



CITY COUNCIL

**Monday, March 18, 2013
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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**Agenda
City Council
Monday, March 18, 2013**

Open With Prayer

Confirmation of Agenda

Adoption of Minutes

Advertised Bylaws and Related Reports

- DE13-37 Judith Veresuk - Application for Contract Zone Approval (12-CZ-8)
- CR13-37 Application for Contract Zone Approval (12-CZ-8) Proposed Temporary Parking
Lot in the Downtown, 1755 Hamilton Street

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1755 Hamilton Street, being Lots 42-47, Block 286, Plan Old 33, from D-Downtown to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The property shall be permitted to operate as a temporary parking lot or construction staging area for three years from the date of City Council's approval;
 - b. The parking lot shall meet all standards for "parking lot, paved" except that:
 - i. Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Construction and Compliance;
 - ii. Drainage to catch basin connection in an alley will be permitted, but drainage shall not flow over the fronting sidewalk or other pedestrian access; and
 - iii. The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and Parking Lot Developments in order to obtain a building permit.
 - c. The development shall conform to the attached plans labelled A01, prepared by Number 10 Architecture, and dated August 16, 2012, Appendix A-3;
 - d. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - e. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*;
2. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.



Office of the City Clerk

CP13-10 Kerrie Moore - Application for Zoning Bylaw Amendment (12-Z-28)

CR13-38 Application for Zoning Bylaw Amendment (12-Z-28) – PS to R1A
2370 Elphinstone Street

Recommendation

1. The application to rezone 2370 Elphinstone Street, being Lot X, Block 456A, Plan No. 80R18091 as shown on the attached subject property map from PS – Public Service to R1A – Residential Older Neighbourhood Detached, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaws for rezoning and selling of public service land.

DE13-38 Ryan Bender - Somerset Official Community Plan Amendments

DE13-39 James Pernu - Somerset Official Community Plan Amendments

DE13-40 Bobby Pawar - Somerset Official Community Plan Amendments

DE13-46 Paule Hjertaas - Somerset Official Community Plan Amendments

CP13-11 Jacqueline East - Somerset Official Community Plan Amendments

CP13-12 City Administration- Somerset Official Community Plan Amendments

CR13-39 Supplemental Report - Somerset Official Community Plan Amendments
(RPC12-82)

Recommendation

That this report be received and filed.

CR13-40 Somerset Official Community Plan Amendments

Recommendation

1. That the proposed amendments to Bylaw 7877 (The Regina Development Plan), as outlined in Appendix A-3 of this report, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the amendments referenced in recommendation 1 of this report.

CR13-41 Application for Zoning Bylaw Amendment (12-Z-29) 1902 Heseltine Road,
Parcel A, Riverbend

Recommendation

1. That the application to rezone 1902 Heseltine Road (Parcel A, Plan No. 101550406 and a portion of SW 1/4 22-17-19 W2M) within the Riverbend Concept Plan Area, as shown on the attached plan of proposed subdivision (See Attachment A-3.1), from UH - Urban Holding to R1-Residential Detached, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.



Office of the City Clerk

2013-16	The Regina Zoning Amendment Bylaw, 2013 (No. 9)
2013-17	The Regina Zoning Amendment Bylaw, 2013 (No.10)
2013-19	The Regina Zoning Amendment Bylaw, 2013 (No. 11)
2013-21	The Regina Development Plan Amendment Bylaw, 2013

Public Notice Bylaws and Related Reports

CR13-42	Application for Street/Lane Closure (12-CL-10) – Portion of 20th Avenue, Adjacent to 2875 Argyle Street and 2874 Elphinstone Street
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Recommendation

1. That the application for the closure and sale of a portion of 20th Avenue as shown on the attached plan of proposed subdivision prepared by Prakhar Shrivastava, dated July 4, 2012 and legally described as follows, be APPROVED:
(a)“All that portion of 20th Avenue, Regina, Saskatchewan, Registered Plan No. FB5838 as shown on a plan of proposed subdivision by Prakhar Shrivastava S.L.S. and dated July 4th, 2012.”
2. That the City Solicitor be directed to prepare the necessary bylaw.

2013-20	Street Closure (Portion of 20th Avenue, Adjacent to 2875 Argyle Street and 2874 Elphinstone Street) Bylaw
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Delegations and Related Reports

DE13-41	Jim Elliott - Debt Limit and Future Considerations
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Please note: this item will be tabled to the April 8, 2013 meeting of City Council to allow time for public notice to be given.

CR13-43	Debt Limit and Future Considerations
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Please note: this item will be tabled to the April 8, 2013 meeting of City Council to allow time for public notice to be given.

Recommendation

1. That the Deputy City Manager & CFO be authorized to make an application to the Saskatchewan Municipal Board (SMB), requesting the SMB to exclude \$100 million in debt from the City's debt limit.
2. If the \$100 million provincial loan is not exempted by the SMB, that the SMB approve increasing the City's debt limit from \$350 million to \$450 million to accommodate this future provincial loan.

DE13-42	Judith Veresuk - Regina Downtown Business Improvement District - 2013 Budget
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Office of the City Clerk

CR13-44 Regina Downtown Business Improvement District - 2013 Budget

Recommendation

1. That City Council approve the 2013 Regina Downtown budget as detailed in Appendix A, along with the provision for estimated assessment appeals in the amount of \$67,795.
2. That City Council approve the proposed 2013 mill rate for Regina Downtown of 0.7388 mills.

DE13-43 Kelly Hague - Application for Discretionary Use (12-DU-34)

DE13-44 Rosanne Hill Blaisdell - Application for Discretionary Use (12-DU-34)

DE13-45 Judith Veresuk - Application for Discretionary Use (12-DU-34)

CR13-45 Application for Discretionary Use(12-DU-34) Proposed Office Building Greater than 2.0 in the D-Downtown Zone – 1800, 1842, and 1850 Hamilton Street

Recommendation

1. That the discretionary use application for a proposed office building greater than Floor Area Ratio (F.A.R.) 2.0 located at 1800, 1842, and 1850 Hamilton Street, being Lots 28-35 inclusive, and 42, Block 306, Old 33 Subdivision, be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a. The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Gibbs Gage Architects and dated December 15, 2012;
 - b. The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, to provide the balance of required parking stalls not provided on site at an off-site location to meet the minimum parking requirements of *Regina Zoning Bylaw No. 9250*. This agreement will provide that the off-site parking serve the proposed development in perpetuity. The agreement shall be executed prior to issuance of a building permit, and be registered on title in the City's interest at the applicant/owner's cost;
 - c. The building permit plans shall clearly identify the minimum required parking stalls for persons with disabilities;
 - d. The applicant/owner shall comply with all applicable regulations and standards under *Regina Zoning Bylaw No. 9250*; and
 - e. The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, for the provision of public amenities consistent with Chapter 17 of *Regina Zoning Bylaw No. 9250* and equivalent to the amount of \$517, 626. This agreement shall be executed prior to issuance of a building permit, and shall be registered on title in the City's interest at the applicant/owner's cost.



Office of the City Clerk

Committee Reports

Executive Committee

CR13-46 Semi-Annual Review of Closed Items

Recommendation

That this report be received and filed.

CR13-47 101st Grey Cup Festival (November 20-24, 2013) and Championship Game (November 24, 2013)

Recommendation

1. That the Executive Committee approve the total City of Regina costs of \$1,021,000 to support the 2013 Grey Cup Festival and the Championship Game as follows:
 - a. currently funded soft costs of approximately \$155,900 for administrative staff time to be absorbed within existing budgets;
 - b. unfunded soft costs of approximately \$540,800 for administrative overtime, backfilling of positions, contracted services, police crowd control training, increased enforcement, etc.;
 - c. unfunded hard costs of approximately \$324,300 for transportation, equipment, police crowd control equipment, etc.;
2. That the Executive Committee approves that funding for (b) and (c) above, in the amount of \$865,100 be allocated from the General Reserve Fund.
3. That the Executive Committee to direct Administration to negotiate with the Saskatchewan Roughrider Football Club the recovery of all, or a portion of, the total unfunded costs of \$865,100 associated with this event.
4. That the Executive Committee to grant authority to the City Manager to execute an Agreement on cost recovery between the City of Regina and the Saskatchewan Roughrider Football Club.

Public Works Committee

CR13-48 2013 Flow Monitoring Program and Wastewater Model Calibration

Recommendation

1. City Council authorize the Deputy City Manager of City Operations to initiate the process to engage consulting and professional engineering services for the 2013 Flow Monitoring Program and Wastewater Model Calibration. The contract value to execute the program is expected to exceed \$500,000; and,
2. City Council authorize the Deputy City Manager of City Operations the authority to award, finalize the terms for the consulting and professional engineering services contract after review of the proposals from professional engineering firms, and amend such contracts after review of consultant and professional engineering proposals.



Office of the City Clerk

Bylaws and Related Reports

CR13-49 Amendments to Bylaw No. 2009-20 – *The Regina Regional Opportunities Commission Bylaw*

Recommendation

1. That City Council approve the Regina Regional Opportunities Commission's (RROC) request to amend Bylaw No. 2009-20 as outlined in Appendix A.
2. That the City Solicitor be instructed to prepare the required bylaw amendment.

CR13-50 Penny Discontinuance Policy – Changes to *The Regina Administration Bylaw No. 2003-69*

Recommendation

That the City Solicitor be instructed to prepare the necessary bylaw amendments to *The Regina Administration Bylaw, Bylaw No. 2003-69* to allow for rounding on cash transactions where pennies are not available.

2013-22 The Regina Regional Opportunities Commission Amendment, 2013

2013-25 The Regina Administration Amendment Bylaw, 2013

Bylaws - Third Reading Only

2013-7 The Traffic Bylaw Amendment 2013

Adjournment

Memo

March 18, 2013

To: His Worship the Mayor and
Members of City Council

Re: Adjustments to City Council Agenda – March 18, 2013

When approving the agenda for this evening's meeting, I would recommend the following adjustments:

ADD The following item be added immediately after CP13-11:

CP13-12: City Administration: Somerset Official Community Plan
Amendments

TABLE DE13-41: Jim Elliott: Debt Limit and Future Considerations
CR13-43: Debt Limit and Future Considerations*

*The Saskatchewan Municipal Board requires this item be given public notice, therefore consideration needs to be tabled to the April 8, 2013 meeting of Council.

Amber Smale
Acting City Clerk

cc: City Manager
Executive Director, Legal
Executive Director, Governance and Strategy
Administrative Assistant to the City Manager

Regina Downtown Business Improvement District
12-CZ-8 Presentation to the City Council
March 18, 2013

Good Afternoon Mayor Fougere and City Council.

My name is Judith Veresuk, Executive Director of the Regina Downtown Business Improvement District. I am pleased to be here today provide support for Zoning Bylaw Amendment 12-CZ-8.

Regina Downtown Business Improvement District offers support for the proposed temporary parking lot. We recognize that the Regina Downtown Neighbourhood Plan recommends that no new surface parking be allowed, and as such, we offer our support on the basis that this parking lot be approved for a maximum of three years.

Much growth and investment has occurred in Downtown Regina since the development of the Regina Downtown Development Plan. This growth has created strain on the existing office supply due to the loss of on street parking and additional employees working downtown. Additional parking will accommodate growth and support our existing businesses. Further, the completion of the Parking Management Strategy for Downtown Regina in June 2013, will provide direction with respect to addressing the ongoing parking challenges and creating parking efficiencies.

Given the temporary nature and scope of the development envisioned in the Contract Zoning Approval – Proposed Temporary Parking Lot, RDBID offers its support for the proposal.

Thank you.

March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Contract Zone Approval (12-CZ-8)
Proposed Temporary Parking Lot in the Downtown, 1755 Hamilton Street

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- FEBRUARY 13, 2013**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1755 Hamilton Street, being Lots 42-47, Block 286, Plan Old 33. from D-Downtown to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The property shall be permitted to operate as a temporary parking lot or construction staging area for three years from the date of City Council's approval;
 - b. The parking lot shall meet all standards for "parking lot, paved" except that:
 - i. Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Construction and Compliance;
 - ii. Drainage to catch basin connection in an alley will be permitted, but drainage shall not flow over the fronting sidewalk or other pedestrian access; and
 - iii. The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and Parking Lot Developments in order to obtain a building permit.
 - c. The development shall conform to the attached plans labelled A01, prepared by Number 10 Architecture, and dated August 16, 2012, Appendix A-3;
 - d. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - e. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*;
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.

REGINA PLANNING COMMISSION – FEBRUARY 13, 2013

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Shawn Farrow, representing Westland Ventures and Mark Flasch, representing Number 10 Architecture.

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

Councillors: Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Ron Okumura, Phil Selenski and Laureen Snook were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1755 Hamilton Street, being Lots 42-47, Block 286, Plan Old 33, from D-Downtown to C – Contract be APPROVED and that the contract zone agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The property shall be permitted to operate as a temporary parking lot or construction staging area for three years from the date of City Council's approval;
 - b. The parking lot shall meet all standards for "parking lot, paved" except that:
 - i. Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Construction and Compliance;
 - ii. Drainage to catch basin connection in an alley will be permitted, but drainage shall not flow over the fronting sidewalk or other pedestrian access; and
 - iii. The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and Parking Lot Developments in order to obtain a building permit.
 - c. The development shall conform to the attached plans labelled A01, prepared by Number 10 Architecture, and dated August 16, 2012, Appendix A-3;

- d. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - e. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*;
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
 4. That this report be forwarded to the March 18, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The Applicant's proposal and Administration's analysis is summarized as follows:

- The applicant proposes a Temporary Parking Lot with 56 stalls in the Downtown Zone. The contract term would expire after three years and revert back to its existing zone standards.
- The lot is currently vacant;
- Temporary Parking Lots are not accommodated under the newly adopted D-Downtown Zone as the provision was removed upon adoption of the new zone standards in July 2012;
- The City currently has no policy on accommodation of temporary parking lots in the downtown, however, generally surface parking lots do not conform to the objective of the OCP and Downtown Neighbourhood Plan with respect to creating a highly animated public realm and active and vibrant streets;
- The Administration recognizes that the applicant's proposal is unique to the situation and recommends approval of the contract zone for the following reasons:
 - The site is already vacant and a passive use;
 - The parking lot presents the possibility of being used as a construction staging area, which would provide short term relief of congestion in the downtown during this heavy construction period; and
- The Administration is not prepared to recommend a change to the Downtown Zone at this time to accommodate Temporary Parking Lots more widely before the issue is studied in more detail.
- The City is currently undertaking a comprehensive parking study which will make recommendations on the long term parking needs of the downtown area.

BACKGROUND

An application has been received for contract zoning to accommodate a proposed temporary parking lot in the downtown at 1755 Hamilton Street.

The subject property is currently vacant as the building on the site was demolished in the spring of 2012. At that time the property owners intended to apply for development of a parking lot. However, City Council adopted the new Downtown standards in July of 2012, which removed the provisions for temporary parking lots and paved (surface) parking lots in the Downtown zone. Rezoning is therefore necessary to accommodate a temporary parking lot at this location.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*

DISCUSSION

Zoning and Land Use Details

	Required	Existing	Proposed
Zoning	N/A	D-Downtown	C-Contract
Land Use	N/A	Vacant	Temporary Parking Lot
Land Use Definition	N/A	N/A	N/A
Number of Parking Stalls Required	N/A	N/A	56 stalls
Minimum Lot Area (m ²)	N/A	N/A	N/A
Minimum Lot Frontage (m)	Nil	Nil	Nil
Maximum Height (m)	N/A	N/A	N/A
Building Area	N/A	N/A	N/A
Number of Units	N/A	N/A	N/A

The developer has indicated that the parking lot would be an interim measure until such time that development is ready to proceed. The developer has submitted preliminary plans for a mixed use building to demonstrate their ultimate intentions. Plans have not been formally reviewed and would require submission of a formal application, standard review process, and City Council approval. The Administration is recommending that the contract zone be valid for a period of three years, which will provide temporary relief of parking demands in the Downtown due to loss of street parking during construction periods and increasing demand, while also encouraging the developer to proceed with formal development of the site in the near term.

The surrounding land uses are commercial/retail uses to the south and east, an apartment building and the Cornwall Centre to the west across the street on Hamilton and the Delta Hotel to the north. Casino Regina is further north on Saskatchewan Drive.

The proposed development is consistent with the purpose and intent of Contract zoning with respect to enabling City Council to exercise flexibility in the accommodation of specific development proposals which may not otherwise conform to established site or development standards for the zone.

The City has commissioned a parking management study, which will inform future policy direction. The project is slated to be completed as early as April 2013. The Administration will be able to draw from the study to determine the circumstances temporary parking lots should be considered in the downtown.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The City has no policy with respect to temporary parking lots in the Downtown. However, the newly adopted regulations of the D- Downtown Zone do not allow for surface parking lots as a principle use. A surface parking lot would be permitted only if buffered from the street by an active commercial use. The proposal is not consistent with the policies contained in Part G: Regina Downtown Neighbourhood Plan, of the OCP with respect to:

- 4.4.8 Parking– That the City of Regina will incorporate parking standards and restrictions in the zoning bylaw to ensure development decisions result in an active and animated public realm and limits the amount of visible parking from the street.

Animation of the public realm and streets is a strong focus of the Downtown Plan. As such, surface parking lots are not permitted in the downtown as a principle use. The City has adopted stringent parking standards that accommodate parking needs, but also animate the public realm through active commercial frontages with emphasis on screening parking from the public realm. The applicant's proposal uses landscaping for visual screening, but in the short term there will be no active frontage as would otherwise be required by the Downtown Plan. However, in this particular case the lot is vacant and the street front would have no street animation regardless until the site is redeveloped.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	September 17, 2012
Will be published in the Leader Post on:	March 2 and 9, 2012
Letter sent to property owners/ occupants in vicinity on:	September 13, 2012 (28 addresses)
Public Open House Held	N/A
Number of Public Comments Sheets Received	2

The application was also circulated to the Regina Downtown Business Improvement District (RDBID) and the Central Zone Board. The Central Zone Board did not provide comments before the finalization of this report. The RDBID indicated in writing that it supports the proposed parking lot on the basis that it be approved for a maximum term of three years. The BID provided further commentary on the situation as follows:

“Much growth and investment has occurred in Downtown Regina since the development of the Regina Downtown Neighbourhood Plan. This growth has created strain on the existing office supply due to the loss of on street parking and additional employees working downtown. Additional parking will accommodate growth and support our existing businesses. Further, the completion of the Parking Management Strategy for Downtown Regina in June 2013, will provide direction with respect to addressing the ongoing parking challenges and creating parking efficiencies.”

In addition to the two comments sheets, the applicant has included five form letters from businesses in support of the application. The letters stated that the proposed development would provide accessibility to parking in downtown, that a fenced empty lot does not promote vibrancy for the downtown and that the proposed development is a short term solution for the area.

