor services, education and training, and product and industry development.

Water Security Agency The Water Security Agency leads management of the province's water resources to ensure safe drinking water sources and reliable water supplies for economic, environmental and social benefits for Saskatchewan people.

April 24, 2017

To: His Worship the Mayor
and Members of City Council

Re: Councillor Stevens: Keep Crowns Public

Greetings:

I would like to support the motion and speak to it on April 24. My comments are as follows:

The passing of Bill 40, while it may not even be legal, marks an end to what has made Saskatchewan a leader in this world for decades. Such leadership is needed even more in these troubling times where compassion and the values of every religion and community are being eroded.

We have always been concerned for our neighbours and our friends. We have provided services through our own money (taxes in all forms including pst) to create a world of fairness, kindness and sharing. Bill 40 and its implications for public services like STC are disturbing at best and unacceptable for present and future generations. We are better than that and must provide leadership that strives for better. We must mentor our children and ourselves to find ways to alleviate harm and suffering that do not depend upon ones wealth.

Cities themselves exist on this premise and as we now see, are at risk. Let us Rise up and stand together, speak together and act together and do all we can to stop the passing of Bill 40. I urge you to join in this great moment for justice.

Larry Kowalchuk

PRESENTATION TO REGINA CITY COUNCIL
APRIL 24, 2017
REGARDING CROWN CORPORATIONS
JIM HOLMES

The current downturn in commodity prices emphasizes how important it is to diversify our economy.

Saskatchewan's Crown corporations provide three benefits. First, they supply high quality services at low prices. Second, they provide revenue to the Provincial Government that helps to keep taxes lower. Third they are good employers with fair pay and good working conditions.

Many of the Crowns have their head offices in Regina and the loss of those jobs would be severe blow to the employment opportunities and the tax base of Regina.

Five years ago, the Provincial Government gutted the film industry, an industry that was countercyclical to commodity prices.

Now the Provincial Government wants to sell off up to 49% of our Crown Corporations.

The Crowns have provided us with great service, low rates and good jobs. Privatized corporations will have to balance those goals against shareholders demands for return on investment.

City Council should defend the interests of our citizens

Here are some lessons from other crowns. Two bad, two good.

TELUS

Alberta privatized its telephone company in 1990. In 1999, it merged with BCTel and subsequently the headquarters was moved to Vancouver.

PCS

Head office jobs are expensive to buy. In 2009, the Saskatchewan government offered a \$100,000 per job for the repatriation of head office jobs from Chicago to the "head office" in Saskatoon.

STATOIL

Unlike Saskatchewan, Norway has a sovereign wealth fund that cushions it against falling commodity prices. A major contributor to that fund is STATOIL. You don't need much Norwegian to know it is the state oil company, the ninth largest oil and gas company in the world.

EPCOR

In a competition with private corporations, the City of Regina chose Edmonton's "crown corporation" to operate its wastewater treatment plant.

WHOSE IDEA WAS THIS ANYWAY?

In Saskatchewan, the first champion of privatization was the Devine administration, until now, the worst financial managers in the Saskatchewan's history. The idea has been resurrected by the Wall government. A government that could not balance a budget in the biggest commodity boom in our history. This government has now vandalized municipal budgets, school boards, libraries, public transit and community organizations. They have shown a breathtaking ignorance the Province.

**CUPE Saskatchewan
Presentation to Regina City Council
April 24, 2017
Keep our Crown Corporations Public**

Introduction

Good evening your Worship, Mayor Fougere, and members of Council.

My name is Tom Graham, and I am the President of CUPE Saskatchewan. Our union represents over 30,000 public sector workers in the province. Our members work for municipalities, health regions, school divisions, universities, libraries and in many other sectors.

While CUPE members are not employed by our province's crown corporations, CUPE has consistently supported public ownership of crowns since we were formed in the early 1960s. Crown corporations provide vast benefits to CUPE members, and to all residents of the province, in several ways:

- by providing high quality and cost-effective services;
- by returning dividends to the provincial treasury to help fund health care, education and other public services that CUPE members and all Saskatchewan residents rely on;
- by stimulating the economy directly and indirectly through jobs and spending; and,
- by supporting community organizations and events throughout the province.

The 2017-18 provincial budget highlights the value of crown utilities in its 2017 Intercity Comparison of Taxes and Utilities.¹ The tables show that Saskatchewan has the lowest telephone costs of all provinces and the second lowest auto insurance rates after Manitoba. The total 2017 household utility costs for a family with a \$50,000 income is \$3,650 in Regina, compared to \$4,428 in Calgary, \$7,491 in Toronto or \$6,168 in Halifax. Utility costs are low because we have publicly-owned crown utilities.

¹ Saskatchewan Provincial Budget 2017-18, p.61.

Motion to oppose privatization of crown corporations

CUPE is encouraged by the motion before city council, and we believe it is important that the City of Regina go on record to support the public ownership of crown corporations and oppose any form of privatization.

Why? Because the City of Regina benefits greatly from having the headquarters of SaskTel, SGI, SaskPower and SaskEnergy located in the city. As Councillor Stevens' motion points out, over 6,600 crown corporation employees work in Regina. They work here, raise their families here, pay taxes and contribute to the community.

The local spending by crown corporations has an indirect positive impact on Regina's economy. Their spending supports local businesses and therefore creates additional jobs indirectly.

The dangers of privatizing our crowns

It would be a huge blow to the City of Regina if any of Saskatchewan's crown corporations were partially or fully privatized. Experience from other provinces shows that privatizing crown corporations leads to job loss, higher utility bills, erosion of service, and lost revenues to government.

Next door in Manitoba, the privatization of Manitoba Telephone Services (MTS) resulted in massive layoffs, higher phone bills and a loss of revenue for the government. Instead of generating benefits for the public, MTS doubled its profits for shareholders and paid \$7.8 million to its CEO in 2014.²

Equally important to the large economic benefit of crown corporations to the City of Regina and the province is the historic decision to maintain democratic control and ownership of public services. As *The Crown Corporations Public Ownership Act*, the Act respecting the continued public ownership of crown corporations passed by all parties in the Saskatchewan Legislature in 2004, recognizes and states:

WHEREAS Saskatchewan Crown corporations are an investment in the future of Saskatchewan to provide necessary public services, to assure the quality of life of residents and to promote economic development;

² Toby Sanger, "A cautionary tale of two telcos," *Winnipeg Free Press*, June 14, 2015.