DELEGATED AUTHORITY

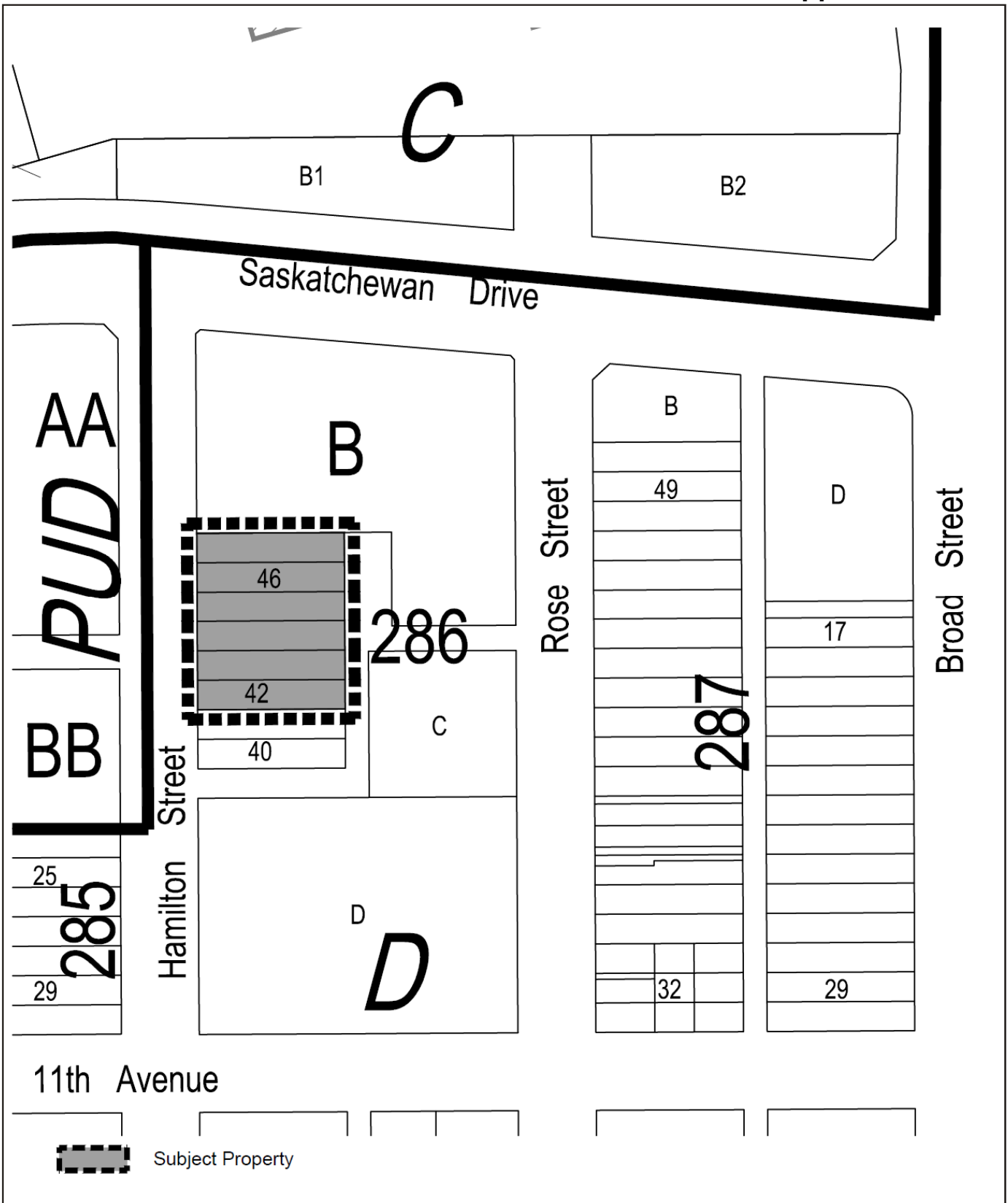
City Council’s approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



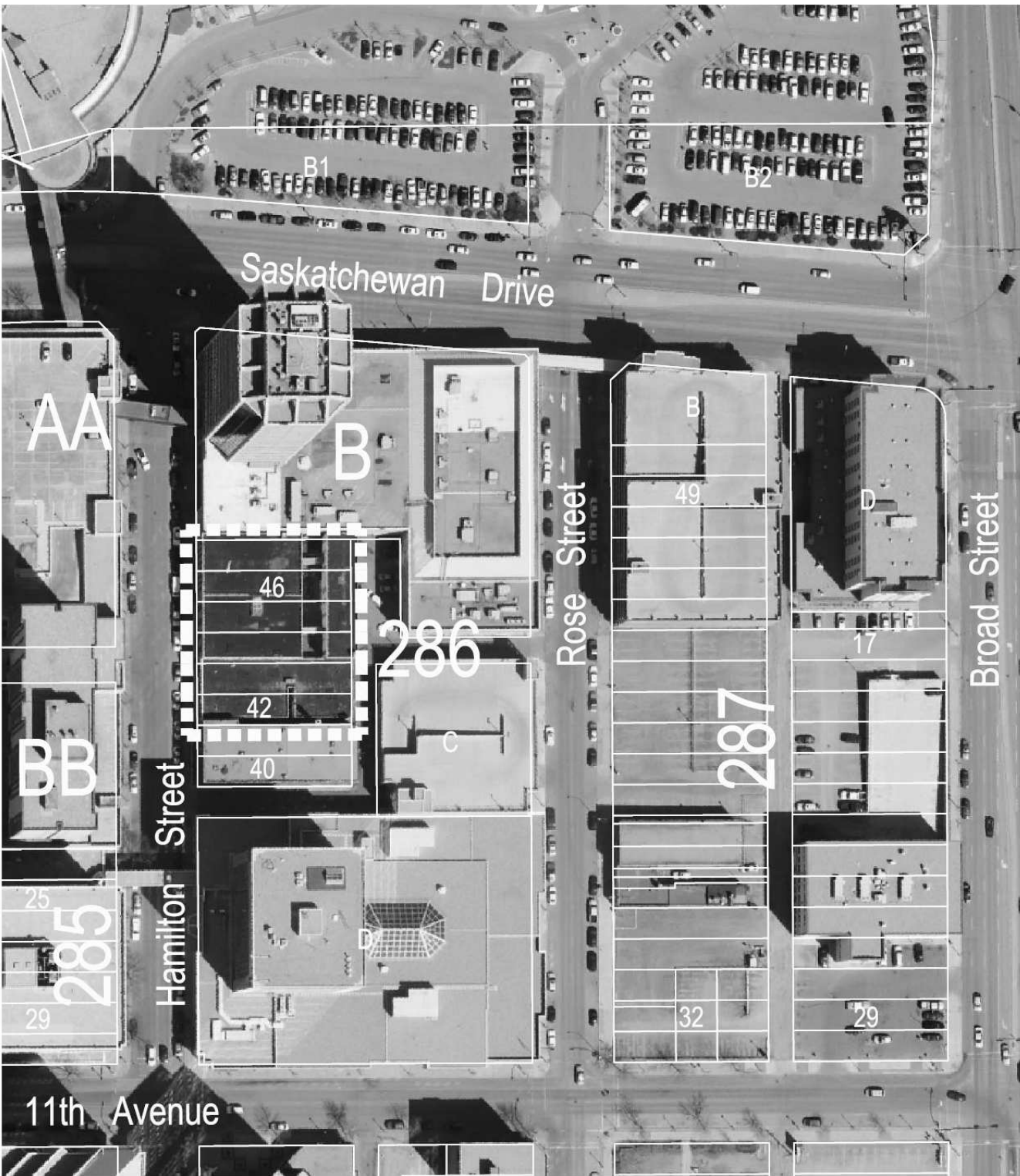
Elaine Gohlke, Secretary

**Planning Department**

Project 12-CZ-8

Civic Address/Subdivision

1755 Hamilton Street



Subject Property

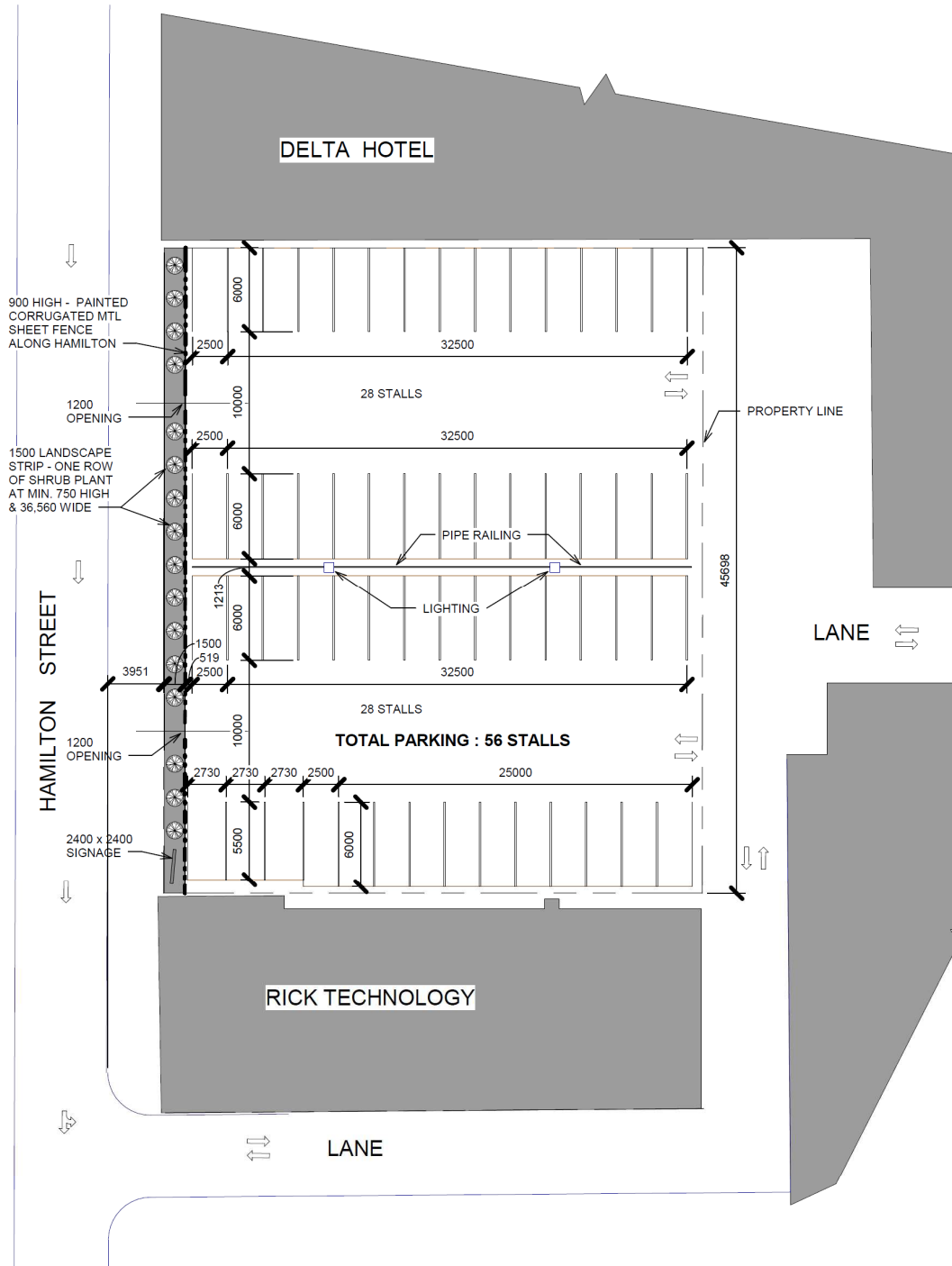
Date of Photography : 2009

Planning Department

Project 12-CZ-8

Civic Address/Subdivision

1755 Hamilton Street



THIS DRAWING MUST NOT BE SCALED.
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS AND LEVELS SHALL BE REPORTED TO NUMBER TEN ARCHITECTURAL GROUP BEFORE PROCEEDING.
VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP.
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF NUMBER TEN ARCHITECTURAL GROUP AND THE REPRODUCTION OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF NUMBER TEN ARCHITECTURAL GROUP, IN WHICHEVER FORM OR BY WHICHEVER MEANS, IS PROHIBITED. VIOLATION OF THIS PROHIBITION MAY BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

project
sheet title
PARKING LAYOUT

scale: 1 : 250
drawn by: Author
checked by: Checker
date: 08/16/12

project no.
sheet no.
A01

numberTEN
architectural group
winnipeg MB regina SK victoria BC number
204 942.0981 306 721.1501 250 360.2106
architecture • interior design • graphic design

Planning Department

March 18, 2013

Regina City Council
Office of the City Clerk
2476 Victoria Ave.
Regina, SK S4P 3C8

RE: Application for Zoning Bylaw Amendment (12-Z-28) – PS to R1A
2370 Elphinstone Street

Please accept this as my written request of City Council to approve the application to rezone the property at 2370 Elphinstone Street. Unfortunately I am unavailable to attend in person as I am out of the country.

The subject property is adjacent to my property at 2366 Elphinstone Street, which I have owned for 5 years and which my Grandparents owned for 45 years prior to my purchasing their home in 2007. The space is currently a laneway with little differentiation from my property and as a result, it has been maintained primarily by myself.

My intention, consistent with the upgrades I have undertaken to improve the aesthetic appearance of my existing property, is to conserve and enhance the general appeal of the neighborhood and ensure redevelopment compliments the existing character.

Finally, the impacts to the adjacent properties respecting parking and loss of park and open space, in my opinion, are negligible given that my current property provides adequate parking space and the subject property is not accessed by the public.

I thank you for your time and consideration.

Respectfully,

Kerrie Moore

March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Zoning Bylaw Amendment (12-Z-28) – PS to R1A
2370 Elphinstone Street

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- FEBRUARY 13, 2013**

1. The application to rezone 2370 Elphinstone Street, being Lot X, Block 456A, Plan No. 80R18091 as shown on the attached subject property map from PS – Public Service to R1A – Residential Older Neighbourhood Detached, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaws for rezoning and selling of public service land.

REGINA PLANNING COMMISSION – FEBRUARY 13, 2013

The following addressed the Commission:

- Mark Andrews, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerks Office; and
- Cheryl Grzeda.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillors: Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Ron Okumura, Phil Selenski and Lauren Snook were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. The application to rezone 2370 Elphinstone Street, being Lot X, Block 456A, Plan No. 80R18091 as shown on the attached subject property map from PS – Public Service to R1A – Residential Older Neighbourhood Detached, be APPROVED;
2. That the City Solicitor be directed to prepare the necessary bylaws for rezoning and selling of public service land; and

3. That this report be forwarded to the March 18, 2013 City Council meeting to allow for sufficient time for the required public advertising of the proposed bylaw.

CONCLUSION

The applicant proposes to rezone to accommodate:

- The subject property is currently zoned PS- Public Service and is proposed to be rezoned to R1A- Residential Older Neighbourhood Detached
- The subject property is located within Cathedral Area Community Association boundary and the Old 33 subdivision
- The consolidation of Lot X which is a former lane into an existing residential lot to provide the existing landowner with additional yard area
- The proposal meets the minimum lot area and lot frontage requirements of *Regina Zoning Bylaw No. 9250*
- Issues and concerns addressed by the public included:
 - The loss of park and open space
 - Availability of parking
 - The public consultation and input process
- Lot X, being a former lane, is not part of the open space inventory set forth in the *Open Space Management Strategy*, therefore, the Administration has no concerns as access to the park will not be hindered with the aforementioned proposal

BACKGROUND

An application for Zoning Bylaw Amendment has been received concerning the property at 2370 Elphinstone Street. The subject property is located in the Old 33 subdivision and within the Cathedral Area Community Association boundary.

The subject property, Lot X, was formerly part of a laneway that ran east-west and provided access to the rear alley between Elphinstone Street and Argyle Street.

The laneway was never officially opened as early traffic impact studies indicated its proximity would impede traffic flows at Elphinstone Street and College Avenue, and as a result, the portion of Lot X was closed and subdivided as a separate parcel in 1981.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently in accordance with *Subdivision Bylaw No. 7748*, by which subdivision approval authority has been delegated to the Administration.

DISCUSSION

Zoning and Land Use Details

Land Use Details		
	Existing	Proposed
Zoning	PS- Public Service	R1A- Residential Older Neighbourhood Detached
Land Use	Open Space	Residential
Number of Dwelling Units	N/A	N/A
Building Area	N/A	N/A

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	1	1 (already provided)
Minimum Lot Area (m ²)	250 m ²	503.3 m ²
Minimum Lot Frontage (m)	7.5 m	14.33 m
Maximum Height (m)	N/A	N/A
Gross Floor Area	N/A	N/A
Floor Area Ratio	N/A	N/A
Site Coverage (%)	N/A	N/A

The applicant, being the City's Real Estate Branch, proposes to rezone the 214.39 m² Lot X as shown on the attached subject property map from PS – Public Service, to R1A – Residential Older Neighbourhood Detached and will be consolidated with existing Lot 28, to create a Lot with a total area of 503.3 m². Lot X, in its current state, is an undeveloped and vacant parcel with no distinguished boundary from Lot 28 and Les Sherman Park with the exception of wood bollards between the rear alley and Elphinstone Street.

Surrounding land uses include low density, older residential detached homes to the north, and east, Les Sherman Park to the south and west.

The proposed development is consistent with the purpose and intent of the R1A zone with respect to:

- Conserving the general character of older Inner City single detached neighbourhoods and ensure redevelopment compliments the existing character
- Promoting the rehabilitation and maintenance of existing housing stock and ensuring any new development is compatible with adjacent residential and non-residential (Les Sherman Park) developments.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for the City owned land is \$29, 346.84 (or \$10.00/sq. ft), which is the going market rate.

As the subject property will be consolidated with Lot 28, it will not require new service connections. Any upgrades or future maintenance to the property will be the responsibility of the purchaser.

Environmental Implications

There were no concerns identified regarding landscaping, parks maintenance or overall functioning of the open space network in this community. The subject property is partially landscaped with grass and gravel, does not contain any trees and, as such, no trees will be removed or impacted as a result.

Policy/Strategic Implications

The proposal is consistent with the policies contained within the guiding principles and objectives of the *Open Space Management Strategy*, specifically regarding all citizens in the City having consistent access to recreation opportunities and facilities, as well as equitable distribution throughout the entire City. Lot X is not part of the open space inventory calculated in the *Open Space Management Strategy* and is deemed to be surplus by the Administration.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communications strategy has been developed to address the community issues.

Public notification signage posted on:	November 20, 2012
Will be published in the Leader Post on:	March 2, 2013 March 9, 2013
Letter sent to immediate property owners	November 23, 2012
Public Open House Held	N/A
Number of Public Comments Sheets Received	1

Government Agencies

The application was circulated to both the Public and Separate School Boards for review and comment. The Separate School Board indicated they had no concerns with the proposal and a response was not received from the Public School Board prior to the finalization of this report.

The application was also circulated to the Cathedral Area Community Association and the Central Zone Board for review and comment. Both organizations did not provide comments before the finalization of this report.

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B. Also included are the applicant's and Administration's response to those issues.

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

DELEGATED AUTHORITY

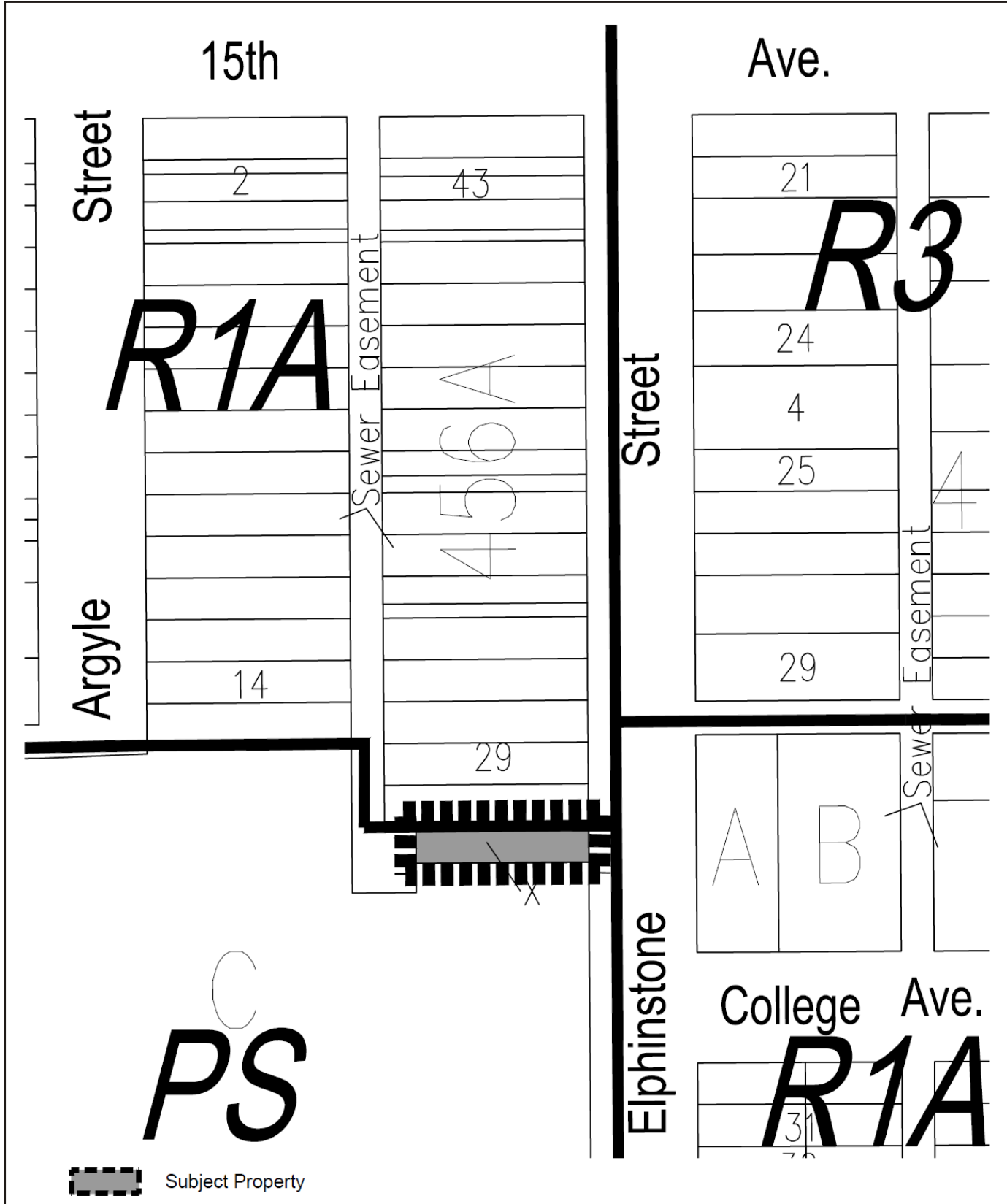
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



Planning Department



Planning Department

Project 12-Z-28 Civic Address/Subdivision 2370 Elphinstone Street/ OLD33

PROPOSED SUBDIVISION
of

Surface Parcel No. 110990066

Lot X Block 456A, Plan 83R18091

Surface Parcel No. 110986218

Lot 28 Block 456A, Plan DV4420

S.W. 1/4 Sec.24 Twp. 17 Rge.20 W.2 Mer.

Regina, Saskatchewan

P. Shrivastava, S.L.S.

2012

Scale 1:1000

Job No.: 158996-R

File: 158996PR

Initials: KA - PS

Preliminary Survey: N/A

**Altus Geomatics**

Limited Partnership

Toll Free: 1-800-465-8233
www.altusgeomatics.com**CITY OF REGINA APPROVAL**

The subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. 7748 of The City of Regina. Dated this 10th day of October A.D. 2012.

CITY CLERK

Measurements are in metres and decimals thereof.

Area to be registered is outlined in bold dashed line and contains 0.05 ha (0.13 acs).

OWNER(S):

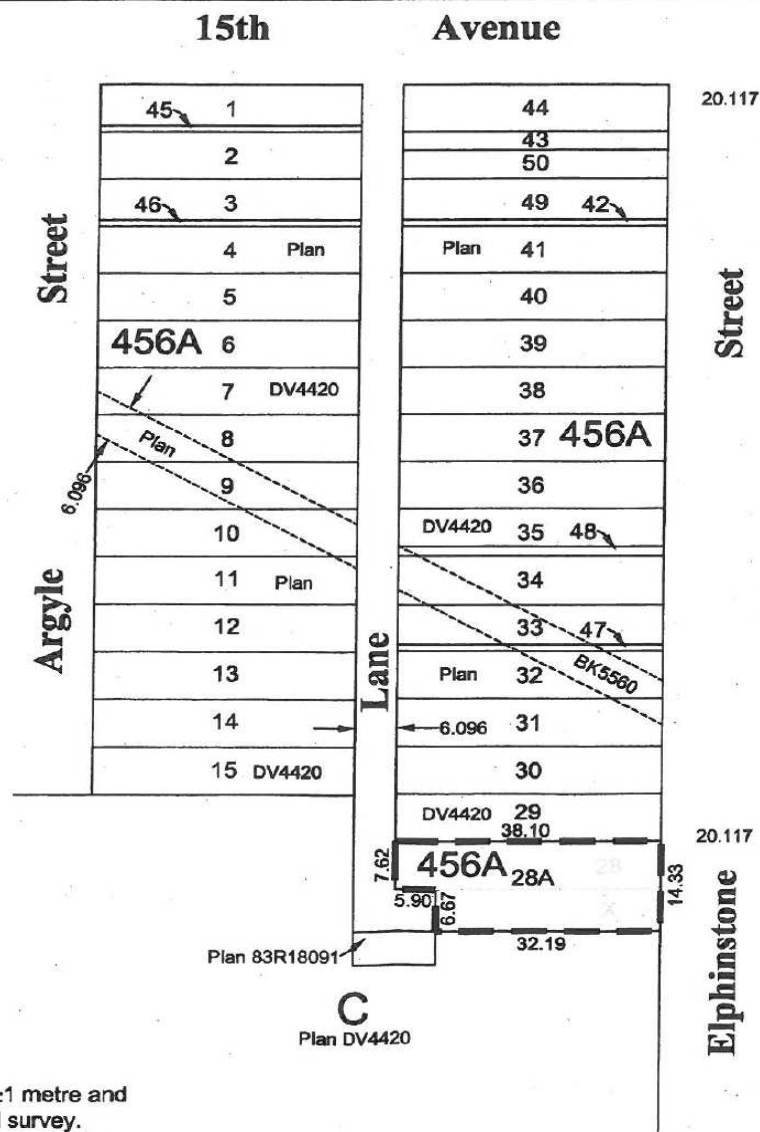
Kerrie Anne Moore
Kerrie Anne Moore



Saskatchewan Land Surveyors

Date: October 10th, 2012.

The City of Regina

**Note:**

Distances shown are ± 1 metre and may change upon field survey.

Planning Department

Project 12-Z-28

Civic Address/Subdivision

2370 Elphinstone Street/ OLD33

Appendix B

Public Consultation Summary

Response	# of Responses	Issues Identified
<i>Completely opposed</i>	1	<ul style="list-style-type: none"> - Parking - Depletion of park and open space - Public consultation/input process
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	0	
<i>I support this proposal</i>	0	
<p>1) Depletion of Public Park Land - Rezoning and consolidating the subject property will deplete public open space that is in close proximity to the City core.</p> <p><i>Administration's Response:</i> The Open Space Management Strategy (OSMS) produced by the Community and Protective Services Division in October of 2007 has identified that there is sufficient park space in the neighbourhood to service the neighbourhood population and the Administration therefore has no concerns with regards to the depletion of available open space. In addition, this is a lane, not a park.</p>		
<p>2) Fair Value/ Devaluation of Surrounding Properties - Property values will decrease as portions of the park are rezoned and consolidated to neighbouring lots.</p> <p><i>Administration's Response:</i> The amount of land being rezoned and consolidated will have minimal impact (if any) with regards to access or loss of park space. The subject property is not technically considered to be part of Les Sherman Park (although it is not physically distinguished from the park). The rezoning will not impair access, visibility or functionality to the park.</p>		
<p>3) Public Consultation Process - The resident felt that there was no public consultation or notification to the general public or neighbours regarding the sale and proposal.</p> <p><i>Administration's Response:</i> The Administration mailed a notice of the proposed bylaw amendment dated November 23, 2012 to all neighbouring residents within a 75 m radius,</p>		

which included an information sheet regarding the proposal, air photo, as well as a comment sheet where the resident had an opportunity to provide feedback. This notice was acknowledged by the resident as their response and feedback was received on December 20, 2012. The notice was sent out pursuant to section 24 of *The Planning and Development Act, 2007*. Any concerns collected are being summarized and addressed in this report, which Regina Planning Commission and City Council is considering.

- 4) Parking Issues** - The property is located on Elphinstone Street where on-street parking/stopping is prohibited and there is limited space in the rear alley to provide additional/overflow parking.

Administration's Response: The homes located on Argyle Street and Elphinstone Street have access to rear driveways, carport and/or parking pad via an alley that runs parallel between the two streets. Minimum parking standards are met, pursuant to Chapter 14 of *The Regina Zoning Bylaw No. 9250*, in which single, detached homes are provided one parking space per dwelling unit. The additional lot area will allow for additional parking space for the owner of Lot 28.

Good evening Mayor and council. My name is Ryan Bender and I am here to support the application for Somerset. I was born and raised in Regina and I am currently in my last semester at the University of Regina majoring in Business Administration. I also work at Re/Max Crown and I own a number of rental properties throughout the city. From these experiences I have seen the number of different obstacles that face Regina citizens in today's housing market. We all continue to talk about the high house prices, the housing shortage, the high rental rates and how the city is going to maintain Regina's growth..However, we struggle to find a solution. This development is our opportunity to help solve not all, but some of these issues.

I first heard about this project when I, along with a few school friends attended the public information session put on by the city. After learning more about the project we were very impressed because this project answered so many questions about housing options that currently don't exist in the city. My friends and I had decided to do something about this and we got approximately 500 support letters together which we handed into the city a few months back during the RPC meeting.

Tonight I am speaking on behalf of the nearly 100 people who have joined me to say the development such as Somerset is long overdue. This development makes more than enough sense from all angles and we ask you to support this development to help move Regina forward!.

Ryan Bender



Presentation to Regina Council

March 18, 2013

Proposed Bylaw No. 2013-21 / 09-CP-01

Presentation by James Pernu, Senior Planner/Project Manager

McElhanney Consulting Services Ltd

File # 2111-02616-0

INTRODUCTION

Your Worship, members of Council, my name is James Pernu. I'm a Senior Planner with McElhanney Consulting Services Ltd. McElhanney is a multi-disciplinary engineering firm with offices across western Canada, including Saskatchewan, and we have been in business for over 100 years. My home office is located at 13450 102 Avenue, Surrey BC. I'm here this evening representing the proponent of the SomerSet project.

This evening I will be highlighting some of the plan's best and most significant features that I hope you will take into consideration. I will be followed by Mr. Bobby Pawar, one of the owners of the Somerset Project who will be presenting as a separate delegation and speak to his commitment to this project.

I'd like to start by simply stating that I am really proud of the SomerSet Plan. It represents the culmination of considerable effort from City staff, various consultants and stakeholders who have provided valuable input during the course of its development.

This is a plan that we have been working with staff on for over 4 years. During this time we have undertaken a very intensive and thorough review of the plan and the issues and concerns that were brought forward through the internal, inter-agency, stakeholder and public engagement processes.

BENEFITS AND OPPORTUNITIES

There are a variety of factors we considered in the development of this plan:

- **First:** The SomerSet neighborhood area is identified for residential development in Regina's Official Community Plan. Various supplemental studies and policies further clarify the anticipated use of the SomerSet lands for residential uses. Our proposal is completely in line with existing City policy. The SomerSet plan is merely a tool to implement land use policy already in place.
- **Second:** The SomerSet neighborhood is effectively a completion of the Uplands/Kensington Greens neighborhood which will create a more complete and sustainable neighborhood in this area of the city.
- **Third:** The City can take advantage of existing infrastructure that has been specifically designed to service this area.



In recognition of the growing issues of housing availability and affordability, the City recently endorsed the findings and recommendations of a Comprehensive Housing Strategy. The recommendations of the strategy included such measures as and I quote: “the creation of complete communities that accommodate a range of housing, provide a mix of land uses and support transit.”

When we planned the SomerSet neighborhood, we were sensitive to the growing problems of affordability and housing options facing the City. To address these challenges, the SomerSet neighborhood was designed with a very broad range of housing types and forms to appeal to a wide range of family housing needs and budgets.

Some of the strategies that we have utilized in SomersSet to create affordability include the use of higher densities and smaller lot sizes coupled with a highly efficient land use plan. Affordability is also achieved through the housing design and construction approaches that concentrate density vertically rather than horizontally. Smaller housing footprints with smaller roof structures not only reduce the sprawl effect but also lead to lower construction costs and lower heating costs for future home owners. To be clear affordable does not have to mean boring, repetitive house designs.

With the SomerSet Plan, the City has an opportunity to implement many of the recommendations of its Comprehensive Housing Strategy.

The SomerSet plan is based on a vision. A vision of **innovation** and **sustainability**.

- It's about **creating a neighbourhood that has character**.
- A neighbourhood that's **desireable**.
- It's about creating a neighbourhood that's **sustainable**.
- A neighbourhood that's **complete**.

On the surface, having a variety of design requirements that will create more visually appealing homes is a good thing but the intent of these design requirements goes deeper than that.

For example, SomerSet design requirements allow for the placement of the garages to be either in the rear of the lot or at the front of the house but recessed from the front part of the dwelling. This allows the front porch to become the dominant element along the streetscape and this opens up the public realm to social interaction, casual surveillance and enhances the perception of personal safety. These measures are designed to re-connect residents with their neighbors and neighborhoods.



Think of it in terms of sitting on your front porch on a Saturday afternoon relaxing while you greet your neighbors as they are out for a casual walk with their dog.

Building a porch on the front of a house is a really not anything new. The secret ingredient is actually the arrangement of the interior living space and how it's coordinated with the front porch and the front windows. This is what allows everything to work together to create unique and livable neighborhoods'.

CONCLUSION

For SomerSet we challenged ourselves to design a neighborhood to be innovative, complete and sustainable.

I'm confident that we have achieved these objectives and that SomerSet will be a vibrant and dynamic neighbourhood.

Once again thank you for your time and consideration.

PRESENTATION TO REGINA MAYOR AND COUNCIL
MARCH 18, 2013
SOMERSET NEIGHBOURHOOD PLAN
CITY OF REGINA # 09-CP-01
Bylaw No. 2013-21

Good Evening your Worship, members of council, staff and members of the public.

My name is Bobby Pawar and I want to thank you for the opportunity to convey our thoughts as to our development “Somerset” and all the positive things it can offer the City of Regina. I have a Masters Degree in Business Strategic Management and work full time in the development industry throughout Western Canada. For the last 6 years I along with my colleagues have had the privilege of working on a variety of projects in Saskatchewan with a majority of my time being spent in Regina.

We currently own and operate businesses in Regina and have always enjoyed an excellent relationship with the people we deal with and have been fortunate to develop a number of long-standing friendships. From these experiences we have learned to gauge the community and its needs in a more detailed way. So when we started the process of Somerset over four years ago we believed that a project such as this could bring about numerous positive and innovative changes while addressing some long standing needs in the area of housing for the City.

Somerset is Dynamic, Progressive, Safe, Sustainable, Affordable and Logical. These are not only my words but terms used by residents whom we heard from at the public information sessions, supporters we heard from at the RPC meeting and from small business owners and community advocates that have seen and understand our vision and plan for Somerset.

During the course of developing our plan we engaged, on our own initiative, with many stakeholders, agencies and individuals, such as Mr. Larry Hiles from RROC (Regina Regional Opportunities Commission), formerly known as REDA (Regina Economic Development Association), as well as Saskatchewan Housing Corp.

I would also like to acknowledge City staff and administration who have worked diligently with us to provide their expertise and guidance to help craft a plan that we are extremely proud of.

People are coming to Regina for reasons such as the City's strong economic market, excellent educational opportunities and social + recreational opportunities. Regina is being recognized nationally and internationally as a premier place to live.

Housing availability has a huge impact on housing affordability. This has caused affordability and availability to become issues for residents and new comers to the City. To handle this growth pressure, building out a neighborhood like SomerSet every year just to keep pace with the current rate of population growth is a reality.

With the Somerset neighborhood plan, the City has an opportunity to help manage growth and housing issues.

Thank you for your time and consideration.

RE item **SOMERSET NEIGHBOURHOOD PLAN Amendment**
CITY OF REGINA # 09-CP-01
Bylaw No. 2013-21

Presentation to City Council, March 18, 2013

By Paule Hjertaas and Marlene MacFarlane.

Dear Mayor and Councillors,

I am appalled that the Regina city Council is considering a new subdivision, Somerset, located between Evraz and the refinery.

It is unacceptable for health reasons to locate residential areas downwind from major industries. People living in several Regina neighborhoods are already at health risk from being downwind from one or both of these industries. These would include areas such as Uplands, Glencairn, Glencairn village, and anything in northeast area of the city.

I understand that the Regina-Qu'Appelle health region and the Saskatchewan Departments of Health and Environment are all opposed to this development, but the proposal for Somerset neighbourhood is still coming to Council.

I asked counsel not to approve development of the subdivision.

Pollution

Both industries have to declare the pollutants the release, mostly in air, under the *National Pollutants Release Inventory (NPRI)*

Refinery :

I looked at the 2010 data because the 2011 are not yet available. Before its expansion, the refinery was expelling four chemicals of concern at higher than acceptable levels. These included *hydrogen sulfide, benzene, toluene*, and something else (probably particulate matter). The levels of emissions were forecasted to significantly increase after the refinery expansion was completed. Several of the substances emitted such as *benzene* are now considered toxic at every level. There is no threshold below which they are non-toxic. There is also now a universal consensus that endocrine disruption occurs and that this puts in question all the current regulatory systems.

For 2012 and 2013, 346 substances or substance groups were listed on the *National Pollutant Release Inventory (NPRI)* grouped into five different parts.(1) NOTE the thresholds for disclosure: i.e only the large volume pollutants have to be declared by any individual business. Also note that only 346 substance or substance groups have to be declared out of over 80,000 registered chemicals.

The Regina polluting facilities who have to declare their pollutants can be found in reference 2. You will find both Evraz (# 2740) and the refinery (# 4048) on this list, as well as Enbridge

terminal situated near the refinery and many others. You can click on the number for details of each.

The **specific yearly refinery pollution data** (3)

A quick look will show you that many extremely toxic pollutants are released in the tens of tons every year such as: 1,2,4- trimethylbenzene (28 tonnes), benzene (14 tonnes), [Ethylbenzene](#) 100-41-4 (17 tonnes), [Xylene \(all isomers\)](#) 1330-20-7 (96 tonnes), hydrogen sulfide (37 tonnes) [Toluene](#) 108-88-3 (58 tonnes), [Naphthalene](#) 91-20-3 (8.3 tonnes), n- hexane (35 tonnes), total reduced sulfur (46 tonnes), [Ammonia \(Total\)](#) 7664-41-7 (14 tonnes) and many others. (The numbers besides the chemicals are there CAS number, a universal classification number to make them easier to find)

Prior to 2007, *Pollution Watch* used to keep tabs on the pollution levels. Their last data is 2006. Their tables are slightly different, and clicking on the chemical will lead you to the chemical scorecard. The 2006 refinery data (4) lists several substances not on the current NPRI list such as [Sulphur dioxide](#) 7446-09-5 separately (3,098,776 kg), and carbon monoxide (571,804 kg).

CACs Total	7,754,670	0	0	0	7,754,670	--
Volatile Organic Compounds (VOCs)	3,128,830	0	0	0	3,128,830	--
Sulphur dioxide	3,098,776	0	0	0	3,098,776	62.61%
Oxides of nitrogen	756,421	0	0	0	756,421	15.28%
Carbon monoxide	571,804	0	0	0	571,804	11.55%
PM - Total Particulate Matter	198,839	0	0	0	198,839	4.02%
PM10 - Particulate Matter <= 10 Microns	154,708	0	0	0	154,708	--
PM2.5 - Particulate Matter <= 2.5 Microns	110,576	0	0	0	110,576	--

* Click on pollutant's name to see its health effect on external site

Particulate matter is very important to health. Anything below 10 µ in size can penetrate deeply in the lungs, and below 2.5 µ can remain there for a while and cause damage. New research indicates that it is not only the size of the particle that is important, but what it is made of. Particulates from both these industries are likely more toxic than most.

The *Pollution Watch* table does link to chemical profiles and negative health effects . The substances linked in the text above came from that table.

You will find serious health effects such as the following for **ethylbenzene**:

• **Health Hazard**

Reference(s)

Recognized:	Carcinogen	P65
Suspected:	Cardiovascular or Blood Toxicant	RTECS
	Developmental Toxicant	ATSDR EPA-SARA OEHHA-CREL
	Endocrine Toxicant	OEHHA-CREL
	Gastrointestinal or Liver Toxicant	OEHHA-CREL RTECS
	Kidney Toxicant	OEHHA-CREL RTECS
	Neurotoxicant	DAN EPA-HEN HAZMAP RTECS
	Reproductive Toxicant	EPA-SARA
	Respiratory Toxicant	EPA-HEN RTECS
	Skin or Sense Organ Toxicant	EPA-HEN HAZMAP RTECS

and hydrogen sulfide:

Human Health Hazards

Health Hazard

Reference(s)

Recognized: --

Suspected:	Cardiovascular or Blood Toxicant	BENO STAC
	Neurotoxicant	DAN HAZMAP RTECS
	Reproductive Toxicant	FRAZIER
	Respiratory Toxicant	ATSDR HAZMAP OEHHA-AREL OEHHA-CREL RTECS

These charts should indicate to you how difficult it is to get a substance registered as a recognized toxin. Even with a lot of animal and human evidence of negative health effects, as demonstrated by the agencies recognizing these chemicals as toxins, the polluting industries' influence keeps them out of the recognized toxin category.

Far from being contained, these pollutants continue to be released by the refinery on a regular basis. The refinery also suffers many excursions, i.e. pollution events with much higher air concentration releases of the various pollutants. Several people are sickened from these

releases and have to go to emergency for relief. Unfortunately, in spite of the 24 hour provincial *Poison Center*, one patient was ridiculed and threatened with being moved to the mental ward rather than given the oxygen she needed. In a separate incident, she phoned the provincial *Poison Center* who told her to lie down with a cold compress on her head in the dark. While this works for migraines caused by other sources, it is hardly a solution for poisoning. Such ridiculous advice could kill somebody.

It is obvious that our health care system is quite oblivious to pollution issues. As a society we ignore pollution issues because they get in the way of development. We need trained medical personnel in the field of occupational health and toxicology to be able to counsel people appropriately. In spite of the Regina-Qu'Appelle health region and the Saskatchewan Department of Health are opposed to this development.

As to *Saskatchewan Environment*, the regular measurements of pollution are limited by the *Clean Air Act* which only requires the measurement of very few pollutants including hydrogen sulfide and sulfur dioxide (Appendix 1). These are mostly indicators of the over 250 chemicals identified in oil and gas pollution. In addition, all these chemical mixtures join together to form unknown compounds of unknown toxicity not currently measured. Are the measuring stations even able to measure levels of pollution below the accepted standard?

In addition, there are no penalties under provincial law for exceeding pollution levels.

While refinery pollution data record toxic levels of pollutants, no industry currently has to notify the downwind neighbors or the media even if they know there is an excursion.

As to Evraz, the list of pollutants they have to report is quite different, mostly consisting of metals.

In addition to the known negative health effects of the pollutants coming out of the stacks of both industries, petrochemicals in general and several of the ones named above in particular have caused multiple chemical sensitivities and keep on triggering symptoms in affected people. People affected by multiple chemical sensitivities react to many chemicals at environmental levels. Many are currently negatively affected the current levels found downwind from the refinery.

I have suffered from Multiple Chemical Sensitivities for over 27 years. Statistics Canada (2006) estimated 2.9% of the Canadian population to be affected with illnesses caused by the environment. In addition, the rate of asthma is very high in Saskatchewan to name but two conditions that can be caused and triggered by some of the toxic chemicals released.

Caveats

I understand that the city suggests that buyers of lots within the 1000 m buffer of Evraz and the refinery contain a caveat to make them aware of potential noise and emissions associated with the operations. (Appendix 2)

I suppose it makes you feel real good as Council because it would wash your hands of any future lawsuits for health damages. I can't see why people of means would move to such a noisy and stinky neighbourhood. If I could afford it, I certainly would not move into an area of with known noise or pollution problems.

Not if, but when people develop negative health effects, it is my understanding that they will have no recourse if they purchased the property with a caveat.

I have not had time to look at the plan but it appears to be a neighborhood for low income or affordable housing. If so it would fit very much into the pattern we see everywhere: that low income neighborhoods tend to be located near and or downwind from major sources of pollution and suffer an added level of illness because of it. This represents unacceptable social discrimination.

The wording of the caveat is also inadequate. "Emissions" does not look so bad, but if the words toxic pollution was used, people would think twice about moving there.