AND WHEREAS the public investment in Saskatchewan Crown corporations reflects an historic decision to maintain control of necessary public services within Saskatchewan to assure that those services are operated in the best interests of the people of Saskatchewan;

Crown corporations, as noted in the Act, are operated by and for Saskatchewan people – and only continued public ownership and control can allow these benefits to continue.

Conclusion

CUPE Saskatchewan is opposed to any sell-off, partitioning or privatization in any form of crown corporations. The privatization of crown corporations would have serious economic consequences for residents, who would likely see their utility bills increase, and it would reduce an important source of income for the provincial government to fund public services.

We urge city council to unanimously support this motion and to convey a strong message to the provincial government that our crown corporations are not for sale.

/cope342

MOTION

April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: Councillor Stevens: Keep Crowns Public

WHEREAS large Crown Corporations like SaskTel, SaskPower, SGI, and SaskEnergy are headquartered in Regina;

WHEREAS these and other Crown Corporations directly employ over 10,000 people in the province;

WHEREAS over half of all Crown Corporation employees, or approximately 6,600 workers, are employed in Regina;

WHEREAS Crown Corporations, like SaskTel, are important financial contributors to community events and organizations throughout the province;

WHEREAS Crown Corporations offers high quality and affordable telecommunications services and infrastructure, automobile insurance, power, and energy services for public and private sector employers in Regina;

WHEREAS SaskTel alone returned, on average, \$82.99 million in dividends per year to the public treasury between 2001 and 2015;

WHEREAS the Crown Corporations returned approximately \$102 million in revenue to the City of Regina as grants in-lieu of property taxes between 2011 and 2015; and

WHEREAS the complete or partial privatization of Crown Corporations could jeopardize these benefits for the residents of Regina and the province.

THEREFORE BE IT RESLOVED be it resolved that:

1. City Council rejects calls by the provincial government to privatize any portion of Saskatchewan's Crown Corporations.
2. City Council affirms the economic benefit of wholly-publicly owned Crown Corporations for the City of Regina.

3. The outcome of this motion be communicated to the Ministers responsible for the respective Crown Corporations by letter from Mayor Fougere on behalf of City Council.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Andrew Stevens', with a stylized flourish at the end.

Andrew Stevens
Councillor - Ward 3

April 24, 2017

To: His Worship the Mayor
And Members of City Council

Re: The Clean Property Bylaw, No. 9881

RECOMMENDATION

That the City Solicitor be directed to prepare an amendment to Schedule “L” of *The Clean Property Bylaw*, No. 9881 to correct the fee for the radio frequency identification tags to be consistent with the fees City Council approved in CR15-86

CONCLUSION

The purpose of this report is to correct a typographical error in *The Clean Property Bylaw*, No. 9881 (the “Bylaw”).

Based on City Council’s decision in CR15-86 the correct fee for the radio frequency identification (“RFID”) tags for the City’s snow storage site is \$10.00 per vehicle. Due to a typographical error the Bylaw is showing incorrect fees for the RFID tags.

BACKGROUND

The Winter Maintenance Branch brought forward report CR15-86 to City Council on August 31, 2015, which identified a cost of \$10.00 for each RFID tag for each vehicle for the new snow storage site.

Winter Maintenance Branch brought forward a second report CR17-8 to City Council on January 31, 2017 to amend the Bylaw in relation to vehicle descriptions for the snow storage site. In the course of preparing the amendment to the Bylaw there was a typographical error that improperly changed the fee for the RFID tags. There have been no adverse operational impacts of this typographical error as all customers were charged the correct fee of \$10.00 and all instructional material accurately reflected the correct fee.

DISCUSSION

The City Solicitor brings forward this report and amendment by way of *The Clean Property Bylaw Amendment Bylaw, 2017 (No. 2)*, No. 2017-15 to correct a typographical error to reflect the original and correct fees for the RFID tags of \$10.00 each.

RECOMMENDATION IMPLICATIONS

Financial Implications

None as all customers were charged the correct fee of \$10.00 and all instructional material accurately reflected the correct fee.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The corrected Bylaw will be posted on the City's website and the Snow Storage Site's website.

DELEGATED AUTHORITY

City Council's approval is required to approve amendments to *The Clean Property Bylaw*, No. 9881.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Byron Werry'.

Byron Werry, City Solicitor

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Jim Nicol'.

Jim Nicol, City Clerk

Report prepared by:
Jayne Krueger, Legal Counsel

BYLAW NO. 2017-11

THE REGINA PROPERTY TAX BYLAW, 2017

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to establish tax rates and impose taxes on:
- (a) all taxable property in the City of Regina sufficient to meet the estimated expenditures and transfers, having regard to estimated revenues from other sources, set out in the budgets of the City and the Library for 2017; and
 - (b) all property used or intended to be used for business purposes within business improvement districts established by City Council sufficient to raise the amount required for the requisition of the business improvement districts, as approved by City Council.

Authority

- 2 The authority for this Bylaw is:
- (a) section 26 and Division 7 of Part XI of *The Cities Act*;
 - (b) sections 12, 13 and 15 of *The Cities Regulations*; and
 - (c) section 22 of *The Public Libraries Act, 1996*.

Definitions

- 3 In this Bylaw:
- “**Agricultural**” means all land and improvements in the agricultural property class prescribed pursuant to section 15 of *The Cities Regulations*;
- “**City**” means the City of Regina;
- “**Commercial and Industrial**” means all land and improvements in the Commercial and Industrial property class prescribed pursuant to section 15 of *The Cities Regulations* excluding land and improvements defined as Golf Courses;
- “**Golf Courses**” means land and improvements designed and used for or in conjunction with a golf course;
- “**Library**” means the Regina Public Library Board;

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

City Solicitor

“Multi-Family Residential” means:

- (a) land and improvements designed and used for or intended to be used for, or in conjunction with, a residential purpose, in which the existing improvements accommodate four or more self-contained dwelling units within a parcel; and
- (b) vacant land zoned for use for multiple dwelling units;

provided the property is not the subject of a condominium plan within the meaning of *The Condominium Property Act, 1993*;

“Regina Downtown Business Improvement District” means the business improvement district continued pursuant to *The Regina Downtown Business Improvement District Bylaw*, Bylaw No. 2003-80;

“Regina’s Warehouse Business Improvement District” means the business improvement district established pursuant to *Regina's Old Warehouse Business Improvement District Bylaw*, Bylaw No. 2003-15;

“Residential” means:

- (a) land with improvements used for or intended to be used for, or in conjunction with, a residential purpose, including residential land and improvements within a condominium plan registered under *The Condominium Property Act, 1993*; and
- (b) vacant land zoned for residential use;

provided the property is not classified as Multi-Family Residential;

“Resource Property” means:

- (a) land and improvements used or intended to be used for mines or petroleum oil wells and gas wells; or
- (b) pipeline and other land and improvements used in conjunction with a pipeline.