Conclusion

In conclusion, it is obvious that absence of evidence is not evidence of absence because

- the *National Pollutants Release Inventory* indicates astronomical levels of pollutions from the refinery and large levels from Evraz.
- The levels of four measured toxins exceeded air quality guidelines prior to the refinery expansion, and were forecasted to increase significantly.
- These pollutants are not only 'smells' they are toxins that negatively affect human health, some of which have no known levels at which they are not active.
- There is no provincial requirement for polluting industries to notify downwind neighbors of the pollution plumes when they occur.
- The Saskatchewan *Clean Air Act* only requires testing for a few chemicals and substances
 - The Poison Control center does not seem to share their data on people who report to them I was doctors report to them.
 - Saskatchewan medical professions are poorly trained in recognizing and treating illnesses resulting from environmental poisoning.
 - There is no support for this neighbourhood from the Regina-Qu'Appelle Health Region and the provincial Ministries of Health and Environment.
 - There is no place in Regina for social discrimination by putting affordable housing within pollution plumes.

Please reject the Somerset Neigogourhood Development.

References

1. List of pollutants having to be declared: <http://www.ec.gc.ca/inrp-npri/default.asp?lang=En&n=36BE226E-1>
2. The Regina polluting facilities who have to declare their pollutants can be found at: http://www.ec.gc.ca/pdb/websol/queriesite/results_e.cfm?opt_report_year=2010&opt_facility=ALL&opt_facility_name=&opt_npri_id=&opt_cas_name=&opt_chemical_type=CAS&opt_cas_num=&opt_province=&opt_postal_code=&opt_location_type=URBAN&opt_urban_center=705_SK&community1=&opt_industry=IS_Code&opt_naics6=&opt_naics3=&opt_naics4=&opt_nai6code=&opt_csic=
3. The **specific yearly refinery pollution data**
(3): http://www.ec.gc.ca/pdb/websol/queriesite/facility_substance_summary_e.cfm?opt_npri_id=0000004048&opt_report_year=2010#substances .
4. The Pollution Watch 2006 refinery data:
http://www.pollutionwatch.org/company.do?comp=CONSUMERS%27+CO-OPERATIVE+REFINERIES&pollutionType=RELE_ON_COMBINED&chemGroup=ALL&year=2006&src=NPRI

Appendix 1:

Saskatchewan's ambient air quality standards are as follows:

<http://www.environment.gov.sk.ca/adx/asp/adxGetMedia.aspx?DocID=415,236>

Average Concentration For Applicable Time Period

Pollutant ⁽¹⁾	1 Hour	8 Hours	24 Hours	30 Days	Annual
Suspended Particulates			120 µg/m ³		*70 µg/m ³
Settleable Particulates				2.0 mg/cm ²	
Soil Index			1.5 COH units		
Sulphur Dioxide 450	(0.17) µg/m ³		150 (0.06) µg/m ³		**30 (0.01) g/m ³
Sulphation				30 mg of SO ₃ per 100 cm ²	
Carbon Monoxide 15	(13) mg/m ³	6 (5) mg/m ³			
Oxidants (Ozone)	160 (0.08) µg/m ³				
Nitrogen Dioxide	400 (.2) µg/m ³				
	**100 (0.05) µg/m ³				
Hydrogen Sulphide	15 (10.8) µg/m ³		5 (3.6) µg/m ³		

NOTE: Volume units, in parts per million or parts per billion for H₂S, are in brackets

* Geometric Means, **Arithmetic Means ⁽¹⁾ Sampling will be in a manner and location specified by the Minister.

The parameters listed below are in addition to the above air quality standards.

Pollutant	24 Hours Concentration (µg/m ³)
Particulate Matter 2.5 µm (Canada-wide Standard)	30
Particulate Matter 10.0 µm	50
Total Arsenic	0.3
Total Cadmium	2

Total Copper	50
Total Lead	5
Total Zinc	120

Sulphur dioxide is detectable to the human nose at concentrations of around 0.5–0.8 parts per million (1400–2240 μgm^{-3}).

“Obstructions Long-term exposure to persistent levels of sulfur dioxide can also affect your health Lung function changes have been observed in some workers exposed to 0.4–3.0 ppm sulfur dioxide for 20 years or more However, these workers were also exposed to other chemicals, making it difficult to attribute their health effects to sulfur dioxide exposure alone Additionally, exercising asthmatics are sensitive to the respiratory effects of low concentrations (0.25 ppm) of sulfur dioxide.”

<http://www.atsdr.cdc.gov/phs/phs.asp?id=251&tid=46>

Appendix 2

BYLAW NO. 2013-21 p.2

10 Part C, Northwest Sector Plan, Section 9.4, Policy 2.0 is repealed and the following substituted:

“2. At a time before or during the subdivision stage, landowners shall register an interest on all residential and potentially affected non-residential property titles, in accordance with the following contexts and requirements:

- *Where the land is located within a concept plan area affected by the 1000 m IPSCO buffer, as shown on Map 9.1, future lot owners shall be made aware of potential noise and emissions associated with this operation;*
- *Where the land is located within a concept plan area abutting Winnipeg Street, as shown on Map 9.1, future lot owners shall be informed of potential noise and emissions associated with the CCRL oil upgrader facility.”*

March 14, 2013



Office of the City Clerk
2476 Victoria Avenue
Regina, SK S4P 3C8

1558 Wilson Place
Winnipeg,
Manitoba Canada
R3T 0Y4
Telephone:
(204) 453-2301
Fax
(204) 452-4412

Dear Sir/Madam:

Re: Somerset Official Community Plan Amendments

I submit this letter on behalf of my client, the Rural Municipality of Sherwood, to serve as clarification to, and supplementary to, the letter they submitted to the City of Regina, dated December 11, 2012.

There are several fundamental premises of planning that concern the RM of Sherwood with respect to the Somerset development application and cause them to oppose the application for an OCP amendment to accommodate residential development on the subject property:

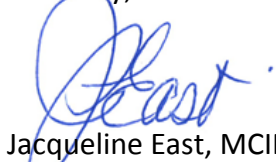
1. The subject land has not been clearly and consistently planned for residential development by the City of Regina in its official planning documents, hence, the need for this OCP amendment application. However, adjacent land in the RM of Sherwood has been planned jointly by Regina and Sherwood for heavy industrial development for many decades as formalized in policy in the *Sherwood-Regina Planning District Development Plan*. The RM of Sherwood OCP, recently approved by the Minister of Municipal Relations, strengthens policies of continued support for industrial uses along Inland Drive, north of the proposed development.
2. The subject land is zoned Urban Holding District intended for orderly transition into compatible urban development. The proposed higher density residential development is not compatible with the future industrial development soundly planned and envisioned in the RM of Sherwood's OCP.
3. Industrial land, particularly heavy industrial land, is designated in official plans for the purpose of protecting the lands for economic and employment uses. Homes in close proximity to industry diminish future opportunities for intensive industrial development and expansion due to homeowners' ultimate objection to the inevitable physical impacts of these businesses, including noise, fog, dust, excessive light, truck and rail traffic, smells, and potential air quality influences.

Dillon Consulting
Limited

4. In community planning, rail lines serve as a boundary between residential neighbourhoods and adjacent industrial and economic lands. Commercial and naturalized areas are often used as buffers too. This planning principle should be applied in the City of Regina. A new neighbourhood bounded by the rail line on one side and surrounded by heavy industrial uses on all other sides isolates and marginalizes a living environment, often resulting in a 'ghetto effect' for a neighbourhood.
5. Buffers from industrial uses for residential uses must be entirely accommodated within the City of Regina and there must not be an onus on the RM of Sherwood to diminish the long-planned availability of industrial land in the vicinity of this designated industrial area. In particular, EVRAS is a well-established facility and requires a significant buffer setback to residential areas (at least 1km). The Co-op Refinery will also be impacted by close proximity of residential development.
6. Finally, the RM of Sherwood would like a fair approach to planning process between the two jurisdictions wherein Regina engages Sherwood inasmuch as the reverse is expected for development at the edge of the city. The meeting of city and country values should be addressed with an equal opportunity for both to discuss and concur with development in the fringe area of Regina, both inside and outside the city's boundary. In the case of the Somerset development, this opportunity was not openly provided to Sherwood outside of the formal statutory process.

Thank you for your consideration of these matters.

Sincerely,



Jacqueline East, MCIP
Planner

cc Ms. Rachel Kunz, Administrator, RM of Sherwood
Council, RM of Sherwood
Honourable Jim Reiter, Minister of Government Relations
Mr. Ralph Leibel, Executive Director, Community Planning

Memo

March 15, 2013

To: Mayor Fougere
Members of City Council

Re: Somerset OCP Amendments – Additional Information

The purpose of this memo is to provide Council with clarification regarding information that went to the RPC respecting the proposed Somerset OCP amendments and Administration's response regarding a letter recently received from a consulting firm (Dillon Consulting) representing the RM.

Clarification regarding RM zoning:

In the report that went to the RPC respecting the proposed Somerset OCP amendments (Items RPC12-82/ RPC13-15), maps were included that showed adjacent lands in the RM as zoned commercial. Administration would like to make the following correction: the adjacent lands in the RM are zoned industrial, according to the District Zoning Bylaw. The existing District Plan, however, identifies adjacent lands in the RM as future commercial, thus the confusion regarding land-use designation. The District Plan and Zoning Bylaw shall continue to apply to the urban/ rural fringe area until specified revisions are made to the new RM OCP and zoning bylaw, as per the Province's notice of decision, dated February 22, 2013.

Maps from the District Plan (Attachment 1), District Zoning Bylaw (Attachment 2), new RM OCP (as amended by Province) (Attachment 3) are attached.

RM of Sherwood's March 14 Letter:

The following comments from Administration are intended to correct inaccurate assertions made by Dillon Consulting, representing the RM of Sherwood, in their letter dated March 14, 2013 (Attachment 4).

1. Through the letter, it is indicated that the subject land has not been "...clearly and consistently planned for residential development..."

Response: In 2004, City Council amended the OCP to recognize the subject property as a potential future residential area. The City has required the proponents to demonstrate the suitability of the subject property for residential uses. The proponents have undertaken a thorough analysis of the subject property from the perspective of servicing and site suitability, and other studies have been carried out relating to risks associated with rail line and CCRL proximity. Administration concludes that the subject property has been subjected to sufficient analysis and that the subject property is suitable for the intended use.

2. Through the letter, it is indicated that adjacent land in the RM "...has been planned jointly by Regina and Sherwood for heavy industrial development..."

Response: The current District Plan identifies lands in the RM adjacent to the subject property as future commercial; however, the adjacent RM lands were rezoned to industrial some time ago. It is not clear from our records what communication between the City and RM took place regarding the rezoning or that the District Plan was ever amended to accommodate the rezoning. Administration is also not aware of any “joint planning” for this area to be heavy industrial adjacent to this property or if the RM has ever undertaken any detailed analysis for this area.

It should also be noted that the adjacent lands were rezoned “Industrial” according to the District Zoning Bylaw, not specifically heavy industrial, as indicated in the letter. As per the recent Ministerial order, the existing District Plan and District Zoning Bylaw shall continue to apply to the urban rural fringe area until the RM undertakes specified revisions to its new OCP and zoning bylaw. Most of the land-uses allowed by the District Zoning Bylaw are associated with light-medium industrial type activities which are compatible with a residential use. The Industrial District does allow a few discretionary uses associated with more intense industrial, such as “hazardous chemical facilities”..

3. Through the letter, it is indicated that the new RM OCP and Zoning Bylaw “...strengthens policies of continued support for industrial uses along Inland Drive...”

Response: The Province, in its recent decision, has ruled that the new RM OCP and Zoning Bylaw shall not apply to the urban/ rural fringe area until such time as required changes are made. The Province, in their decision letter dated February 22, 2013, notes, as a concern, the lack of “public works” policies for servicing industrial, commercial and residential development. The Province also required the RM to develop policies for inter-municipal collaboration within the urban/ rural fringe area.

4. Through the letter, it is indicated that “...residential development is not compatible with the future industrial development...”

Response: Through proper development control and site-level landscaping and buffering, industrial land-uses that are compatible with residential can be identified, and nuisance mitigation can be enforced through the requirements of berms, setbacks and landscaping.

The City is currently working with a developer within City limits to accommodate an industrial, commercial and residential development. This mix of land use is not uncommon and most recently Calgary and Winnipeg have worked on large scale mixed use developments to promote live work opportunities.

5. Through the letter, it is indicated that the areas proposed for industrial development, as identified in the new RM OCP were “soundly planned”.

Comment: The Province, in their decision letter of February 22, notes, as an issue, the lack of “public works” policies for servicing industrial, commercial and residential development. Administration is not aware of the RM completing an economic or servicing analysis for the proposed land uses to justify the amount of land being identified within their proposed OCP.

6. Through the letter, it is indicated that the subject property is not suitable for residential development, as it will be isolated due the rail line on one side and industrial on the other, resulting in a “ghetto effect”.

Response: The City will require that the Somerset developers establish a pedestrian linkage between their proposed development and Kensington Greens. As well RPC also noted a vehicular access should also be considered. Furthermore, there is an opportunity to establish an additional

street connection between Somerset and Kensington Greens through the "IPSCO buffer area", when that area develops.

7. Through the letter, it is indicated that buffers "...must be entirely accommodated within the City of Regina..."

Response: Administration agrees that the Somerset development include a reasonable landscaped buffer strip along the north boundary. This requirement will be implemented through the concept plan process.

8. Through the letter, it is indicated that the City does not sufficiently engage the RM when it comes to fringe development and that "In the case of the Somerset development, this opportunity was not openly provided to Sherwood outside of the formal statutory process."

Response: The City did provide communication with the RM beyond formal statutory process which is public notification in the newspaper. The City sent:

- a letter was sent to the RM dated November 7, 2012 to notify and invite the RM to attend the Somerset open house which was held on Nov 20, 2012. Within this invitation the City offered to meet with the RM in person to discuss the proposal. No response was received from the RM regarding the offer to meet and an RM representative did not attend the open house.
- a notice was sent directly to the RM to notify them of the December 2012 and February 2013 RPC meetings where the Somerset matter was being considered. An RM representative did not come to either meeting to address RPC.
- A notice was sent to the RM to notify them of the Council meeting date to which the Somerset application will be heard.

It has been noted to the RM that this OCP amendment is only to bring this area of land into the current phase of development. A subsequent process regarding the details of the Concept Plan will need to be undertaken should this amendment be approved by Council and ultimately the Province. It has been indicated to the RM that their concerns regarding a buffer will be addressed during the concept plan approval process. Administration will ensure that the RM is consulted during the Concept Plan process.

Should you have any questions regarding this matter, please contact me at 306-777-6688 or email at dhawryluk@regina.ca.



Diana Hawryluk, MCIP, RPP
Director, Planning

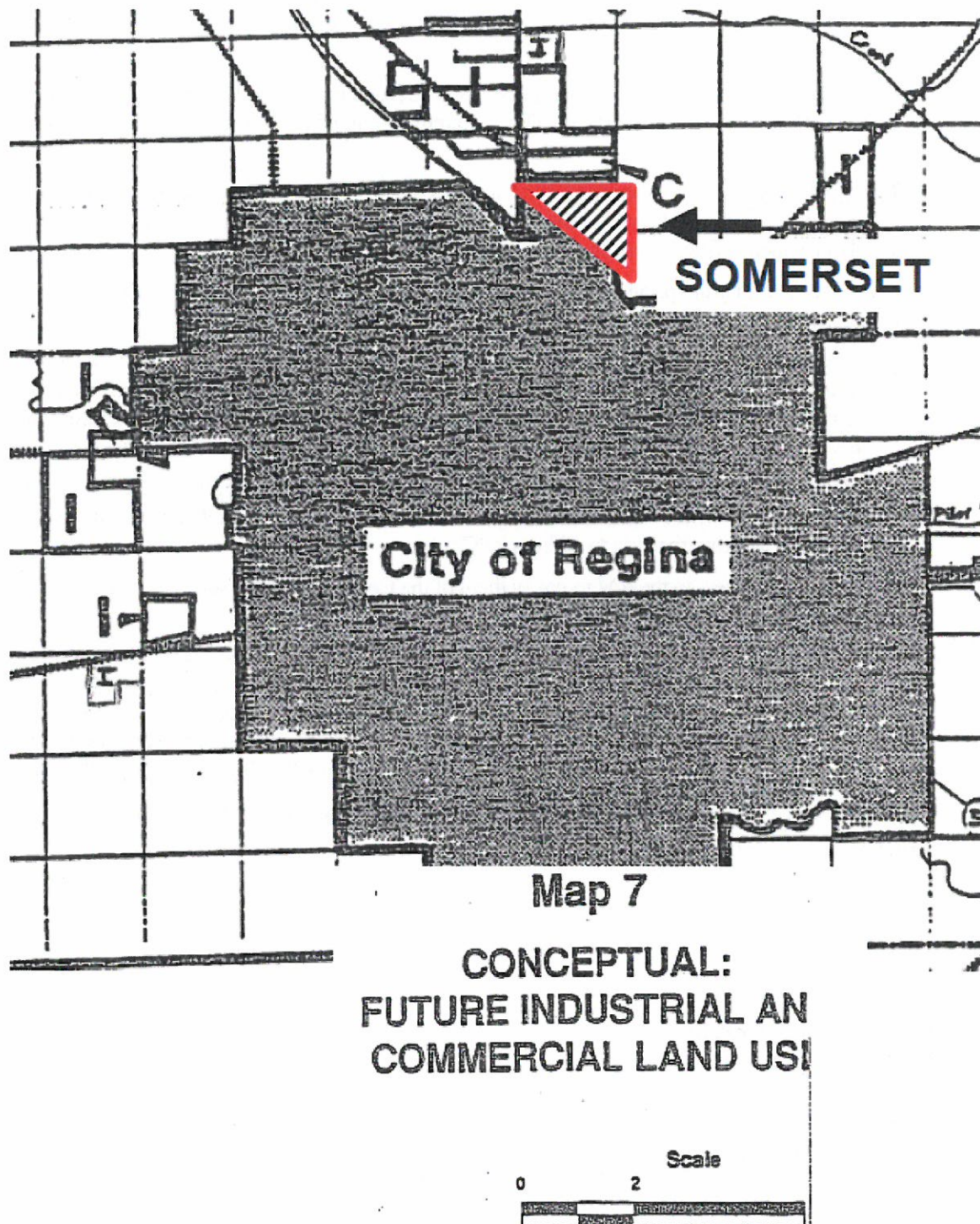
JF/DH/Is

cc: City Manager
Deputy City Manager, Community Planning & Development

Attachments

E:\Wordpro\CURRENT\CP\2009\09-CP-1\Administration\OCP Amendments\13 03 18 Council\Council Memo re RMs March 14 Letter - final.doc

Attachment 1 – District Plan

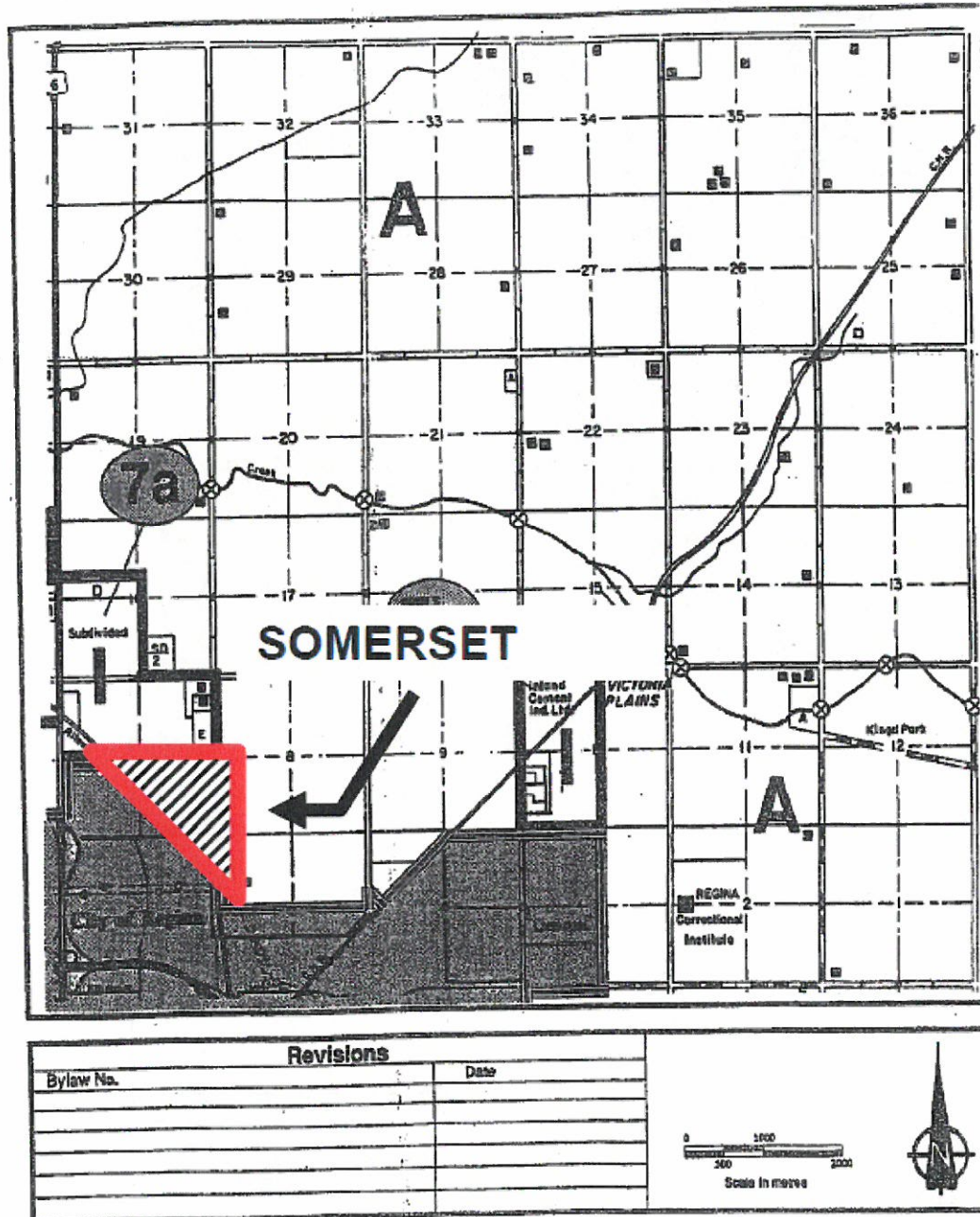


Attachment 2

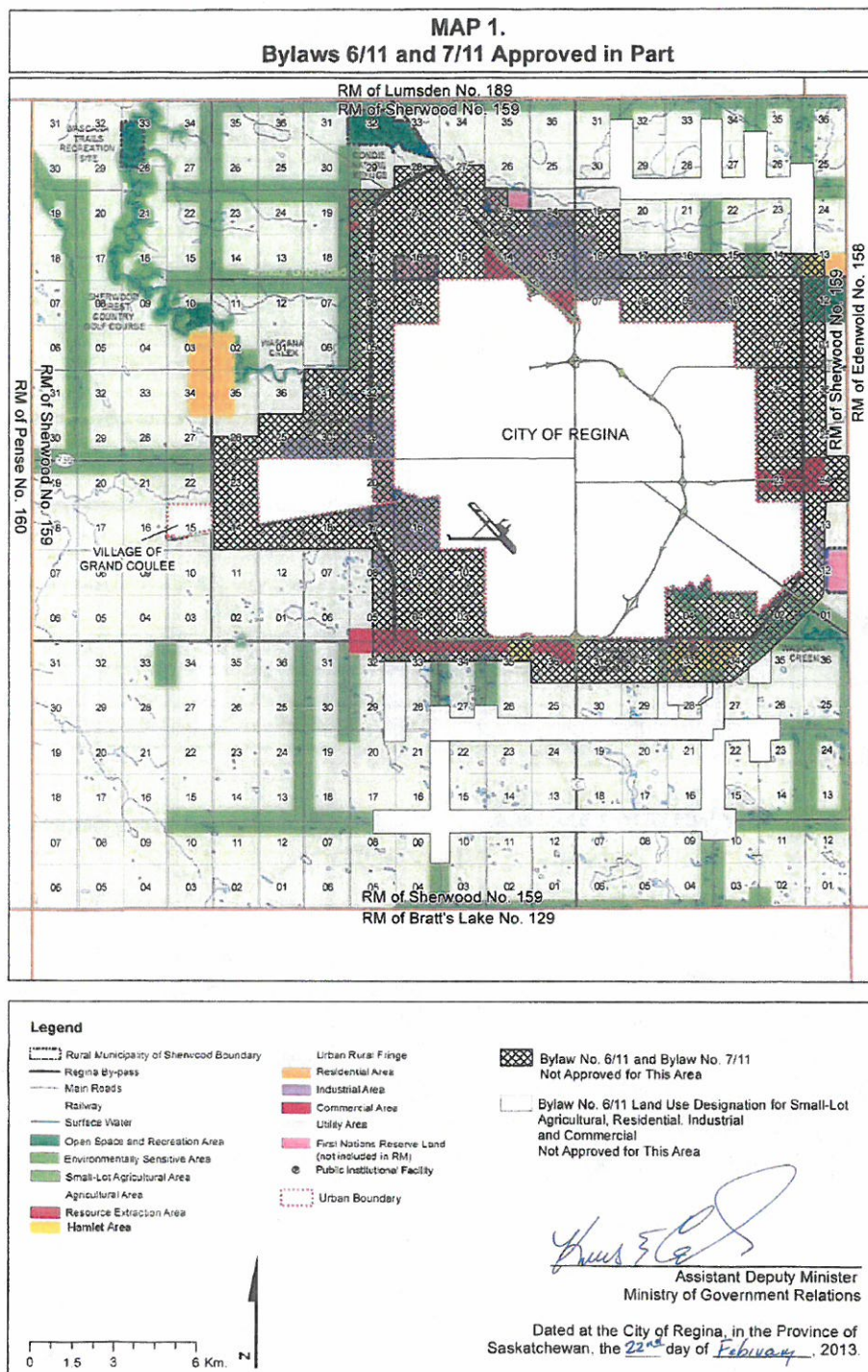
Sherwood - Regina Planning District Zoning Bylaw

Map 7

Tp. 18 Rge. 19
West of 2nd Meridian



Attachment 3 – new RM OCP



Attachment 4

March 14, 2013

Office of the City Clerk
2476 Victoria Avenue
Regina, SK S4P 3C8

Dear Sir/Madam:

Re: Somerset Official Community Plan Amendments

I submit this letter on behalf of my client, the Rural Municipality of Sherwood, to serve as clarification to, and supplementary to, the letter they submitted to the City of Regina, dated December 11, 2012.

There are several fundamental premises of planning that concern the RM of Sherwood with respect to the Somerset development application and cause them to oppose the application for an OCP amendment to accommodate residential development on the subject property:

1. The subject land has not been clearly and consistently planned for residential development by the City of Regina in its official planning documents, hence, the need for this OCP amendment application. However, adjacent land in the RM of Sherwood has been planned jointly by Regina and Sherwood for heavy industrial development for many decades as formalized in policy in the *Sherwood-Regina Planning District Development Plan*. The RM of Sherwood OCP, recently approved by the Minister of Municipal Relations, strengthens policies of continued support for industrial uses along Inland Drive, north of the proposed development.
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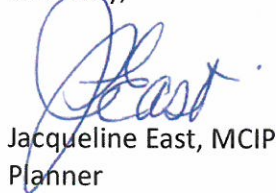
1558 Wilson Place
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Telephone:
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Dillon Consulting
Limited

4. In community planning, rail lines serve as a boundary between residential neighbourhoods and adjacent industrial and economic lands. Commercial and naturalized areas are often used as buffers too. This planning principle should be applied in the City of Regina. A new neighbourhood bounded by the rail line on one side and surrounded by heavy industrial uses on all other sides isolates and marginalizes a living environment, often resulting in a 'ghetto effect' for a neighbourhood.
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6. Finally, the RM of Sherwood would like a fair approach to planning process between the two jurisdictions wherein Regina engages Sherwood inasmuch as the reverse is expected for development at the edge of the city. The meeting of city and country values should be addressed with an equal opportunity for both to discuss and concur with development in the fringe area of Regina, both inside and outside the city's boundary. In the case of the Somerset development, this opportunity was not openly provided to Sherwood outside of the formal statutory process.

Thank you for your consideration of these matters.

Sincerely,



Jacqueline East, MCIP
Planner

cc Ms. Rachel Kunz, Administrator, RM of Sherwood
Council, RM of Sherwood
Honourable Jim Reiter, Minister of Government Relations
Mr. Ralph Leibel, Executive Director, Community Planning

March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: Supplemental Report - Somerset Official Community Plan Amendments (RPC12-82)

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- FEBRUARY 13, 2013**

This report be received and filed.

REGINA PLANNING COMMISSION – FEBRUARY 13, 2013

Michael Cotcher, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

The Commission adopted a resolution that this report be forwarded to City Council for information.

Councillors: Jerry Flegel, Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Ron Okumura, Phil Selenski and Laureen Snook were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That this report be forwarded to City Council for information.

CONCLUSION

The information provided in this report supplements information outlined in report item RPC12-82, respecting the proposed "Somerset" development, which was submitted to the Regina Planning Commission (RPC) at its December 5, 2012 meeting. Considering the additional information provided herein, relating to industrial and rail line proximity issues, the Administration concurs with its original recommendation that amendments to the Official Community Plan (OCP) be undertaken to accommodate the proposed development. Administration's recommendation is based on the following considerations:

- the Risk Assessment prepared for the Consumers' Co-operative Refineries Limited (CCRL) expansion concludes that the probable degree of risk, associated with the scenarios examined (e.g. "major incidents") would be at a low and acceptable level;
- upgrades to the CCRL complex are anticipated to result in decreased emission rates and it is hoped nuisance odour concerns, relative to present day levels;

- the level of risk following the expansion is not expected to be any greater than what existed prior to the expansion.
- The subject property may be regarded as the final phase of an existing community and other areas around the complex can be reserved for non-residential uses with appropriate buffers.
- Map 2.3 of the OCP recognizes the subject property as a potential residential growth area
- Though the concept plan and development approval processes, appropriate rail buffer setbacks can be applied.

BACKGROUND

At the December 5, 2012 meeting, Administration submitted a report to the RPC recommending approval of amendments to the OCP in order to accommodate the proposed residential development of “Somerset”. At that meeting, RPC directed Administration to return, at the February 13, 2013 RPC meeting, with the following:

- Clarification regarding a letter submitted by the Ministry of the Environment (MoE).
- Copies of the MoE letter and December 5 RPC submissions.
- Information and clarification regarding: potential risk implications associated with, and potential setback buffers for, CCRL and adjacent railway operations.

This report provides an item-by-item response to each of the issues outlined by the RPC through its December 5 motion, and includes the following additional information: letters from the CCRL operators, the RM of Sherwood (RM), the Regina Qu’Appelle Health Region and the applicant. The CCRL letter was submitted in 2011, but was not included with the original report. The RM and Health Region letters were submitted after the December 5 RPC meeting, as were the two letters from the applicant, which respond to the MoE and Health Region letters.

DISCUSSION

1.	RPC Motion	1. This report be referred to the Administration for a report to the February 2013 Regina Planning Commission meeting that considers:
2.	RPC Motion	a. Information provided in the letter submitted to the City of Regina on December 4, 2012 by the Saskatchewan Ministry of Environment;
	Admin. Response	<p>The Ministry of Environment (MoE) has stated, in its letter dated December 4, 2012, that, based on the CCRL Risk Assessment and “...complaints related to odour and residents with chemical sensitivities...” (see Appendix A-2) they do not endorse the proposed Somerset development. However, the MoE has also conceded that approval authority respecting the proposed residential development rests with the City.</p> <p>It should be noted that, through a circulation and review process carried out by the City in 2010, the MoE provided comments respecting the proposed development. In its 2010 comments, the MoE did not express any opposition to the proposed development, but did suggest that resolution respecting potential nuisance complaints “will lie with the manner in which air emissions from the refinery are dealt with”. The MoE, therefore, did not indicate any opposition to the proposed development through its original comments submitted.</p>

		<p>In follow-up correspondence, following the December 5 RPC meeting, the MoE reiterated its position of opposition noted in the December 4 letter, but also confirmed that:</p> <p>”The expansion did not increase risk of facility operations significantly, as many of the risks outlined within the Major Hazards Risk Assessment report would have been present whether the facility went through an expansion or not. In fact, certain upgrades related to the expansion are anticipated to decrease emission rates on certain parameters, once in operation, and the Ministry is hopeful that these upgrades may decrease nuisance odour concerns.”</p> <p>The MoE does hold the right to provide input into public consultation processes, the central role of the Ministry, as it relates to this issue, is with their approval authority respecting the CCRL expansion. The Ministry approved the expansion notwithstanding the existence of adjacent residential neighbourhoods situated in closer proximity to the CCRL complex than the subject property and that the subject property was earmarked by the City for future residential development. Furthermore, it is the role of the Ministry to regulate emissions associated with the complex and to demand good environmental stewardship, especially where an expansion is allowed to occur adjacent to an established residential area.</p> <p>In addition to the MoE’s concerns, the Qu’Appelle Health Region, through a letter submitted after the December 5 RPC meeting (see Appendix A-2), also advises that the subject property not be used for residential purposes due to potential “...public concerns arising from issues such as; odours, noise, dusting...”. Should the City opt to approve the development, the Health Authority advises that disclosure of potential issues be provided to future developers, which is an undertaking the City also intends to require, and that the applicant has committed to carry out.</p> <p>The Administration appreciates the concerns of the MoE and Heath Region; however, it is recognized that the City does not have a defined threshold for regulating nuisance issues in this instance. Furthermore, complaint instances can be mitigated by requiring that a caveat be placed on all land titles warning prospective lot buyers of the potential nuisance issue, as per the recommendations of both the MoE and the Health Region.</p>
3.	RPC Motion	b. Clarification of the phrase “not significant risk to surrounding properties in close proximity to the refinery” as it appears at the end of paragraph 3 on page 3 of the report;
	Admin. Response	The focus of the CCRL Risk Assessment was on the probability of <u>fatality to adjacent residents</u> as a result of a “major incident”, such as an explosion and/ or major release of gas, etc, occurring within the CCRL complex. The Risk Assessment concluded that the probability of risk (fatality) associated with a major incident would be very low. This report, therefore, provides a correction to previous Administration comments, by clarifying that the risk assessment looked at human fatalities as opposed to property damage or nuisance issues.
4.	RPC Motion	c. Further detail with respect to risk assessments undertaken by CCRL and CP Rail;

<p>Admin. Response</p>	<p><u>CCRL Assessment</u></p> <p>The CCRL Risk Assessment looked at the possibility of fatality from major incidents, and did not focus on nuisance or property damage, etc. Although the Risk Assessment did not examine level of nuisance, it is reasonable to conclude that regular emissions associated with everyday operations of the complex will continue to be an issue with a small number of adjacent residents, as the City, the Ministry of the Environment and the CCRL operators have received complaints relating to this. (See MoE and CCRL letters attached as Appendix A-2.)</p> <p>As noted above, it is a conclusion of the Risk Assessment, that risk associated with CCRL is at a low and acceptable level and the expansion will not likely result in any increased level of risk or nuisance due to expected upgrades.</p> <p><u>Rail Assessment</u></p> <p>A rail risk assessment was undertaken in 2010 by a consultant, on behalf of the applicant, in order to ascertain the probable level of risk associated with train incidents (e.g. release of toxic gas caused by derailment). The risk assessment was based on a qualitative study "...to define the relevant risk factors and their possible risk impacts and to indicate whether the land is likely to be 'suitable for the uses intended' by the developer." Due to limited information relating to the movement and frequency of movements of dangerous goods on this track, the study makes assumptions based on probable scenarios. Based on available information, the study made the following conclusions:</p> <ul style="list-style-type: none"> ▪ "Unless the rail characteristics are much more risky than suggested here, it is likely that the lands can be developed generally as described above in terms of land use and density, to meet Regina risk acceptability criteria." <p>It appears that the risk assessment consultant assumes that a 1:1,000,000 risk threshold (that is, "one chance in a million") is the "Regina risk acceptability criteria". The City has not adopted an acceptable level of risk standard; however, it is suggested in the report that a 1:1,000,000 risk threshold is commonly used to define acceptable risk level.</p> <p>It is also stated in the report that:</p> <ul style="list-style-type: none"> ▪ "One can also note that directly south of the proposed development, on the SW side of the railway, there is a development [Kensington Greens] abutting the railway ROW, or very close to it. If this development location was based on correct risk considerations, there should be no greater risk setback requirement for the subject property." <p>The applicant's engineering consultants have recently indicated that, through their research, trains using the adjacent rail line are generally involved with moving scrap metal and other material from EVRAZ. Although this information has not been substantiated, CP Rail did not indicate or flag, in the comments they previously submitted respecting Somerset and Kensington Greens, that the subject rail line is particularly hazardous or a dangerous goods corridor.</p>
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		<p>Given the information noted above, and the fact that the City has previously approved residential next to the subject rail line, Administration is comfortable that the rail proximity issue can be addressed by applying the appropriate setbacks.</p>
5.	RPC Motion	<p>d. More information with respect to buffer strips for CCRL; and more information with respect to rail line buffers in relation to other rail line buffers within the city.</p>
	Admin. Response	<p><u>CCRL Buffer</u></p> <p>As per the RPC's direction, Administration has examined the issue of establishing a buffer zone between the CCRL complex and adjacent residential, as no such regulatory buffer currently exists, as it does for EVRAZ (1 km). Should the City wish to impose a regulatory buffer zone around the CCRL complex, Administration suggests that a "tailor made" solution be undertaken, as was done with EVRAZ, as most developments have unique operations and off-site impacts, and it appears that no applicable provincial guidelines exist. An examination of buffer setbacks used elsewhere to separate residential from heavy industrial reveals a range of applications, which may reflect unique contexts and issues: Strathcona County, AB - 3 km; Australia - 2 km; Winnipeg, MB - 100 m. The CCRL operators, it should be noted, prefer a setback of at least 1.5 km (Appendix A-1 illustrates various buffer scenarios.)</p> <p>Based on the following considerations, Administration concludes that establishing a regulatory buffer zone, in this instance, is not necessary:</p> <ul style="list-style-type: none"> ▪ There is currently a separation distance of 1km between the property line of the subject property and the nearest major structure associated with the CCRL complex, as shown on Appendix A-1. ▪ the CCRL Risk Assessment concludes that the probable degree of risk, associated with the scenarios examined (e.g. "major incidents") would be at a low and acceptable level; ▪ upgrades to the CCRL complex are anticipated to result in decreased emission rates and it is hoped nuisance odour concerns, relative to present day levels affecting existing residential; ▪ the level of risk following the expansion is not expected to be any greater than what existed prior to the expansion. ▪ Map 2.3 of the OCP recognizes the subject property as a potential residential growth area. ▪ The subject property may be regarded as the final phase of an existing community and other areas around the complex can be reserved for non-residential uses with appropriate buffers. ▪ Existing residential (Uplands and Kensington Greens) is already located in closer proximity to the CCRL complex than the subject property. <p>In lieu of establishing a buffer zone at this time, Administration recommends that the proposed OCP amendments, as outlined in report item RPC12-82, be approved and that, through the new OCP, the balance of land adjacent to the CCRL be reserved for non-residential purposes.</p>

		<p><u>Rail Buffers</u></p> <p>In terms of appropriate setbacks for rail lines, and the standards the City normally employs, the following information is provided:</p> <ul style="list-style-type: none"> ▪ City only has policy and regulation relating to setbacks from mainlines, which is 300 m (OCP s. 5.11e). ▪ Setbacks employed along other branch lines in other areas of the City: <ul style="list-style-type: none"> ○ McCarthy Park: 20m from dwelling to railway property line ○ Uplands: 15m from dwelling to railway property line ○ Kensington: 15m landscaped berm/buffer from the railway property ▪ A report respecting setbacks for rail lines, prepared for the Federation of Canadian Municipalities and the Railway Association of Canada, recommends: 15m from dwelling and railway property line (branch lines). ▪ CP rail prefers: 30m with a berm from dwelling and railway property line. ▪ City of Saskatoon: 30m setback <p>Through the concept plan and development processes, the City can ensure appropriate setbacks are maintained, and are confident the subject property can accommodate appropriate setbacks needed.</p>
6.	RPC Motion	2. That a copy of the letter from the Saskatchewan Ministry of Environment be provided to members of Regina Planning Commission for further review.
	Admin. Response	Attached as Appendix A-2
7.	RPC Motion	3. That copies of the presentations by CCRL and the Earth King be provided to members of Regina Planning Commission for further review.
	Admin. Response	Attached as Appendix A-3
8.	RPC Motion	4. That the Manager of Environmental Engineering be present at the February meeting to answer questions with respect to environmental implications.
	Admin. Response	N/A

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

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 RM of Sherwood submitted a letter (see Appendix A-2) after the December 5, 2012 RPC meeting stating their opposition to the proposed development due to potential incompatibility between proposed residential and potential future industrial on adjacent lands in the RM. The RM, in their aforementioned letter, also recommended a number of revisions to the proposed land-use concept. There are a few considerations regarding the RM comments:

- The future land-use map of the existing District Plan recognizes adjacent lands in the RM as future commercial; although, they are currently zoned industrial;
- The proposed new RM OCP recognizes adjacent lands in the RM as future industrial; however, the City's OCP already recognizes the subject property as residential;
- The City offered to meet with the RM in November 2012 to discuss the proposed Somerset development and associated OCP amendments, but did not receive a response;
- Comments relating to concept plan technicalities can be addressed through the concept plan approval process, should the required OCP amendments be adopted;

The City will continue to communicate with the RM on inter-municipal matters.

DELEGATED AUTHORITY

City Council and Ministerial approval is required for amendments to the OCP pursuant to Section 39 of *The Planning and Development Act, 2007*.