Mill Rates

4(1) The following uniform rates shall be imposed on all taxable assessments in the City of Regina:

- (a) 7.44834 mills per dollar for the City; and

- (b) 0.71989 mills per dollar for the Library.
- (2) The following uniform rates shall be imposed on all property used or intended to be used for business purposes within the following business improvement districts:
 - (a) 0.57080 mills per dollar for the Regina Downtown Business Improvement District; and
 - (b) 0.47503 mills per dollar for Regina's Warehouse Business Improvement District.

Sub-Classes of Property

5 The following sub-classes are established:

- (a) Residential;
- (b) Multi-Family Residential;
- (c) Commercial and Industrial;
- (d) Golf Courses; and
- (e) Resource Property.

Mill Rate Factors

6 The following are the mill rate factors to be multiplied by the uniform rates for the City and Library to establish the levy for a taxable assessment:

CLASS	SUBCLASS	MILL RATE FACTOR
Residential	Residential and Multi-Family	0.91152
Commercial/Industrial	Commercial & Industrial	1.21040
	Golf Courses	0.78654
	Resource Property	1.21040
Agricultural	N/A	1.21040

Coming Into Force

7 This Bylaw comes into force on the date of passage.

READ A FIRST TIME THIS 24th DAY OF April 2017.

READ A SECOND TIME THIS 24th DAY OF April 2017.

READ A THIRD TIME AND PASSED THIS 24th DAY OF April 2017.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2017-11

THE REGINA PROPERTY TAX BYLAW, 2017

PURPOSE:	To set the 2017 mill rates for the City of Regina, the Regina Public Library, and the Regina Downtown and Regina's Warehouse Business improvement districts and the property subclasses and mill rate factors for the City and Library taxes.
ABSTRACT:	The Bylaw sets the mill rates to be levied on all taxable assessments in the City to raise the money required by the City, the Public Library, and the business improvements districts for 2017.
STATUTORY AUTHORITY:	Section 26 and Division 7 of Part XI of <i>The Cities Act</i> , section 12, 13 and 15 of <i>The Cities Regulations</i> and section 22 of <i>The Public Libraries Act, 1996</i> .
MINISTER'S APPROVAL:	n/a
PUBLIC HEARING:	n/a
PUBLIC NOTICE:	n/a
REFERENCE:	Report CM17-2 from the February 13, 2017 City Council meeting and Report FA17-2 from the March 7, Finance and Administration Committee meeting, Report CR17-24 from the April 10, 2017 City Council meeting, Report CR17-5 from the April 10 and April 18, 2017 City Council meetings and Report to City Council, April 24, 2017.
AMENDS/REPEALS:	New bylaw
CLASSIFICATION:	Administrative
INITIATING DIVISION:	City Planning and Development
INITIATING DEPARTMENT:	Assessment and Taxation

BYLAW NO. 2017-14

THE COMMERCIAL AND INDUSTRIAL PROPERTIES
TAX PHASE-IN BYLAW, 2017

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to provide for a phase-in of property taxes for commercial and industrial properties for the years 2017 and 2018.

Authority

- 2 The authority for this Bylaw is section 260 of *The Cities Act* and section 14 of *The Cities Regulations*.

Definitions

- 3 In this Bylaw:

“2017 revaluation” means the revaluation of property occurring in 2017 pursuant to section 22 of *The Assessment Management Agency Act*;

“Commercial and Industrial Properties” means properties that come within the Commercial and Industrial classification pursuant to section 14 of *The Cities Regulations*;

“property tax change” means the difference between the amount of property taxes assessed with respect to a property in 2016 and the amount assessed with respect to the same property in 2017;

“Taxing Authorities” means the taxing authorities on whose behalf the City of Regina levies taxes and includes:

- (a) the Board of Education of the Regina School Division No. 4 of Saskatchewan;
- (b) the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan; and
- (c) the Regina Public Library Board.

Tax Phase-In Plan

- 4 The tax phase-in plan set out in this Bylaw will be implemented to phase in changes in property taxes resulting from the 2017 revaluation.

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

City Solicitor

Other Taxing Authorities

- 5 This tax phase-in plan may be extended to any other rates with the agreement of any other Taxing Authority.

General

- 6 This tax phase-in plan does not apply to:
- (a) property that was not assessed in the year 2016;
 - (b) tax increases or decreases resulting from any change in assessed values that are not the result of revaluation; or
 - (c) tax increases or decreases resulting from a change in mill rates due to the 2017 budgets for the City and other taxing authorities.

Funding of Phase-in

- 7 The difference between the limit on tax increases set out in this Bylaw and the tax increases that would otherwise result from revaluation will be funded through the difference between the limit on the tax decreases set out in this Bylaw and the tax decreases that would otherwise result from revaluation.

Calculation of Phase-in

- 8 For the year 2017:
- (a) for each property within the Commercial and Industrial classification the maximum tax increase resulting from the 2017 revaluation will be no greater than 1/3 of the property tax change for that property resulting from the 2017 revaluation;
 - (b) for each property within the Commercial and Industrial classification the maximum tax decrease resulting from the 2017 revaluation will be no greater than 1/3 of the property tax change for that property resulting from the 2017 revaluation.
- 9 For the year 2018:
- (a) for each property within the Commercial and Industrial classification the maximum tax increase resulting from the 2017 revaluation will be no greater than 2/3 of the property tax change for that property resulting from the 2017 revaluation;
 - (b) for each property within the Commercial and Industrial classification the maximum tax decrease resulting from the 2017 revaluation will be no greater than 2/3 of the property tax change for that property resulting from the 2017 revaluation.

Effect of Assessment Appeals on Phase-in

- 10(1) For Commercial and Industrial Properties for which, on the day this Bylaw comes into force, a final determination of its assessed value for 2016 has yet to be rendered because of outstanding assessment appeals, the maximum tax increase or decrease will be determined on the basis of the assessed value of the property for the year 2016 that is in force at the time the phase-in calculation is made and the taxes resulting therefrom.
- (2) Once a final determination of the assessed value for a property in subsection (1) for the year 2016 has been rendered, the maximum tax increase or decrease for that property will be recalculated on the basis of the final assessed value, and the subsequent years' taxes will be adjusted from the amount determined in accordance with subsection (1).