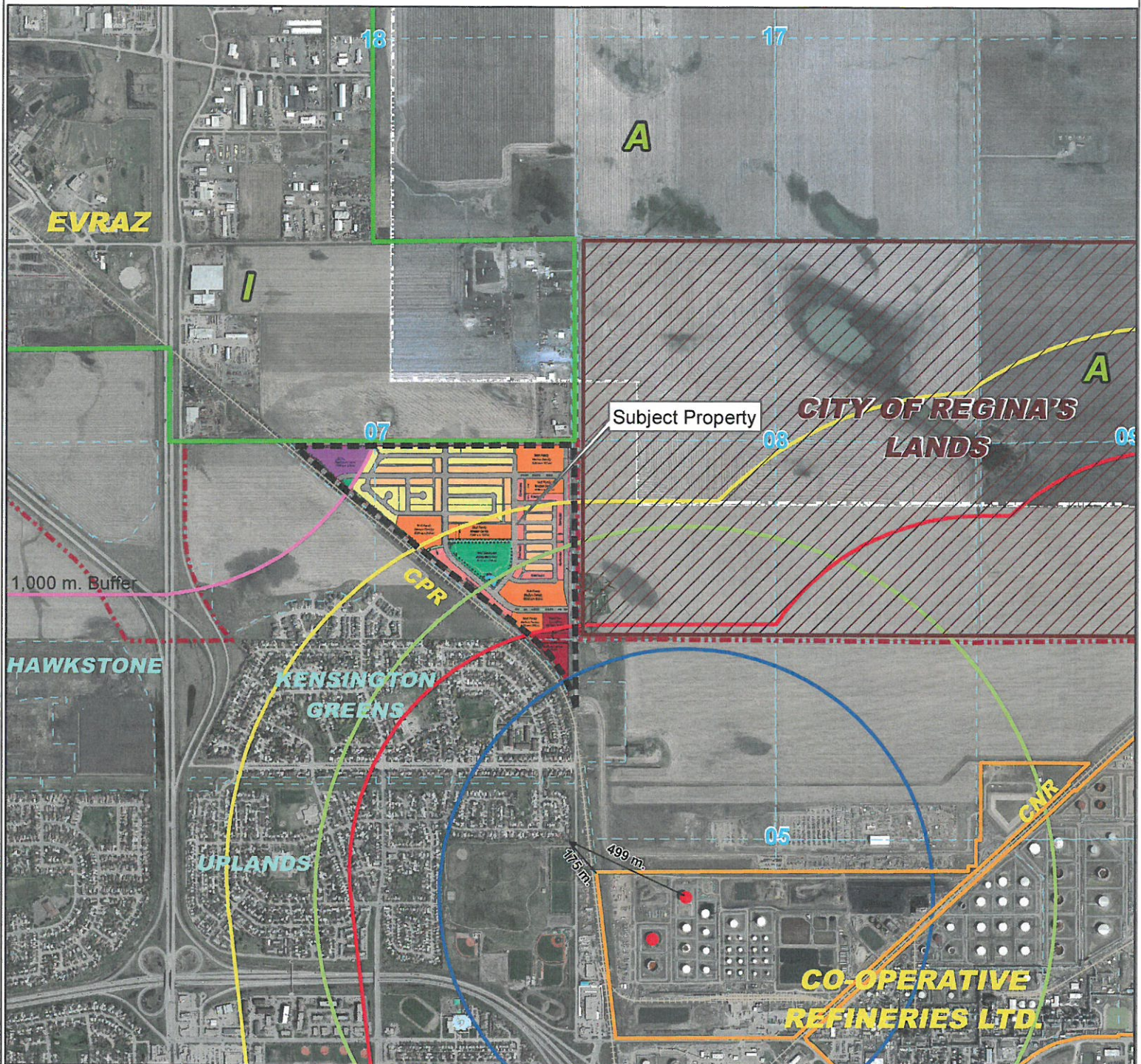
Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary

SOMERSET Buffer Scenarios



Legend

- City Limits
- Railways
- Lands owned by the City of Regina

EVRAZ

- EVRAZ/RM Zones
- EVRAZ Existing 1,000 m. Buffer

CCRL

- CCRL Boundary
- Potential 1 Km. Buffer (from nearest structure)
- Potential 1 Km. Buffer (from boundary)
- Potential 1.5 Km. Buffer (from nearest structure)
- Potential 1.5 Km. Buffer (from boundary)
- CCRL nearest structure

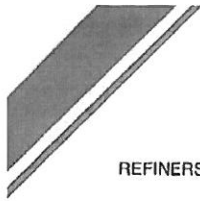


February, 2013

PLANNING DEPARTMENT

City of Regina





REFINERS ■ WHOLESALERS ■ MANUFACTURERS



Consumers' Co-operative Refineries Limited

550 East 9th Avenue North
P.O. Box 260
Regina, Saskatchewan S4P 3A1
Canada
Telephone: (306) 721-5353
Fax: (306) 721-5348
Website: www.ccrl-fcl.ca

January 27, 2011

Michael Cotcher, Project Planner
Planning & Sustainability Department
City of Regina
P.O. Box 1790
2476 Victoria Avenue
Regina SK S4P 3C8

Dear Mr. Cotcher:

PROPOSED RESIDENTIAL SETBACK FROM INDUSTRIAL AREAS

Consumers' Co-operative Refineries Limited (CCRL) appreciates the opportunity to provide the City of Regina Planning & Sustainability Department with comments regarding the proposed Somerset Neighbourhood. CCRL shares an air shed with several other industrial facilities in North Regina and believes residential communities should not be developed near industrial facilities. This is even more pertinent in this case as the proposed development is not only near such facilities but is proposed to be developed between Regina's two largest industrial areas.

CCRL's 2003 consequence analysis assessment revealed that the most significant hazard levels remain on the Refinery Complex site and large events have a very low probability (10^{-6} order of magnitude or less) of occurring. Therefore, there is a very low probability that an incident at CCRL will have any off-site impacts.

That being said, risk assessment is not the only parameter to be considered in locating residential areas near industrial facilities. Other potential concerns for residential developments near industrial facilities would be odours, noise, and emissions that are an inherent part of industrial activities including petroleum refining operations. Although industrial facilities operate in accordance with applicable regulations, normal operations result in low level emissions that may be regarded by some members of the public as a potential nuisance. The perceived nuisance can become more prevalent at locations downwind from large industrial facilities. The two most prevalent wind directions in Regina are from the northwest and southeast. Given that the proposed development is between Regina's two largest industrial areas, the Somerset Neighbourhood would be downwind from one or the other of these facilities nearly all of the time.

The Regina Development Plan Map 1.1 and Map 2.2 highlight planned industrial growth directly to the north and northwest and to the southeast of the proposed Somerset location. The City's plan also establishes a need for separation between residential and industrial areas in Section 2.5 General Constrains and Section 4.8 Location of Industrial Lands. Similarly, Strathcona County in Alberta restricts residential development to at least 1.5 kilometres from industrial sites including petroleum refineries. CCRL believes it is prudent to have an established setback for residential developments near heavy industrial facilities.

Based on this information, CCRL believes the City should not allow a residential development in this area of Regina and establish a reasonably large setback for residential developments from industrial facilities.

If you have any questions or concerns, please contact me directly at 721-5284, or by e-mail at b.vaniderstine@ccrl-fcl.ca.

Yours very truly,



C. E. (BUD) VAN IDERSTINE – SENIOR VICE-PRESIDENT – REFINING

CEV:gab: F:\Res\2011\CEV\VM11028.docx

Copy to H. Sovdi, Senior Planner, City of Regina
 V. Huard, Vice-President Corporate Affairs, Federated Co-operatives Limited
 G. Le Dressay, Manager – Safety, Environment, and Training, CCRL
 S. Stener, Legal Affairs, Federated Co-operatives Limited



Ministry of
Environment

Environmental Protection Branch

Box 3003
Prince Albert, SK
S6V6G1
Phone: (306)953-2228
Fax: (306)953-2502

December 4, 2012

File: S27045-50/CCRL/00

ATTN: Mr. Jeremy Fenton
Senior City Planner
Planning Department
City of Regina
P.O. Box 1790
Regina SK S4P 3C8

Dear Mr. Fenton:

Ministry of Environment (ministry) staff have completed a review of the November 8, 2012 memo entitled, "*Re: Information Regarding Proposed "Somerset" Residential Development (Concept Plan)*". As a result of the proposed subdivision, the ministry has reviewed and considered the consequence analysis provided within the *CCRL Expansion Project - Major Hazards Risk Assessment Report* prepared by Marsh Risk Consulting, as well as complaints related to odour and to residents with chemical sensitivities, handled by the ministry from residents currently living within neighbourhoods located near the Coop Refinery Complex and Evraz facilities. As such, **the Ministry of Environment cannot endorse any further residential development around the Coop Refinery Complex or Evraz facilities.** The decision to approve the Somerset Subdivision would be a business decision by the City of Regina and any civil or statutory liability would rest with the city. The Ministry of Environment strongly recommends that should the subdivision proceed, full and complete disclosure of the proximity and potential nuisance issues associated with the proximity to both Coop Refinery Complex and Evraz facilities should be communicated to potential developers.

If you have any questions or concerns, please contact the undersigned at (306) 953-2228.

Sincerely,

Alison Tucker
Environmental Project Officer
Ministry of Environment



City of Regina
Planning Department
P.O Box 1790
Regina, SK S4P 3C8

Attention: Mr. Jeremy Fenton, Senior Planner

Dear Sir;

Re: Ministry of Environment Letter dated December 4, 2012

Thank you for providing a copy of the letter dated December 4, 2012 (attached) from the Ministry of Environment Environmental Protection Branch regarding our proposed "Somerset" Neighbourhood Concept Plan and associated Official Community Plan Amendment by-law. In addressing comments by the Ministry regarding the complaints from residents associated with the CCRL Expansion Project we felt it necessary to provide a written response to the City and Ministry directly.

We acknowledge the Ministry's concern regarding "Somerset" and the CCRL/Evraz industrial facilities. The proponents re-affirm their long standing commitment to the filing of notification on title of new residential lots/units that identifies the proximity and potential nuisance from these industrial facilities. From the outset of our development application we have understood that this condition has been a City requirement and we have worked closely with City staff to address this and other City comments.

We trust that this clarifies our commitment with respect to this issue. By copy of this letter to the Ministry we believe that their concern is addressed.

Sincerely,

Bobby Pawar

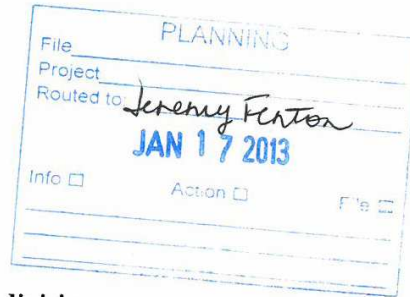
Earth King Project 135 Ventures

C.c. – Alison Tucker, Ministry of Environment
City Clerk, City of Regina
Regina Planning Commission Members
McElhanney Consulting Services Ltd.



January 10, 2013

Mr. Jeremy Fenton
Senior City Planner
City of Regina
P.O. Box 1790
Regina, SK S4P 3C8



Dear Mr. Fenton,

Re: Proposed "Somerset" Residential Subdivision

Thank you for the opportunity to comment on the proposed "Somerset" residential development in the City of Regina. Our department would advise that the proponent reconsider development in this location due to the proposed location's proximity to the adjacent Coop Refinery Complex and Evraz facilities. To date we're not aware of any studies that have looked at the cumulative effects from these or the surrounding industries. In addition, public concerns arising from issues such as; odours, noise, dusting, increased volume of traffic and concerns with respect to visual aesthetics of surroundings are to be anticipated. Using the social determinants of health, all of these issues can negatively affect the health of residents.

Based on the rationale incorporated into planning and development legislation, the focus of zoning regulations is to protect the health, safety and general welfare of the inhabitants of the municipality. It can be anticipated that the above mentioned factors combined with historic prevailing wind patterns will lead to public concern in the form of complaints from residents. We understand that the Ministry of Environment has voiced similar concerns. Our department strongly recommends that, if approved, full disclosure of the proximity to the Coop Refinery Complex and Evraz facilities and the potential for nuisance issues due to this proximity is communicated to potential developers.

If you would like to discuss this further, please contact me at 766-7770.

Sincerely,

A blue ink signature of Dr. Maurice Hennink, consisting of a stylized "M.H." followed by a long horizontal line.

Dr. Maurice Hennink
Deputy Medical Health Officer

cc Robert Schuba, Regina Qu'Appelle Health Region
Michael Redenbach, Regina Qu'Appelle Health Region
Tim Macaulay, Saskatchewan Ministry of Health
Ralph Liebel, Ministry of Municipal Affairs
Allison Tucker, Ministry of Environment



29 January 2013

City of Regina
Planning Department
P.O Box 1790
Regina SK S4P 3C8

Attention: Mr. Jeremy Fenton, Senior Planner

Regina Qu'Appelle Health Region Letter dated January 10, 2013

Thank you for providing a copy of the letter dated January 10, 2013 (attached) from the Regina Qu'Appelle Health Region regarding our proposed "Somerset" Neighbourhood Concept Plan and associated Official Community Plan Amendment by-law. In addressing comments by the Health Region regarding the protection of health, safety and general welfare of residents in relation to the Coop Refinery and Evraz facilities, we felt it necessary to provide a written response to the City and Health Region directly.

As developers we share the same desires with respect to the creation of a neighbourhood that considers the health and safety of its residents who also happen to be our customers. With this shared interest in mind, we challenged ourselves to create a neighbourhood that incorporates the values of safety and quality of life. Our vision for the neighbourhood is based on the principles of sustainability and CPTED (Crime Prevention through Environmental Design) that are achieved through an extensive list of design performance criteria identified in our plan. We would encourage the Qu'Appelle Health Region to review our plan and the efforts we have made with respect to health, safety and quality of life.

As indicated in the Health Region's letter, we wish to re-affirm our long standing commitment to the filing of notification on title of all new residential lots/units that will identify the proximity and potential nuisance from these industrial facilities. From the outset of our development application we have understood that this condition has been a City requirement and we have worked closely with City staff to address this and other potential health and safety issues to the City's satisfaction.

We trust that this clarifies our commitment with respect to this issue. By copy of this letter to the Qu'Appelle Health Region we believe that their concern is addressed.

Sincerely,

Earth King Project 135 Ventures

Bobby Pawar

cc Regina Qu'Appelle Health Region
City Clerk, City of Regina
Regina Planning Commission Members
McElhanney Consulting Services Ltd.



1840 Cornwall Street
Regina, SK
S4P 2K2

PLANNING	
File _____	
Project _____	
Routed to _____	
DEC 13 2012	
Info <input type="checkbox"/>	File <input type="checkbox"/>

December 11, 2012

City of Regina
c/o Planning & Sustainability
P.O. Box 1790
Regina, SK S4P 3C8

To whom it may concern:

Attached are our comments for the Proposed Somerset Development in North Regina at SE 07-18-19-W2. Developments such as Somerset should allow the RM of Sherwood 6 weeks to comment as similar to when the City of Regina requires 6 weeks for comments of developments within the RM of Sherwood. The RM should also have the opportunity to have discussions with the developer and the City of Regina regarding service agreements since those going to and from the development will be using the RM infrastructure. This is simply to reciprocate what the City of Regina has been requesting of us. Joint pre planning from day 1 should have taken place as this development will affect the zoning, future planning, and infrastructure in the RM of Sherwood.

We hope that from now on, we can work collaboratively on all developments which will abut the RM, and likewise all developments within the Rural Urban Fringe in our proposed OCP.

Sincerely,

Adam Toth, Municipal Planner

cc. Ralph Liebel

Somerset Development

Planning Assessment for Regional Municipality of Sherwood

This assessment considers the City of Regina Development Plan- Part A Policy Plan, City of Regina Part C NW Sector Plan, the current Sherwood- Regina Planning District Development Plan and the pending RM Sherwood OCP. The RAC/FCM Proximity Guidelines and Best Practices have also been reviewed for guidance for residential development adjoining railway corridors. The applicable source has been referenced where appropriate.

General comments

- Land use conflict between what is envisaged on the boundaries of the City of Regina and what is planned and built in the RM of Sherwood.
- If the development is to be approved, a more appropriate transition of industrial to residential uses needs to be considered, including park space and more extensive landscape buffering.

Zoning/Land Use

- Map 1.1 – The Regina Development Plan states the subject site within Future residential land. The map also shows the subject site bounded by industrial uses to the north, a railway along its southern boundary and additional residential uses adjoining on its south east corner. (City of Regina Development Plan- Part A Policy Plan).
- The proposed development adjoins industrial zoned land to the north and is within close proximity to commercial land to the north west corner of the development (pending RM Sherwood OCP).
- Residential uses currently adjoin the CP Railway line to the south of the proposed development.

Land Use considerations:

- The current Sherwood –Regina Planning District Development Plan identifies the importance of ensuring the compatibility of industrial development with adjacent land uses to reduce the land use conflict. The proposed development poses an incompatibility of land uses with industrial uses in Sherwood adjacent to residential uses with the City of Regina development proposal. The current RM Sherwood Plan identifies the need for future light industrial development.
- Identified under section 6.9 of the new RM of Sherwood OCP, the RM of Sherwood will continue to support industrial uses along Inland Drive, to the north of the proposed development.
- How does the developer plan to address the transition of industrial uses to the north with residential uses within the proposed development?

Density

- The proposed density should not exceed 2.5 times the adjoining density. (City of Regina Development Plan).
- The target density listed within the City of Regina NW Sector Plan is 16.0 du/ha for new neighbourhoods or between 15-25 units. (City of Regina NW Sector Plan). The proposed development has a total of 1,190 dwelling units on 56.9 hectares, or 21 du/ha.

Residential Development

- Somerset is not identified within one of the six future neighbourhood areas hence the need for the rezoning application (City of Regina NW Sector Plan).
- The development supports the vision for the North West sector to provide mixed dwelling types to address a variety of household types while achieving a compact urban form. This higher density also provides more affordable housing options and reduces urban sprawl (City of Regina NW Sector Plan).

Residential /Industrial interface

- Specific concerns related to the proximity of heavy industrial development include noise, fog, dust and excessive light. Given these industrial nuisances, the NW Sector Plan proposes a 1,000 metre setback to restrict new residential development. Residential development has not been located within this 1000 m setback, but comments below address the need for further revisions to the proposal.
- A landscape berm and barrier is suggested to provide audible and visual relief from industrial uses for the residents. Although the 1000 m separate distance is located within the proposed development, it is strongly encouraged that the landscape berm and barrier be implemented to provide a separation between industrial and residential uses within the development.
- Furthermore a relocation of some of the proposed park within the development to this north west corner would provide a more appropriate transition of uses and a further buffer from noise, air quality and other nuisances to the residents within this development.
- Please provide some clarity on the type of industrial uses proposed within the north west corner of the development. What exactly does Prestige Industrial mean? Is this node limited to the relocated cellphone tower only?
- Dwelling units adjacent to the 1000 metre buffer should be predominately bungalow style to minimize noise and potential noise disturbances that may occur on a second storey development. Please provide details around the type of housing proposed within the “front access lots- low density residential” area which adjoins the industrial land within the proposed development. (City of Regina NW Sector Plan)

Subdivision Design

- Design supports the use of local streets and cul-de-sacs for safety (City of Regina NW Sector Plan Policy 5)

Commercial Development

- Commercial Development is not identified on Map 4.0 Commercial Development hence the need for the rezoning. (City of Regina NW Sector Plan)
- While the proposed development is not located within one of the approved future commercial development areas on Map 4.0, the location of commercial uses on Winnipeg Street as a Future Rural Arterial Road is considered appropriate. (City of Regina NW Sector Plan)
- Co-locating the Commercial uses with the nearby residential neighbourhood to the south in Uplands is considered the most appropriate location within the development for commercial property.

Landscape, Parks and Open Space

- More information is required to understand the combined pedestrian and utility corridor proposed. Should this be an at-level rail pedestrian crossing, the developer will need to consider a safe pedestrian/bicycle /wheelchair transport to the community open space. (City of Regina NW Sector Plan)
- While the proposal addresses the need for an open space system centrally located as a community focal point and green paths to minimize walking distances to parks, it would be highly encouraged to consider a park buffer between the industrial land and the front access lot residential in the north west corner to increase the distance to the heavy industrial land within the RW of Sherwood. This would also provide a more appropriate transition of uses (see comments below under Residential/Industrial interface) (City of Regina NW Sector Plan)
- The landscape buffer currently identified along the CP Railway corridor on the Conceptual Land Use plan is not considered appropriate. A landscape plan prepared by a qualified consultant should identify a continuous vegetative buffer to reduce noise and visual impact (City of Regina NW Sector Plan)
- The proposed 3 m landscape feature along *parts* of the northern boundary is considered inappropriate to transition between residential and industrial. The buffer should extent along the entire boundary

Traffic and Access and Roads

- Further information is required to understand the road connection proposed over/under the Canadian Pacific Railway (CP) line. Should this be level crossing, CP will be required to sound their whistles at least 400 metres before entering the crossing. (see noise for further comments)
- Winnipeg Street being a future rural Arterial Road supports the policy to establish high densities near the arterial roadways. Establishing the Mixed Use Commercial and Residential area along this roadway further supports this policy. (City of Regina NW Sector Plan)

Noise

- Ensure a qualified consultant prepares a Noise and Vibration assessment using the criteria and recommendations outlined in the RAC/FCM Proximity Guidelines and Best Practices report. This

report should identify whether the subject site is appropriate for residential development and if so, provide recommendations for setbacks etc. Their recommendations should be considered into the design of the subdivision in consideration with the requirements under the Residential/Industrial interface section of the City of Regina NW Sector Plan.

Air Quality

- Ensure a qualified consultant prepares an Air Quality assessment using the criteria and recommendations outlined in the RAC/FCM Proximity Guidelines and Best Practices report. This report should identify whether the subject site is appropriate for residential development from a health and air quality perspective and if so, provide recommendations for buffers etc. Their recommendations should be considered into the design of the subdivision in consideration with the requirements under the Residential/Industrial interface section of the City of Regina NW Sector Plan.
- The air quality report should also consider odour from the industrial uses to the north.