Coming Into Force

11 This Bylaw comes into force on the date of passage.

READ A FIRST TIME THIS 24th DAY OF April 2017.

READ A SECOND TIME THIS 24th DAY OF April 2017.

READ A THIRD TIME AND PASSED THIS 24th DAY OF April 2017.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2017-14

THE COMMERCIAL AND INDUSTRIAL PROPERTIES TAX PHASE-IN BYLAW, 2017

PURPOSE:	To phase-in the tax effects of the 2017 revaluation
ABSTRACT:	This bylaw provides for a tax phase-in plan for the 2017 revaluation for Commercial and Industrial properties. For 2017, these properties will be taxed at 1/3 of the tax increase or decrease resulting from the 2017 revaluation. For 2018, the taxes will be at 2/3 of the increase or decrease resulting from the 2017 revaluation.
STATUTORY AUTHORITY:	Section 260 of <i>The Cities Act</i> and section 14 of <i>The Cities Regulations</i>
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Report FA17-2 from the March 7, 2017 Finance and Administration Committee meeting and Report CR17-24 from the April 10, 2017 City Council meeting.
AMENDS/REPEALS:	New bylaw
CLASSIFICATION:	Administrative
INITIATING DIVISION:	Community Planning & Development
INITIATING DEPARTMENT:	Assessment and Taxation

BYLAW NO. 2017-15

THE CLEAN PROPERTY AMENDMENT BYLAW, 2017 (No. 2)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

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

READ A FIRST TIME THIS 24th DAY OF April 2017.

READ A SECOND TIME THIS 24th DAY OF April 2017.

READ A THIRD TIME AND PASSED THIS 24th DAY OF April 2017.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

SCHEDULE “L”

SNOW STORAGE SITE FEES

Truck Categories	Radio Frequency Identification Device Tag Fees	Cost per load
1 Ton Pick-up or smaller truck without trailer	\$10	\$5
1 Ton Pick-up or smaller truck with trailer	\$10	\$15
Tandem axle truck or single axle truck bigger than 1 Ton (both without trailer)	\$10	\$25
Tandem axle truck with trailer or single axle truck bigger than 1 Ton with trailer or Semi-trailer truck	\$10	\$35

ABSTRACT

BYLAW NO. 2017-15

THE CLEAN PROPERTY AMENDMENT BYLAW, 2017 (No. 2)

PURPOSE:	The purpose is to correct a typographical error in Schedule “L” relating to the cost of the radio frequency identification tags.
ABSTRACT:	To correct the fee for the radio frequency identification tags.
STATUTORY AUTHORITY:	Section 8(3) (c) of <i>The Cities Act</i>
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Report to City Council April 24, 2017
AMENDS/REPEALS:	Amends Bylaw No. 9881
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Solicitor
INITIATING DEPARTMENT:	City Solicitor

BYLAW NO. 2017-18

THE PROPERTIES EXEMPT FROM TAXATION AS A RESULT OF THE 2013
MUNICIPAL BOUNDARY ALTERATION BYLAW, 2017

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to exempt certain properties which were annexed into the City of Regina as a result of the 2013 municipal boundary alteration from property taxes in whole or in part for the 2017 financial year.

Authority

- 2 The authority for this Bylaw is subsection 262(3) of *The Cities Act*.

Definitions

- 3 In this Bylaw:

“Commercial Corridor Lands” means those lands listed in Schedule “A” to this Bylaw;

“Lands Within the 300,000 Growth Plan” means those lands listed in Schedule “B” to this Bylaw; and

“Lands Beyond the 300,000 Growth Plan” means those lands listed in Schedule “C” to this Bylaw.

Calculation of Exemption

- 4 The owners or occupants of the Commercial Corridor Lands, the Lands Within the 300,000 Growth Plan and the Lands Beyond the 300,000 Growth Plan are partially exempted from payment of property tax payable by the owner or occupant of the land and improvements as outlined in the respective Schedules “A”-“C” to this Bylaw.

- 5 The exemptions in this Bylaw shall:

- (a) apply only to taxes assessed in 2017 on land or improvements; and
- (b) not include special taxes, local improvement levies, public utility charges, development fees or other such charges imposed by the City or other taxing authority.

- 6 The City Assessor shall conclusively determine the scope and extent of any exemption.

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

City Solicitor

7 This Bylaw comes into force on January 1, 2017.

READ A FIRST TIME THIS 24th DAY OF April 2017.

READ A SECOND TIME THIS 24th DAY OF April 2017.

READ A THIRD TIME AND PASSED THIS 24th DAY OF April 2017.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

SCHEDULE "A"

Appendix A – Commercial Corridor Annexation Tax Exemptions**Commercial Corridor Lands
Partially Exempted from Property Tax – Five Year Phase In ¹**

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10268077	4001 E VICTORIA AVENUE	6,086,700	9.12%	4,699.55	8,217.55
10268078	1201 CONDIE ROAD	1,316,600	14.07%	1,568.29	2,742.28
10268140	4600 E VICTORIA AVENUE	1,807,500	11.26%	1,723.04	3,012.88
10268141	4330 E VICTORIA AVENUE	931,600	13.62%	1,074.19	1,878.29
10268142	5050 E VICTORIA AVENUE	6,116,000	10.68%	5,529.91	9,669.49
10268143	4750 E VICTORIA AVENUE	3,854,200	9.50%	3,099.83	5,420.31
10268897	1101 CONDIE ROAD	1,055,200	11.15%	996.06	1,741.68
10268935	9800 DEWDNEY AVENUE	8,797,100	17.31%	12,891.88	28,521.67
10268941	601 CONDIE ROAD	13,300	16.68%	18.78	32.83
10268975	4150 E VICTORIA AVENUE	5,562,800	6.94%	3,268.38	5,715.01
10268982	4500 E VICTORIA AVENUE	2,845,900	0.79%	170.65	296.86
10268992	4601 E VICTORIA AVENUE	2,247,500	15.77%	214.41	267.68
10268997	4000 E VICTORIA AVENUE	8,921,200	4.79%	3,617.75	6,325.92
10269001	1701 KENNEDY STREET	1,550,800	13.80%	1,811.82	3,168.11
10269032	1700 ZINKHAN STREET	1,983,400	14.73%	2,473.39	4,324.93
10269034	4850 E VICTORIA AVENUE	3,379,000	10.82%	3,095.24	5,412.27
Commercial Corridor Totals:		56,468,800		46,253	86,748

¹ The intention as resolved by City Council pursuant to CM13-14 is that tax mitigation for properties identified within the Commercial Corridor where, on the date of boundary alteration, the main property use is commercial or industrial should include a phase-in of the tax change between RM tax levels to City tax levels over five years. Upon the effective date of the boundary alteration, property taxes applicable to these properties will not exceed the RM taxation amount for the first year (2014). The amount of the exemption will decrease each year by 20% over the next four years (2015-2018) so that in year six following the boundary alteration (2019) the properties will be subject to City property taxation levels. Eligibility for any exemption will expire either over the suggested time frame, when development occurs on a particular property or otherwise at the annual discretion of City Council.

SCHEDULE "B"

Appendix B – Lands Within the 300,000 Growth Plan

Partially Exempted from Property Tax – Five Year Fixed Tax Mitigation

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10268073	4800 ARMOUR ROAD	251,500	90.87%	1,063.95	1,328.25
10268080	10600 DEWDNEY AVENUE	399,900	65.18%	1,213.44	1,514.90
10268088	5813 SECORD AVENUE	35,100	21.31%	34.82	43.46
10268098	4820 CAMPBELL STREET	58,500	15.33%	41.66	52.02
10268133	4820 GARRY STREET	58,500	15.33%	41.66	52.02
10268134	4800 CAMPBELL STREET	252,400	89.59%	1,052.75	1,314.28
10268135	605 CONDIE ROAD	570,100	72.84%	1,933.24	2,413.52
10268147	1300 N COURTNEY STREET	3,166,900	97.44%	1,005.59	1,255.40
10268149	1550 N COURTNEY STREET	945,700	25.18%	1,203.93	1,993.04
10268743	600 FLEMING ROAD	405,800	66.65%	1,258.85	1,571.58
10268744	13000 DEWDNEY AVENUE	774,500	56.72%	2,140.85	3,164.89
10268772	1400 N COURTNEY STREET	259,900	86.10%	1,041.62	1,300.39
10268773	1760 N COURTNEY STREET	932,100	52.55%	2,484.84	4,154.88
10268898	1001 CONDIE ROAD	249,200	93.42%	1,083.52	1,352.70
10268952	5800 ARMOUR ROAD	455,500	63.42%	1,344.97	1,679.10
10268955	5000 ARMOUR ROAD	388,400	67.80%	1,226.06	1,530.65
10268977	1600 N COURTNEY STREET	262,100	86.61%	1,056.60	1,319.08
10269002	4001 E DEWDNEY AVENUE	336,400	73.50%	1,151.17	1,437.15
10269161	11400 DEWDNEY AVENUE	409,000	66.26%	1,261.58	1,575.00
10269240	5201 E DEWDNEY AVENUE	904,000	55.24%	2,420.30	3,512.44
10269248	12400 DEWDNEY AVENUE	390,400	67.97%	1,235.46	1,542.37
10269249	1750 N COURTNEY STREET	264,300	86.00%	1,057.90	1,320.71
10269403	4801 E VICTORIA AVENUE	392,400	67.54%	1,233.93	1,540.47
10269420	4500 CAMPBELL STREET	538,500	60.12%	1,507.07	1,881.46

SCHEDULE "B"

Appendix B – Lands Within the 300,000 Growth Plan

Partially Exempted from Property Tax – Five Year Fixed Tax Mitigation ²

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10269421	4245 GARRY STREET	97,600	14.85%	67.38	84.12
10269452	1301 N PINKIE ROAD	415,400	66.23%	1,280.63	1,598.77
10272004	600 PINKIE ROAD	349,800	72.01%	1,172.33	1,463.57
10290538	1710 N COURTNEY STREET	248,800	93.06%	1,077.78	1,345.53
10295040	1301 CONDIE ROAD	471,200	93.42%	2,049.21	2,558.28
10295232	1301 SILVERLEAF BOULEVARD	1,300	86.10%	5.10	6.36
10295235	1462 N COURTNEY STREET	471,500	97.44%	2,139.04	2,670.42
10295238	1458 N COURTNEY STREET	66,700	97.44%	301.92	376.92
300,000 Population Totals:		14,823,400		37,189	48,954

² The intention as resolved by City Council pursuant to CM13-14 is that tax mitigation for the properties identified as being located within the City's 300,000 growth plan should include an assessment exemption that will keep their property tax levels equal to what they would have paid in the RM for five years following boundary alteration. The exemption amount applied in the first year (2014) will serve as the base for taxation in years two to five (2015-2018). After five years the exemption will expire and the properties will be subject to City property taxation levels. Eligibility for any exemption will expire either over the suggested time frame, when development occurs on a particular property or otherwise at the annual discretion of City Council.

SCHEDULE "C"

Appendix C – Lands Beyond the 300,000 Growth Plan**Partially Exempted from Property Tax – Long Term Tax Mitigation ³**

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10268072	1101 PRINCE OF WALES DRIVE	249,000	91.99%	1,066.16	1,331.03
10268086	9801 9TH AVENUE N	572,800	45.06%	1,201.66	1,500.18
10268137	9001 9TH AVENUE N	3,007,800	65.11%	10,192.31	16,440.94
10268146	4200 EAST BYPASS SERVICE ROAD	849,500	67.91%	2,857.24	4,450.82
10268150	1950 N COURTNEY STREET	263,600	86.29%	1,058.54	1,321.52
10268151	1801 N PINKIE ROAD	894,100	37.06%	1,626.56	2,462.50
10268153	6700 ARMOUR ROAD	364,700	70.49%	1,196.51	1,493.76
10268156	4301 GARRY STREET	104,000	14.95%	72.39	90.37
10268166	5800 31ST AVENUE	71,800	20.57%	68.62	85.63
10268184	4117 BELMONT STREET	116,000	15.10%	81.56	101.82
10268198	4140 CARLTON STREET	104,000	14.95%	72.39	90.37
10268208	4108 CARLTON STREET	76,500	14.37%	51.10	63.79
10268220	4101 ELLICE STREET	137,800	14.74%	94.46	117.91
10268257	6001 PARLIAMENT AVENUE	71,800	20.57%	68.62	85.65
10268274	3901 DONALD STREET	132,600	15.24%	94.06	117.41
10268289	3900 ELLICE STREET	132,600	15.24%	94.06	117.41
10268375	4200 FORT STREET	76,500	14.37%	51.10	63.79
10268381	6501 28TH AVENUE	157,600	95.75%	702.00	876.40
10268399	4112 DONALD STREET	76,500	14.37%	51.10	63.79
10268409	4100 FORT STREET	157,600	14.96%	109.68	136.93
10268444	4040 CARLTON STREET	104,000	14.95%	72.39	90.37
10268454	4028 BELMONT STREET	116,000	15.10%	81.56	101.82
10268467	4069 ABBOTT STREET	13,400	70.96%	43.85	54.74
10268482	6200 PARLIAMENT AVENUE	108,900	21.31%	107.88	134.68
10268492	3920 DONALD STREET	104,000	14.95%	72.39	90.37
10268508	3821 ELLICE STREET	110,100	15.03%	76.98	96.07
10268518	3809 DONALD STREET	91,000	14.74%	62.40	77.90
10268537	4201 BELMONT STREET	108,500	12.63%	63.73	79.55
10268567	4044 CAMPBELL STREET	97,600	14.85%	67.38	84.11
10268587	4021 BELMONT STREET	90,900	14.74%	62.27	77.73