Environmental Management

- According to the current RM Sherwood Plan, the subject site adjoins land where the Condie and Regina Aquifers are located. The Condie Aquifer is identified as the most sensitive to contamination as it is within close proximity to the surface. Approximately 30% of the City's water supply comes from the Regina Aquifer. (current RM Sherwood Plan)
- Where proposed development could potentially impact groundwater resources, the developer must submit an environmental impact report and proposed mitigation measures in accordance with Policy 3b. Given the location of the proposed development to the RM of Sherwood, a copy of this report should be forwarded to the RM for assessment (current RM Sherwood Plan)

Rail

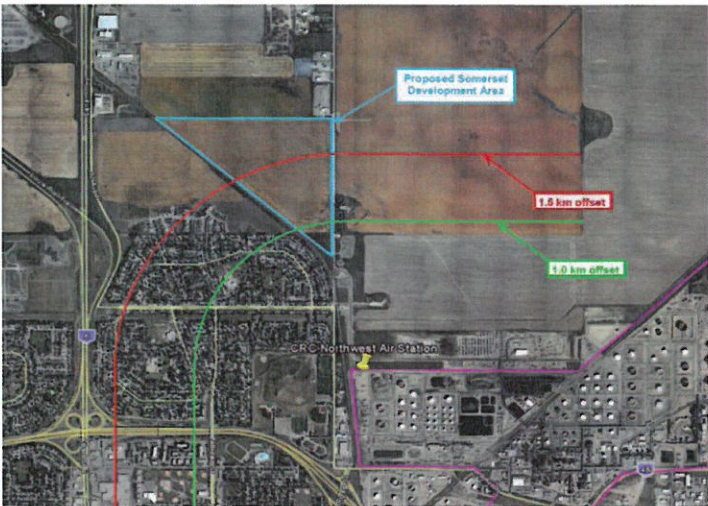
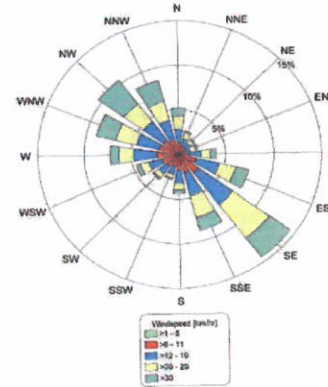
See RAC/FCM Proximity Guidelines and Best Practices

- Applicable to federally regulated railways and some provincially regulated railways, trains are required to sound their whistles at least 400 metres before entering a public level crossing (except where there is Transport Canada approved relief from whistling).
- No public crossings are recommended within the immediate vicinity which separate schools or commercial uses located across the railway corridor from residential uses. This is likely to lead to trespass issues if there are no public crossings
- Recommended minimum 75 m vibration influence area or buffer from a railway corridor
- The proposed 9 m landscape buffer between the CP line and the Medium Density Row houses would be considered inappropriate to the RAC/FCM Guidelines. The recommended residential building setbacks is a minimum of 30 metres to a mainline with a minimum of 2.5 metre berm height
- Ensure a qualified consultant completes a Noise and Vibration assessment using the criteria and recommendations outlined in the RAC/FCM Proximity Guidelines and Best Practices report

RISK REVIEW

Federated Co-operatives Limited
Co-op Refinery Complex

Figure 3: Project Impact Workdown (2000 to 2020)



- To fulfill the consequence modeling requirements of the Ministry of Environment, Province of Saskatchewan Environmental Assessment Act to complete a “comprehensive major incident risk assessment”
- To fulfill the risk assessment requirements for the City of Regina Application for Rezoning and Discretionary Use Approval (CR08-119) to conduct a “quantitative major incident hazard assessment of the expanded Refinery Complex”
 - The risk assessment must follow the intent of the Canadian Society for Chemical Engineering guideline, *Risk Assessment – Recommended Practice for Municipalities and Industry (2004)*

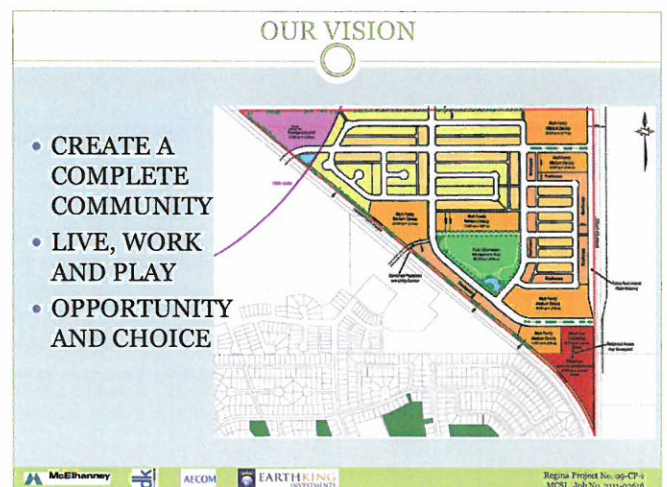
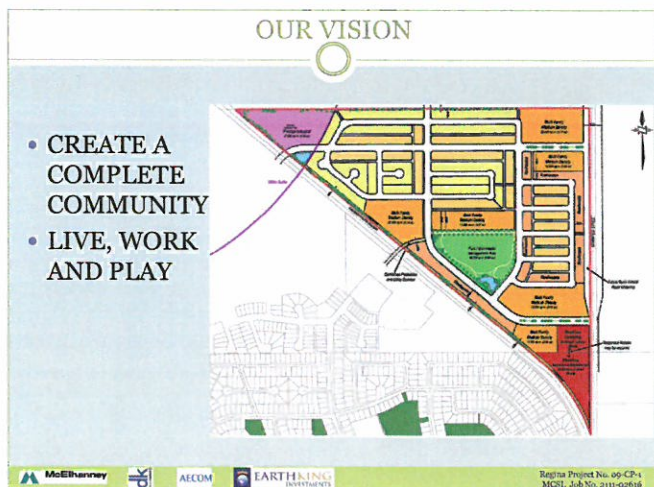
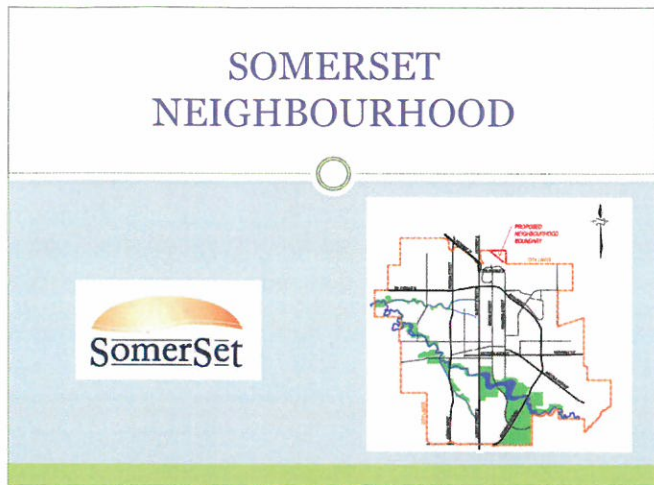
- Process safety review resulted in the analysis of the following:
 - Vapour cloud explosions
 - Process unit fires
 - Tank fires
 - Boiling Liquid Expanding Vapour Cloud Explosions
 - Confined Explosions
 - Fireballs / Flash Explosions
 - Jet Fires
 - Boiler Explosions
 - Vessel Disintegration
 - Vessel Overpressure
 - Toxic gas loss of containment

Figure 1 is a bar chart titled "Individual Risk Contours (Chances in a million of Fatality/year)". The x-axis represents "LAND USES" and the y-axis represents the risk level. The risk levels are indicated by vertical lines at 100, 10, and 1. The land uses and their corresponding risk levels are as follows:

Land Use	Risk Level (Chances in a million of Fatality/year)
Risk Source	100
No Other Land Use	10
Manufacturing, Warehouses, Parks	10
Shopping	10
Commercial, Offices, Low-density Housing	10
All Other Uses Including Institutions, High-Density Residential, Etc.	1

- There are effects from fire, explosion, and toxic gas release that can leave the Complex site.
 - Probabilities of these events are extremely low
- Individual Risk was shown to be at acceptable levels according to the CSC&E (MIACC) guidelines and current population density.
- Probabilities of persons outside of the site being injured were outside of the scope of the risk assessment, but are still very real possibilities.

Somerset Presentation - Dec 5



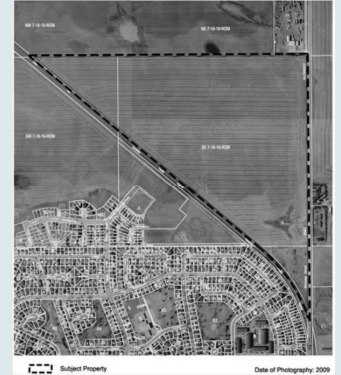
OUR VISION

- CREATE A COMPLETE COMMUNITY
- LIVE, WORK AND PLAY
- OPPORTUNITY AND CHOICE
- OPTIONS AND OPPORTUNITIES FOR BUSINESSES



A COMPLETE COMMUNITY

- SOMERSET IS AN EXTENSION



A COMPLETE COMMUNITY

- SOMERSET IS AN EXTENSION
- FINAL PHASE OF DEVELOPMENT OF UPLANDS, NORTH SECTOR OF CITY



A COMPLETE COMMUNITY

- SOMERSET IS AN EXTENSION
- FINAL PHASE OF DEVELOPMENT OF UPLANDS, NORTH SECTOR OF CITY
- DEVELOPMENT SUPPORTED BY EXISTING INFRASTRUCTURE



A COMPLETE COMMUNITY

- SOMERSET IS AN EXTENSION
- FINAL PHASE OF DEVELOPMENT OF UPLANDS, NORTH SECTOR OF CITY
- DEVELOPMENT SUPPORTED BY EXISTING INFRASTRUCTURE
- PROXIMITY TO MAJOR EMPLOYERS



A COMPLETE COMMUNITY

WHAT WILL THIS LOOK LIKE?



A COMPLETE COMMUNITY

WHAT WILL THIS LOOK LIKE?

- HOUSING CHOICES



A COMPLETE COMMUNITY

WHAT WILL THIS LOOK LIKE?

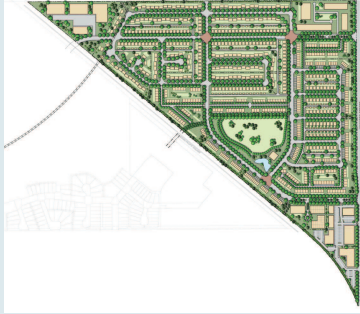
- HOUSING CHOICES
- AMENITIES



A COMPLETE COMMUNITY

WHAT WILL THIS LOOK LIKE?

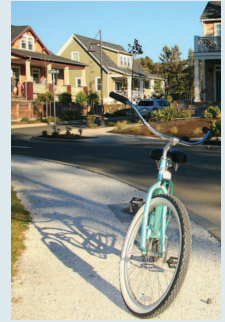
- HOUSING CHOICES
- AMENITIES
- SUSTAINABLE



A COMPLETE COMMUNITY

WHAT WILL THIS LOOK LIKE?

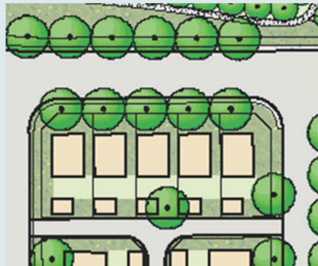
- HOUSING CHOICES
- AMENITIES
- SUSTAINABLE
- SAFE



Source: OliviaBeach.com

A COMPLETE COMMUNITY

- SUSTAINABLE



A COMPLETE COMMUNITY

- SUSTAINABLE
- WALKABLE



A COMPLETE COMMUNITY

- SUSTAINABLE
- WALKABLE
- CREATING A BETTER, SAFER STREETScape



A COMPLETE COMMUNITY

- SUSTAINABLE
- WALKABLE
- CREATING A BETTER, SAFER STREETScape
- DESIGN CONTROL



SOMERSET - A POSITIVE STEP FORWARD

- EXTENSION/COMPLETION OF UPLANDS



SOMERSET - A POSITIVE STEP FORWARD

- EXTENSION/COMPLETION OF UPLANDS
- INNOVATION IN NEIGHBOURHOOD DESIGN



SOMERSET - A POSITIVE STEP FORWARD

- EXTENSION/COMPLETION OF UPLANDS
- INNOVATION IN NEIGHBOURHOOD DESIGN
- CHOICE



SOMERSET - A POSITIVE STEP FORWARD

- EXTENSION/COMPLETION OF UPLANDS
- INNOVATION IN NEIGHBOURHOOD DESIGN
- CHOICE
- HOUSING FOR A DYNAMIC AND GROWING POPULATION



SOMERSET - A POSITIVE STEP FORWARD

- EXTENSION/COMPLETION OF UPLANDS
- INNOVATION IN NEIGHBOURHOOD DESIGN
- CHOICE
- HOUSING FOR A DYNAMIC AND GROWING POPULATION
- LIVE, WORK AND PLAY



THANK YOU

March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: Somerset Official Community Plan Amendments

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- FEBRUARY 13, 2013**

1. That the proposed amendments to Bylaw 7877 (The Regina Development Plan), as outlined in Appendix A-3 of this report, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to enact the amendments referenced in recommendation 1 of this report.

REGINA PLANNING COMMISSION – FEBRUARY 13, 2013

The following addressed the Commission:

- Nancy Sawa;
- Matt Sawa;
- Ryan Bender;
- Ranj Deol, representing Terra Group Investments Inc.;
- James Pernu, representing McElhanney Consulting Services Ltd., made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Rob McCurdy, representing McElhanney Consulting Services Ltd.;
- Bobby Pawar, representing Earth King Investments; and
- Rick Mitchell, representing Earth King.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillors: Jerry Flegel, Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Ron Okumura, Phil Selenski and Laureen Snook were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the proposed amendments to Bylaw 7877 (The Regina Development Plan), as outlined in Appendix A-3 of this report, be APPROVED.

2. That the City Solicitor be directed to prepare the necessary bylaw to enact the amendments referenced in recommendation 1 of this report.
3. That this report be forwarded to the January 28, 2013 City Council meeting to allow for the required public advertising of the proposed amendments to occur.

CONCLUSION

The Official Community Plan (OCP) amendments addressed through this report are intended to accommodate the proposed residential development of “Somerset” (“subject property”), which is located in the north portion of the Uplands community. City Administration has undertaken a review of the development proposal and implications, and conclude that approval of the subject OCP amendments, and eventual development of Somerset, will not conflict with prevailing OCP policies relating to sustainability, and will not result in substantial burdens being imposed upon the City’s servicing capacities or infrastructure. In light of the above, your Administration recommends that the OCP amendments outlined in this report, which are intended to recognize the subject property as an appropriate location for near-term development, be approved. Should the OCP be amended to support the proposed development, a concept plan, which provides a detailed solution for land-use and servicing, will have to be submitted to, and approved by, City Council before rezoning, subdivision and development is permitted to occur.

BACKGROUND

Somerset, is a proposed residential development, which is intended to be located in the north portion of the Uplands community, adjacent to the NE side of the CP rail line (see Appendix A-1). Although primarily residential in nature, it is proposed, by the applicant, that Somerset include a mix of residential densities and types, as well as a neighbourhood park and commercial node. The applicant further envisions a residential community reflecting progressive “neo-traditional” design elements: rear-lane access; landscaped streets; townhouse style dwellings; multi-units fronting onto centrally located park (see Appendix A-2). The subject property is located on the periphery of the City, and is surrounded by farmland and the RM of Sherwood to the north and east, and is bounded, on its SW side, by a CP branch line and the Kensington Greens community, which is currently being built-out. The expected population of Somerset upon full build-out is approximately 3,200.

In 2004, Council amended the residential growth policies of the OCP by identifying future growth areas (“growth stages”) based on a staging (build-out) strategy. These amendments were based on the recommendations of the *Long Term Residential Growth Study*, completed in 2004, which identified how much “greenfield” land would be required to accommodate residential growth over the long-term; the location for growth, and how it should be phased-in over time. At the request of the landowner, Council further amended the OCP in order to identify the subject property as a “potential long term growth area”; however, the *Long Term Residential Growth Study* did not contemplate the subject property, and no OCP amendments were undertaken to include the subject property in any particular growth stage. (Implications relating to the lack of growth stage direction will be discussed later in this Report.)

In 2009, the applicant submitted a concept plan application for the subject property, which was subjected to a technical review by City Administration. As a result of the technical review, the City identified several issues relating to the development of the subject property, and directed the

applicant to resolve these issues as prerequisite for approval support. In terms of issues identified, of significant concern was the expansion of the Consumer's Co-op Refinery Limited (CCRL) facility, and the potential impact the expansion might have on the residential viability of adjacent lands. Other issues identified included: potential risks associated with rail line proximity; emergency vehicle access; traffic connectivity; transit and utility servicing.

Although the City accepted the concept plan application in 2009, OCP amendments are required prior to concept plan approval. Furthermore, it was required that the aforementioned issues be addressed in order to support the residential viability of the subject property, and to substantiate the required OCP amendments. Since the initial review of the concept plan submission, the issues identified have been substantially addressed to the City's satisfaction; therefore, your Administration is now in a position to support the proposed OCP amendments. Should the OCP amendments be adopted, a concept plan may be brought forward, for Council's consideration, in early 2013.

DISCUSSION

As noted, amendments to the City's OCP are required to support concept plan approval for, and the development of, the subject property. An amendment to OCP-Part A (Regina Development Plan) is required in order to include the subject property in the current growth stage; amendments to OCP-Part C (NW Sector Plan) are required in order to accommodate the proposed development scenario, as illustrated in Appendix A-2 of this report. The proposed OCP amendments, which support the near-term development of the subject property, pending concept plan approval, are substantiated through the following analysis summary of the applicable issues.

Utility Servicing

The water and wastewater network required to accommodate development on the subject property will tie into the network established for Kensington Greens, which is located directly to the SW, via one or more "servicing connections" transecting the CP rail line. It is expected that, following upgrades currently being undertaken (i.e. second pressure zone and Rochdale trunk extension), the broader network capacity for water and wastewater will be sufficient to accommodate the full build-out of both Somerset and Kensington Greens. The onus is on the applicant to identify, through their concept plan submission, a servicing strategy that conforms with the City's requirements, and to pay all applicable capital outlay costs for new infrastructure.

In order to help ensure that the requisite servicing connection is established between Somerset and Kensington Greens, the proposed OCP amendments addressed herein include a policy (Appendix A-3 – text amendment #8) requiring that future concept plans and subdivisions address this need. The City has been proactively working with the applicants of both Somerset and Kensington Greens to ensure that an appropriate servicing network is established. The Somerset concept plan, when submitted, will provide a detailed servicing strategy that reflects a negotiated solution for establishing a servicing connection.

Risk/ Nuisance Issues

The subject property is located adjacent to an active rail corridor (CP branch line), and is in relatively close proximity to the Evraz (steel manufacturing) and CCRL (petroleum upgrader) facilities (see Appendix A-1). Considering the existence of the aforementioned operations, the City indicated to the applicant that Administrative support of the development proposal would

require risk assessments for both rail line and CCRL proximity. Proximity to Evraz, it should be noted, is not considered a significant issue, as the site is outside of the one kilometre buffer zone for this facility, which was established in order to mitigate negative impacts, such as noise and light pollution, affecting adjacent residential communities. The risk assessments have been completed; the following is a summary of potential implications:

CCRL Risk: The proposed development area is within relatively close proximity to the CCRL facility (approximately 700 metres away), which is a heavy industrial operation that processes oil and gas, and produces as a bi-product, emissions in the form of aerial pollutants. In 2008, Council considered a discretionary use application for an expansion to the facility, and imposed, as a condition of approval, a requirement that the applicant (CCRL) submit a “major incident hazard assessment” of the entire refinery complex, including the expansion area. The risk assessment is based on worst case scenarios and was carried out by an independent third party and recently completed in April 2012. While the report itself is confidential, the high level findings concluded that there is not significant risk to surrounding properties in close proximity to the refinery.

Notwithstanding the probable absence of risk to adjacent residential areas, the facility may pose as a nuisance to individuals who react sensitively to the aerial emissions produced through daily operations. Although it is generally desirable to locate new development away from nuisance sources, it is difficult to ascertain, at this point, the level or degree of nuisance that can be expected; furthermore, the City does not have policies defining what an unacceptable level of nuisance is, and this issue tends to be perceived subjectively. In order to partially address this issue, the OCP amendments addressed through this report include a proposed policy that will require the developer to register, on title, a notice to lot purchasers respecting the proximity of the CCRL facility. It should be noted that the CCRL facility operators oppose the development of residential on the subject property due to the proximity and possibility of complaints.

Rail Risk: A partial risk assessment was undertaken by a professional consultant in order to ascertain the probable level of risk associated with train accidents or incidents. The rail risk assessment submitted did not include a detailed examination based on the typical cargo transported by the trains utilizing this particular track; therefore, a complete understanding of risk potential is lacking. Using information at their disposal, the authors of the risk assessment conclude that the proximity of the rail line likely does not pose a significant risk; however, a caveat is added that more information regarding typical cargo would be required in order to make a full assessment.

It should also be noted that the City approved the development of Kensington Greens, and imposed a setback of 15 m from the rail corridor. (15 m is the setback distance between residential and branch lines, recommended through a report prepared for the FCM and the Railway Association of Canada.)

Emergency Response

Through the City’s review of the proposed concept plan, the issue of providing adequate emergency services was identified, as Winnipeg Street serves as the only existing point of entry into the proposed development due to the presence of the rail corridor, which effectively severs Somerset from Kensington Greens. As a response to this issue, the applicant revised their development concept to include a corridor for a secondary emergency vehicle connection, which corresponds to a corridor necessary for the transmission of utility infrastructure between Somerset and Kensington Greens. As a further measure of safety, the City will encourage the applicant to

supply additional levels of fire suppression (e.g. sprinkler systems), beyond what is normally required by City and Provincial (safety code) standards.