SCHEDULE "C"

Appendix C – Lands Beyond the 300,000 Growth Plan**Partially Exempted from Property Tax – Long Term Tax Mitigation ³**

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10268589	6401 PARLIAMENT AVENUE	108,900	21.31%	107.88	134.68
10268599	6501 PARLIAMENT AVENUE	108,900	21.31%	107.88	134.68
10268609	4020 ABBOTT STREET	76,500	14.37%	51.10	63.79
10268615	6500 28TH AVENUE	132,600	94.35%	582.30	726.95
10268616	6116 PARLIAMENT AVENUE	80,100	21.06%	78.45	97.94
10268622	3921 FORT STREET	83,900	14.58%	56.90	71.03
10268629	3900 GARRY STREET	116,000	15.10%	81.56	101.82
10268641	5900 PARLIAMENT AVENUE	71,800	20.57%	68.62	85.65
10268648	3821 FORT STREET	104,000	57.48%	278.35	347.49
10268671	4037 ABBOTT STREET	76,500	14.37%	51.10	63.79
10268701	3840 FORT STREET	104,000	14.95%	72.39	90.37
10268718	3848 ELLICE STREET	90,900	14.74%	62.27	77.73
10268774	7801 ARMOUR ROAD	970,500	54.79%	2,692.87	4,480.29
10268775	6101 PARLIAMENT AVENUE	108,900	21.31%	107.88	134.68
10268796	4020 ELLICE STREET	132,600	15.24%	94.06	117.41
10268810	4021 DONALD STREET	132,600	15.24%	94.06	117.41
10268815	3901 ELLICE STREET	91,000	14.74%	62.40	77.90
10268823	5920 PARLIAMENT AVENUE	71,800	20.57%	68.62	85.65
10268828	4101 FORT STREET	157,600	14.96%	109.68	136.93
10268864	4112 CAMPBELL STREET	83,900	14.58%	56.90	71.03
10268885	4100 GARRY STREET	157,600	14.96%	109.68	136.93
10268886	2200 N COURTNEY STREET	1,227,400	23.09%	1,444.12	2,444.42
10268912	3916 FORT STREET	110,100	15.03%	76.98	96.07
10268942	11601 9TH AVENUE N	357,400	83.31%	1,385.91	1,730.21
10268944	4053 BELMONT STREET	83,900	14.58%	56.90	71.03
10268964	500 TOWER ROAD	250,200	47.12%	548.91	685.27
10268974	6201 E PRIMROSE GREEN DRIVE	3,119,400	36.06%	8,622.77	14,527.62
10268981	4800 E DEWDNEY AVENUE	1,459,400	40.03%	2,828.87	4,092.59
10268996	9300 9TH AVENUE N	360,700	60.67%	1,018.54	1,271.55
10269024	3933 ELLICE STREET	83,900	14.58%	56.90	71.02
10269035	6301 PARLIAMENT AVENUE	108,900	21.31%	107.88	134.68
10269047	400 PINKIE ROAD	6,108,600	58.33%	30,165.68	52,747.10

SCHEDULE "C"

Appendix C – Lands Beyond the 300,000 Growth Plan**Partially Exempted from Property Tax – Long Term Tax Mitigation ³**

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10269055	4300 EAST BYPASS SERVICE ROAD	1,394,500	74.40%	5,176.26	8,241.47
10269058	3500 CAMPBELL STREET	775,900	48.71%	2,077.40	3,475.37
10269061	4201 FORT STREET	108,400	12.63%	63.73	79.55
10269072	4200 GARRY STREET	108,400	12.63%	63.73	79.55
10269083	6201 PARLIAMENT AVENUE	108,900	21.31%	107.88	134.68
10269093	4021 CARLTON STREET	132,600	15.24%	94.06	117.41
10269119	4300 CAMPBELL STREET	104,000	14.95%	72.39	90.37
10269141	3300 CAMPBELL STREET	408,100	67.18%	1,276.27	1,593.33
10269150	6000 E PRIMROSE GREEN DRIVE	8,100	34.13%	12.72	15.86
10269151	6200 E PRIMROSE GREEN DRIVE	4,396,400	56.20%	20,822.97	36,353.27
10269162	8201 ARMOUR ROAD	414,600	66.37%	1,281.10	1,599.35
10269232	2801 TOWER ROAD	193,600	21.74%	207.47	319.56
10269247	2331 TOWER ROAD	402,100	22.39%	457.48	768.74
10269257	6500 PARLIAMENT AVENUE	108,900	21.31%	107.88	134.68
10269296	4200 ELLICE STREET	108,500	92.06%	464.51	579.90
10269307	6501 26TH AVENUE	132,700	94.35%	582.30	726.95
10269309	3900 ABBOTT STREET	132,600	15.24%	94.06	117.42
10269310	3901 ABBOTT STREET	132,600	15.24%	94.06	117.42
10269331	6400 PARLIAMENT AVENUE	108,900	21.31%	107.88	134.68
10269341	3900 BELMONT STREET	132,600	15.24%	94.06	117.42
10269352	6300 PARLIAMENT AVENUE	108,900	21.31%	107.88	134.68
10269372	3901 BELMONT STREET	132,600	15.24%	94.06	117.42
10269390	4200 CARLTON STREET	76,500	14.37%	51.10	63.78
10269410	3801 CARLTON STREET	157,700	15.38%	112.89	140.92
10269430	4244 CAMPBELL STREET	97,600	14.85%	67.38	84.12
10269453	9000 9TH AVENUE N	500,900	41.57%	1,026.46	1,576.59
10269455	3801 COURTNEY STREET	967,200	41.22%	1,856.17	2,317.29
10269461	4101 ABBOTT STREET	90,900	14.74%	62.27	77.73
10269477	3900 CARLTON STREET	132,600	15.24%	94.06	117.42
10269492	3901 CARLTON STREET	104,000	14.95%	72.39	90.37
10269508	4121 DONALD STREET	76,500	14.37%	51.10	63.78

SCHEDULE "C"

Appendix C – Lands Beyond the 300,000 Growth Plan**Partially Exempted from Property Tax – Long Term Tax Mitigation ³**

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10269538	4036 FORT STREET	76,500	14.37%	51.10	63.79
10269859	6501 29TH AVENUE	108,600	92.06%	465.29	580.88
10269902	3800 DONALD STREET	157,500	14.96%	109.68	136.92
10269919	6500 26TH AVENUE	157,700	95.77%	702.96	877.58
10269920	3800 ABBOTT STREET	127,300	15.20%	90.08	112.45
10269961	3800 BELMONT STREET	157,700	15.38%	112.89	140.92
10269976	3801 ABBOTT STREET	157,700	15.38%	112.89	140.92
10269994	3801 BELMONT STREET	250,300	21.68%	252.56	315.30
10272003	100 N PINKIE ROAD	481,500	66.72%	1,495.73	1,867.31
10272977	3600 CAMPBELL STREET	258,800	40.28%	882.54	1,543.20
10294907	2401 EAST BYPASS SERVICE ROAD	66,900	17.94%	55.74	69.56
10294908	2400 EAST BYPASS SERVICE ROAD	38,100	17.94%	31.74	39.61
10294915	4301 EAST BYPASS SERVICE ROAD	7,500	25.12%	8.72	10.90
10294916	3701 EAST BYPASS SERVICE ROAD	257,100	62.94%	753.45	940.62
10294920	3700 EAST BYPASS SERVICE ROAD	355,000	62.94%	1,040.11	1,298.50
10294925	2900 EAST BYPASS SERVICE ROAD	248,900	56.20%	650.88	812.57
10296442	4208 CAMPBELL STREET	76,500	14.37%	51.10	63.79
Beyond 300,000 Population Totals:		39,733,100		116,551	185,721

³ The intention as resolved by City Council pursuant to CM13-14 is that tax mitigation for the properties identified as being located beyond the City's 300,000 growth plan should include an assessment exemption that will keep their property tax levels equal to what they would have paid in the RM for a period of up to fifteen years following boundary alteration. The exemption amount applied in the first year (2014) will serve as the base for taxation in years two to five (2015-2018). A similar exemption would continue to be recommended on an annual basis for up to 15 years following the boundary alteration. Eligibility for any exemption will expire either over the suggested time frame, when development occurs on a particular property or otherwise at the annual discretion of City Council.

ABSTRACT

BYLAW NO. 2017-18

THE PROPERTIES EXEMPT FROM TAXATION AS A RESULT OF THE 2013 MUNICIPAL BOUNDARY ALTERATION BYLAW, 2017

PURPOSE:	To exempt certain properties from property taxes in whole or in part for the 2017 financial year as a result of the 2013 municipal boundary alteration.
ABSTRACT:	Provide property tax exemptions to owners and occupants of land that was annexed into the City of Regina as a result of the 2013 municipal boundary alteration.
STATUTORY AUTHORITY:	Subsection 262(3) of <i>The Cities Act</i>
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	City Council, April 10, 2017, CR17-4
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Administrative
INITIATING DIVISION:	City Planning and Development
INITIATING DEPARTMENT:	Assessment and Taxation

BYLAW NO. 2017-21

THE REGINA TRAFFIC AMENDMENT BYLAW, 2017 (No. 3)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 Bylaw No. 9900, being *The Regina Traffic Bylaw, 1997* is amended in the manner set forth in this Bylaw.
- 2 Schedule “J” is repealed and the attached Schedule “J” is substituted.
- 3 Schedule “K” is repealed and the attached Schedule “K” is substituted.
- 4 This Bylaw comes into force on July 1, 2017.

READ A FIRST TIME THIS 24th DAY OF April 2017.

READ A SECOND TIME THIS 24th DAY OF April 2017.

READ A THIRD TIME AND PASSED THIS 24th DAY OF April 2017.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

SCHEDULE "J" - FEES AND CHARGES

Section	Description	Fee
37	Loading Zone Parking Meters	\$1.00/15 minutes
	All Other Parking Meters	\$2.00/hour
47	Taylor Field Resident Parking Permit	No Charge
49	Taxi Cab Parking Stands	\$1,120/stand/year
55	Resident Parking Permit	\$15.00/vehicle/year
56	Visitor Parking Permit	\$15.00/vehicle/year or \$5.00 if purchased with Residential Parking Permit
57	Special Occasion Parking Permit	\$5.00/vehicle/occasion
	Additional Permits	\$1.00/permit
58	<i>City Parking Permits:</i>	
	Approved City Employee; Elected Government Official; Emergency Vehicle; Consular Corps Representative; President of Tourism Regina; Regina Qu'Appelle Regional Health Authority member.	No Charge
	Health or Social Service Organization; Justice Official	\$260/vehicle/year
	Government Agency or Crown Corporation; Non-Government Organization; Press/Media	\$520/vehicle/year
	Any other person	\$1040/vehicle/year
59	Daily Parking Permit	No Charge
60	Privilege Parking Permit	No Charge
61	Convention Parking Permit	\$15.00/vehicle/day
62	Parking Permit for Persons with Disabilities	\$12.50/vehicle/month
63	Reserved Parking Meter Permit	\$40.00/meter/day + \$5.00/meter bagging fee
63.1	Business Motor Vehicle Parking Permit	\$130.00/vehicle/year
65	<i>Temporary Street Use Permits:</i>	
	Minimum Rate	\$24.00/permit
	Metered Parking	\$1.08/m ² /day
	Parking Lane, Sidewalk or Boulevard	\$0.12/m ² /day
	Traffic Lane or Alley	\$0.18/m ² /day
	<i>Temporary Street Use Permit (miscellaneous)</i>	
	Horse Drawn Carriage	\$60/year/permit
	Mobile Food Vending	\$1,680/year/unit
	Pedicabs and Rickshaws	\$60/year/permit
66	Parade Permit	No Charge
	Community Event (Non-Profit/Charitable Organization)	No Charge
72	Overdimensional Load Permit	\$50 for any load over 3.7 meters in width, 25 meters in length or 4.2 meters in height
80	Bicycle License	\$5.00/Bicycle Life
91	Impoundment of Vehicles – Daily Storage Fee	\$15.00/day

SCHEDULE “K” - NOTICE OF VIOLATION:

Notice of Violation, Voluntary Payment Amounts and Specified Penalty Sums for Default Convictions (as provided for in Section 88)

Section	Amount	Description
9(4)	\$80.00	Stopped in a bus lane.
32(1)	\$70.00	Failing to park at curb in the direction of traffic.
33(1)(a)	\$70.00	Parked more than 0.6 metres away from the curb.
33(1)(b)	\$70.00	Parked at a curb within 0.6 metres in front or behind any vehicle.
33(2)	\$70.00	Improperly parked motorcycle.
34(1)(a)	\$70.00	Improperly parked in an angle parking stall.
34(1)(b)	\$70.00	Parked in angle parking stall with the leading edge of vehicle more than 0.3 meters away from curb.
34(1)(c)	\$70.00	Parked a vehicle exceeding 6.0 metres where angle parking is provided.
34(2)	\$70.00	Backing a vehicle into a parking stall that is less than 90 degrees.
35(1)(a)	\$70.00	Parked where prohibited.
35(1)(b)	\$70.00	Over parked in limited parking area
35(2)	\$80.00	Parked on an alley.
35(3)	\$80.00	Parked in a school zone.
35(4)(a)	\$70.00	Parked on any sidewalk.
35(4)(b)	\$70.00	Parked on a boulevard or other place not accessible to a public highway by a curb crossing.
35(4)(c)	\$70.00	Parked upon an area adjacent to a centre median or island.
35(4)(d)	\$70.00	Parked on a shoulder or curb lane where speed limit exceeds 50 km/h.
35(4)(e)	\$70.00	Parked in a traffic lane of any street.
35(5)(a)	\$70.00	Parked on any public highway signed as “Temporary No Parking”.
35(5)(b)	\$70.00	Parked on any public highway which has been temporarily closed.
35(5)(c)	\$70.00	Parked on any street longer than 24 hours.
36(1)(a)	\$70.00	Stopped where prohibited.
36(1)(b)	\$80.00	Stopped in a bus stop.
36(1)(c)	\$70.00	Stopped in a traffic lane.
36(1)(d)	\$70.00	Stopped in an alley within 2.0 metres of a property access.
36(1)(e)	\$70.00	Stopped within 10.0 metres of a street intersection.
36(1)(f)	\$110.00	Stopped within 2.0 metres of a fire hydrant.
36(1)(g)	\$70.00	Stopped within 5.0 metres of a railway track.
36(1)(h)	\$70.00	Stopped within 10.0 metres of a pedestrian crosswalk
36(1)(i)	\$70.00	Stopped within 3.0 metres of an alley intersection.
36(1)(j)	\$70.00	Stopped within 2.0 metres of a curb crossing.
36(3)	\$120.00	Stopped in a school zone where prohibited.
38(1)(a)	\$65.00	Parked in a metered stall where meter showed violation or time expired.
38(1)(b)	\$65.00	Parked in a metered stall for a period exceeding the maximum time of the meter.
38(1)(c)	\$65.00	Parked in a metered stall for longer than two hours on a Saturday.
38(1)(d)	\$65.00	Failed to move vehicle to a new location on opposite side of street or other block.
38(1)(e)	\$65.00	Parked a vehicle in a metered stall for longer than 2 hours.
38(1)(f)	\$65.00	Parked where a meter is covered by a white meter bag (Permit parking only).
38(1)(g)	\$65.00	Parked except wholly within a metered stall.
38(1)(h)	\$65.00	Parked more than 2.0 metres from the nearest meter pole.
38(2)	\$80.00	Parked where a meter is covered by an orange meter bag.
42	\$65.00	Enter, leave or park in an off-street parking area in contravention of direction signs posted.
43(1)	\$60.00	Parked on private property in a zone marked as “no parking” or “no stopping”.
43(2)	\$200.00	Parked on private property in a stall marked by signs as reserved for persons with disabilities.
43(3)	\$70.00	Stopped or parked on private property without consent of owner.
44(1)	\$70.00	Parked on public property other than a public highway.
45(1)	\$70.00	Oversized vehicle parked longer than 2 hours.
47	\$80.00	Restricted parking in Taylor Field area.
48(1)	\$80.00	Parked in a loading zone for longer than maximum time permitted.
49(1)	\$80.00	Parked or stopped in a Taxicab Parking Zone.
50(1)	\$210.00	Parked in a stall or zone marked by signs as reserved for persons with disabilities.
50(2)	\$70.00	Parked at a parking stall for persons with disabilities for longer than the time specified.
51	\$70.00	Engine running without operator present.
52(1)	\$70.00	Vehicle backed up to curb obstructing more than 3.0 metres of roadway.
53(1)	\$70.00	Opening door of vehicle before safe to do so.

53(2)	\$70.00	Leave door of vehicle open longer than necessary to load or unload passengers.
64.1	\$120.00	Parking or stopping on a snow route while a declaration is in effect
64(2)	\$120.00	Parked within a temporarily closed or restricted public highway.
67(2)	\$80.00	Leave vehicle on jack or block or blocks longer than 3 hours.
69(3)(c)	\$70.00	Recreational vehicle parked on a driveway 2.0 metres from any curb or sidewalk
70(1)	\$70.00	Parked on street without a valid license plate.
83(1)	\$65.00	Secured bicycle to any structure on public right of way other than a bicycle stand.
83(2)	\$65.00	Failed to leave bicycle in an upright position.

ABSTRACT

BYLAW NO. 2017-21

THE REGINA TRAFFIC AMENDMENT BYLAW, 2017 (No. 3)

PURPOSE:	The purpose of this Bylaw is to amend <i>The Regina Traffic Bylaw</i> , 1997 to amend the fees for Temporary Street Use Permits as well as increasing parking fines.
ABSTRACT:	This Bylaw increases Temporary Street Use Permit fees and parking fines effective July 1, 2017.
STATUTORY AUTHORITY:	Section 8 of <i>The Cities Act</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	City Council, April 18, 2017, CM17-5
AMENDS/REPEALS:	Amends <i>The Regina Traffic Bylaw</i> , 1997, Bylaw 9900
CLASSIFICATION:	Administrative
INITIATING DIVISION:	Transportation and Utilities
INITIATING DEPARTMENT:	Roadways and Transportation Services