Growth Management

The City's OCP includes growth management policies, which are intended to direct new development in a controlled, efficient and beneficial manner. The OCP directs future growth by identifying specific areas for near-term (235,000 population), medium-term (300,000 population) and long-term (beyond 300,000 population) development. Currently, the City is operating within the 235,000 growth stage, which means that lands identified in the OCP for this population target (see OCP Map 4.1) should be developed before lands are identified for the next phases of growth (300,000 and +300,000). In order to properly evaluate the merit of proposed new residential subdivisions or communities on the City's periphery, it is necessary to determine the location of the property relative to the applicable stages of growth.

In 2004, at the request of the landowner, Council amended the OCP by identifying the subject property as a future residential growth area (see OCP Map 2.3); however, the OCP was not further amended in order to include the subject property within a particular growth stage, as additional work was required in order to address the issues outlined in this Report. Based on the proposed concept plan, the inclusion of Somerset would result in an additional 55 ha. of land and an estimated population of 3,200 being added to the current growth stage.

Although the subject property is not recognized in the OCP as forming part of the current growth stage, your Administration suggests that adding Somerset to the current growth stage, through the attached OCP amendments, would be appropriate for the following reasons:

- The land area and population numbers contemplated in the OCP, which are intended to accommodate the current growth stage, are based on "best case scenarios", assuming all identified land is actually developed, and where anticipated population targets are met. In reality, not all identified land will necessarily be developed in the near-term. For instance, it was anticipated that the "Riverside" lands (City owned lands adjacent to the Riverside Cemetery) would accommodate a portion of the current growth stage population; however, there are no immediate plans to develop these lands at this time. Including Somerset in the current growth stage will allow additional opportunities for the current growth stage population targets to be met, recognizing that some of the existing identified lands may not be fully developed.
- The subject property constitutes a likely terminus of residential development in this area of the City due to the proximity of adjacent industrial activity in the RM and City NE industrial area, and may be regarded as the final segment or extension of the Uplands/ Kensington Greens communities. Because no further extension of residential development beyond the subject property is currently envisioned, issues relating to growth management are less substantial with the subject property as they would be for other residential growth areas. Furthermore, no significant issues with servicing the subject property have been identified.
- When the OCP was amended in 2004 to recognize the subject property as a future residential growth area, no additional amendments were undertaken in order to apply a particular stage of growth to the subject property. In other words, the City does not have any policy direction for determining when it is appropriate to develop the subject property. Because policy direction regarding development timing, in this instance, is absent, Administration's rationale

for supporting the proposed development, at this time, is based on servicing and growth management considerations, as noted in this Report.

- Residential vacancy in the City is currently very low and it is becoming increasingly challenging for supply to accommodate demand; therefore, the proposed development may help alleviate the housing shortage issue. Furthermore, because the applicants are proposing a variety of housing types, the proposed development may help accommodate the demand for smaller units and rental units, as well as units located in closed proximity to the industrial employment areas of the NE part of the City.

For the reasons noted above, your Administration recommends supporting the attached amendments to the OCP, which will result in the current stage of growth being applied to the subject property.

RECOMMENDATION IMPLICATIONS

Financial Implications

All development and servicing costs internal to the site will be the responsibility of the developer, while external infrastructure costs may be shared between the City, developer, and a combination of the two established through future servicing agreements. The high level estimates for external servicing costs undertaken by City staff during the technical review revealed that the Somerset area would be relatively inexpensive to service, thus making better use of the extension of services to Kensington Greens.

Environmental Implications

The subject property is located atop a high sensitivity aquifer zone; however, the proposed land-uses, if properly developed, and are not considered incompatible with this natural feature. Through the concept plan process, an environmental assessment will be submitted, and issues associated with the natural environment, if any, will be addressed. Issues associated with the built-environment (e.g. industrial off-site impacts) were addressed elsewhere in this Report.

Strategic Implications

The subject property is located immediately adjacent to the planned community of Kensington Greens; although, separated by a branch rail line. Because the proposed development will benefit from, and contribute towards, the extension of planned infrastructure into this area (i.e. Rochdale sub-trunk extension and installation of second water pressure zone), and is contiguous to existing development, no significant issues of a strategic nature have been identified.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Through its review process, the City circulated the proposed Somerset concept plan to internal and external agencies for comment. Notably, the City received comments from CP Rail and the CCRL: both of these operators expressed concern with the proposed residential development:

- CP Rail provides routine caveats respecting the location of new residential adjacent to its rail corridors, and generally prefers a minimum setback distance of 30 m, as well as a berm;
- The CCRL operators expressed opposition towards the proposed residential development due to the possible nuisance factor and perceived level of incompatibility.

As indicated earlier in the report, these issues have been addressed to the City's satisfaction.

Notification regarding this RPC report and meeting was provided to the CCRL, RM of Sherwood and the applicant for Kensington Greens; any amendments to the OCP, undertaken by Council, must be subjected to an advertised public hearing. Furthermore, the concept plan approval process will include an open house event (scheduled for November 20, 2012), as well as consideration of the proposed concept plan by the RPC and Council. Through the November 20 open house, the public will be made aware of this agenda item and proposed OCP amendments.

DELEGATED AUTHORITY

City Council and Ministerial approval is required for amendments to the OCP pursuant to Section 39 of *The Planning and Development Act, 2007*.

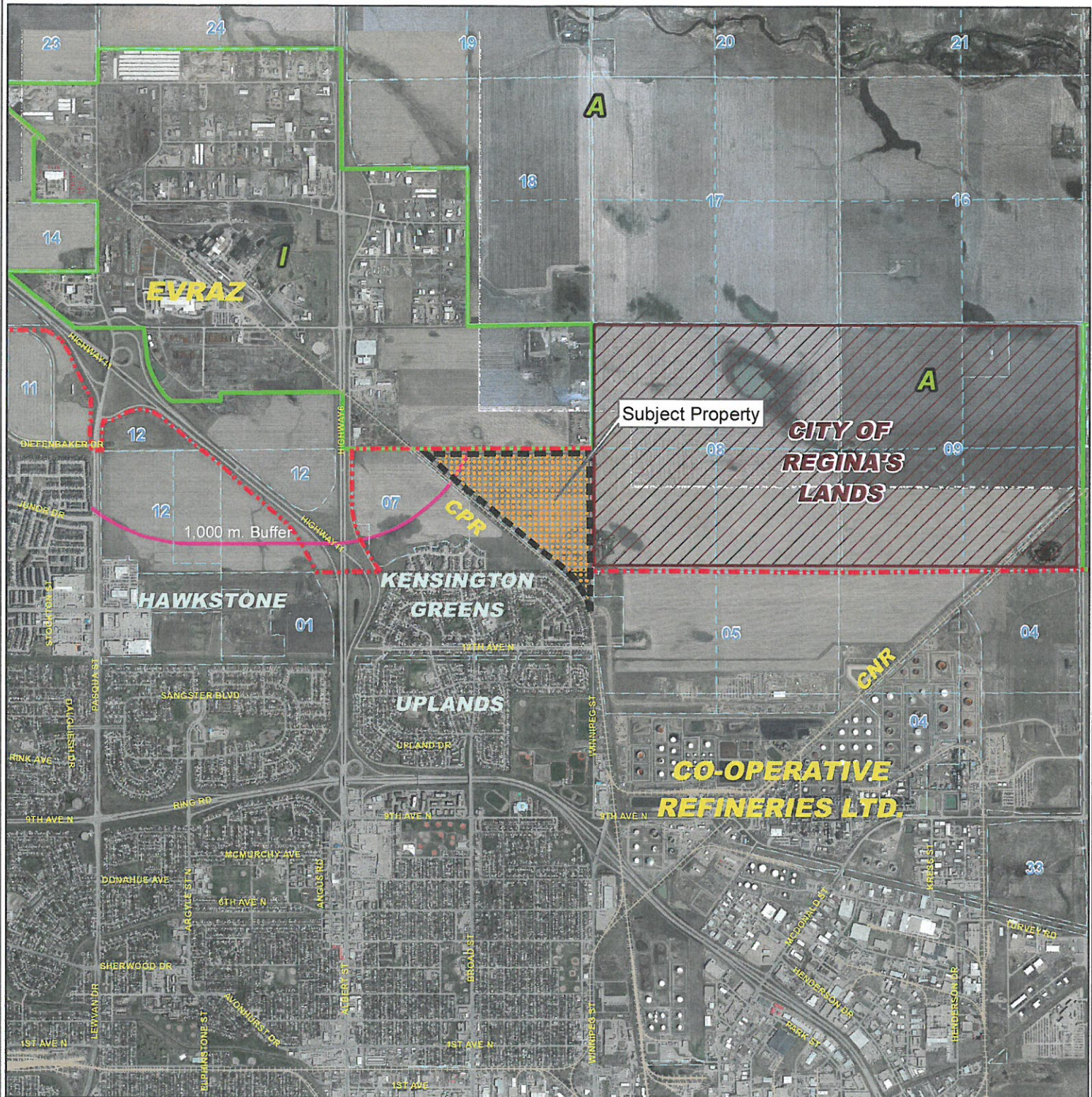
Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary

SOMERSET Context Map



Legend

- EVRAZ Boundary
- City Limits
- EVRAZ 1,000 m. Buffer
- Railways

February, 2013
PLANNING DEPARTMENT

City of Regina



FIGURE 2.3



APPENDIX A-3
Somerset OCP Amendments

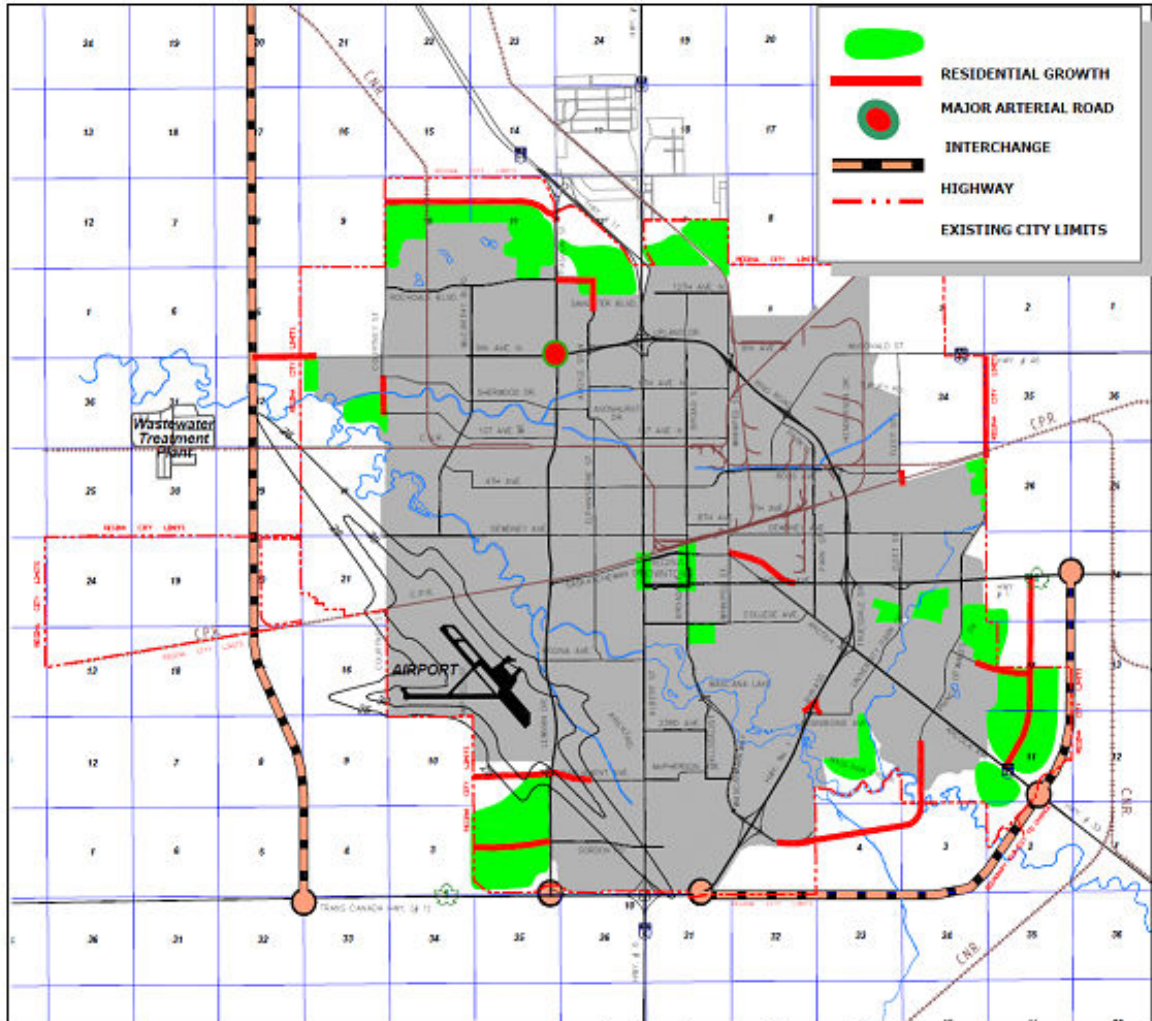
Somerset OCP Text Amendments																							
1	<p>Amend Table 4.1 of OCP-Part A by adding as a note, at the bottom of the page, which links to the title “Land Area and Population”, the following:</p> <p>* Note: The numbers outlined in Table 4.1 are approximate, and it is recognized that not all of the identified areas may be developed, or built-out to expected population.</p>																						
2	<p>Replace Table 3.0 of OCP-Part C with the following:</p> <table><tr><th>New Residential Area</th><th>Land Area (Ha)</th><th>Projected Population</th></tr><tr><td>1</td><td>70</td><td>3,100</td></tr><tr><td>2</td><td>88</td><td>4,700</td></tr><tr><td>3</td><td rowspan="2">425</td><td rowspan="2">18,700</td></tr><tr><td>4</td></tr><tr><td>5</td><td rowspan="2">60</td><td rowspan="2">2,600</td></tr><tr><td>6</td></tr><tr><td>TOTAL</td><td>643</td><td>29,100</td></tr></table>			New Residential Area	Land Area (Ha)	Projected Population	1	70	3,100	2	88	4,700	3	425	18,700	4	5	60	2,600	6	TOTAL	643	29,100
New Residential Area	Land Area (Ha)	Projected Population																					
1	70	3,100																					
2	88	4,700																					
3	425	18,700																					
4																							
5	60	2,600																					
6																							
TOTAL	643	29,100																					
3	<p>Amend Section 3.1 of OCP-Part C as follows (bold font = additions; strikethroughs = deletions):</p> <p>2. <u>North of Uplands.</u></p> <p>This area small parcel of land within City limits does not warrant a new neighbourhood due to its limited size and would be an extension of the Uplands community. Residential development within this area is restricted to the north by the IPSCO buffer. [2007-90] Because of its isolation with respect to other new development and limited size, this area will not be subject to development phasing. This area will tie directly into the services of Uplands community Phasing of development will correspond to the logical extension of servicing infrastructure.</p>																						
4	<p>Amend Section 3.2 by adding the following as Policy 4.0:</p> <p>4. <i>Medium density housing may include low rise multi-unit buildings (e.g. 3 storey “walk-ups”).</i></p>																						
5	<p>Amend Section 4.0, 4th bullet, as follows (bold font = additions; strikethroughs = deletions):</p> <ul style="list-style-type: none">Development of two local commercial sites at the intersection of Courtney Street and Rochdale Boulevard, and one local commercial site adjacent to Winnipeg Street, north of 12th Avenue North.																						
6	<p>Amend Policy 1.0 of Section 4.0 as follows (bold font = additions; strikethroughs = deletions):</p> <p><i>To restrict future commercial development, other than highway commercial and local commercial, to arterial intersections along Rochdale Boulevard.</i></p>																						

7	<p>Amend Section 4.0 by adding the following as Policy 7.0:</p> <p><i>7. Local commercial development, in the form of a small-scale neighbourhood commercial node, may be supported adjacent to Winnipeg Street, north of 12th Avenue North (refer to Map 4.0); however, and notwithstanding any other part of this Plan, should a commercial node not be viable in this location, the City may allow, as a substitute, an appropriate mix of residential densities and types.</i></p>
8	<p>Amend Section 8.1 by adding the following as Policy 5.0:</p> <p><i>5. The City may require, through the concept plan or subdivision process, that water and waste-water networks developed for the lands north of Uplands include a servicing connection corridor that transects the CP rail line, and that corresponds to a practical servicing solution, which allows for convenient development and servicing of lands on both sides of the rail line, in accordance with the potential location outlined on Map 8.1, or an alternate location, as required by the City.</i></p>
9	<p>Amend Section 9.4 by replacing Policy 2.0 with the following:</p> <p><i>At a time before or during the subdivision stage, landowners shall register an interest on all residential and potentially affected non-residential property titles, in accordance with the following contexts and requirements:</i></p> <ul style="list-style-type: none"> <i>• Where the land is located within a concept plan area affected by the 1000 m IPSCO buffer, as shown on Map 9.1, future lot owners shall be made aware of potential noise and emissions associated with this operation;</i> <i>• Where the land is located within a concept plan area abutting Winnipeg Street, as shown on Map 9.1, future lot owners shall be informed of potential noise and emissions associated with the CCRL oil upgrader facility</i>
10	<p>Amend Section 10.4 by replacing the 7th paragraph (“Not Subject to Development Phasing”) with the following:</p> <p><u>Not Subject to Development Phasing</u></p> <p>The area north of Uplands will consist, primarily, of limited residential development, and may include a small-scale local commercial node, and may be viewed as an extension of the Uplands community. This area is generally isolated from other developing areas in the northwest sector; therefore, will not be subjected to this staging plan. However, phasing of development, if required by the City, will be in accordance with an approved concept plan, and will correspond to the logical extension of servicing infrastructure.</p>

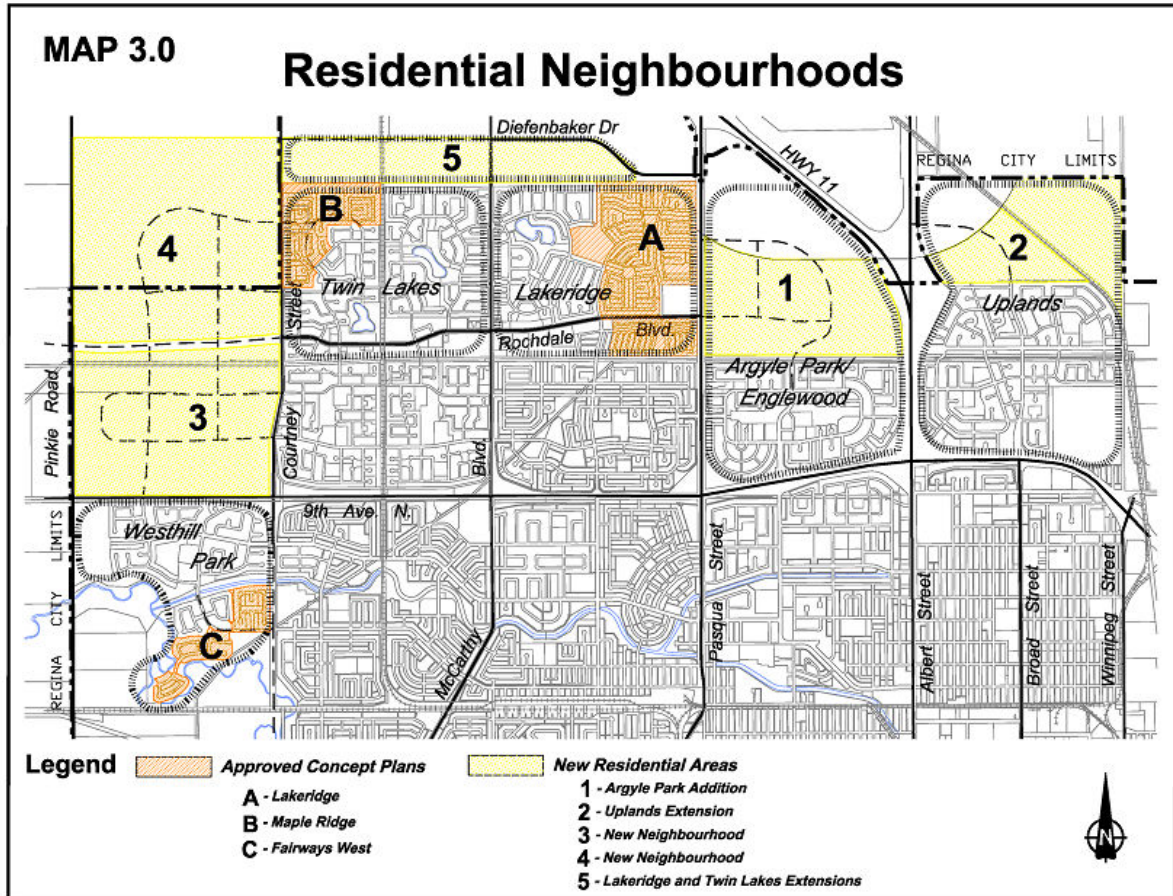
Somerset OCP Map Amendments

- 11 Replace Map 4.1 of OCP-Part A with the following version in order to include Somerset lands within the 235,000 growth scenario:

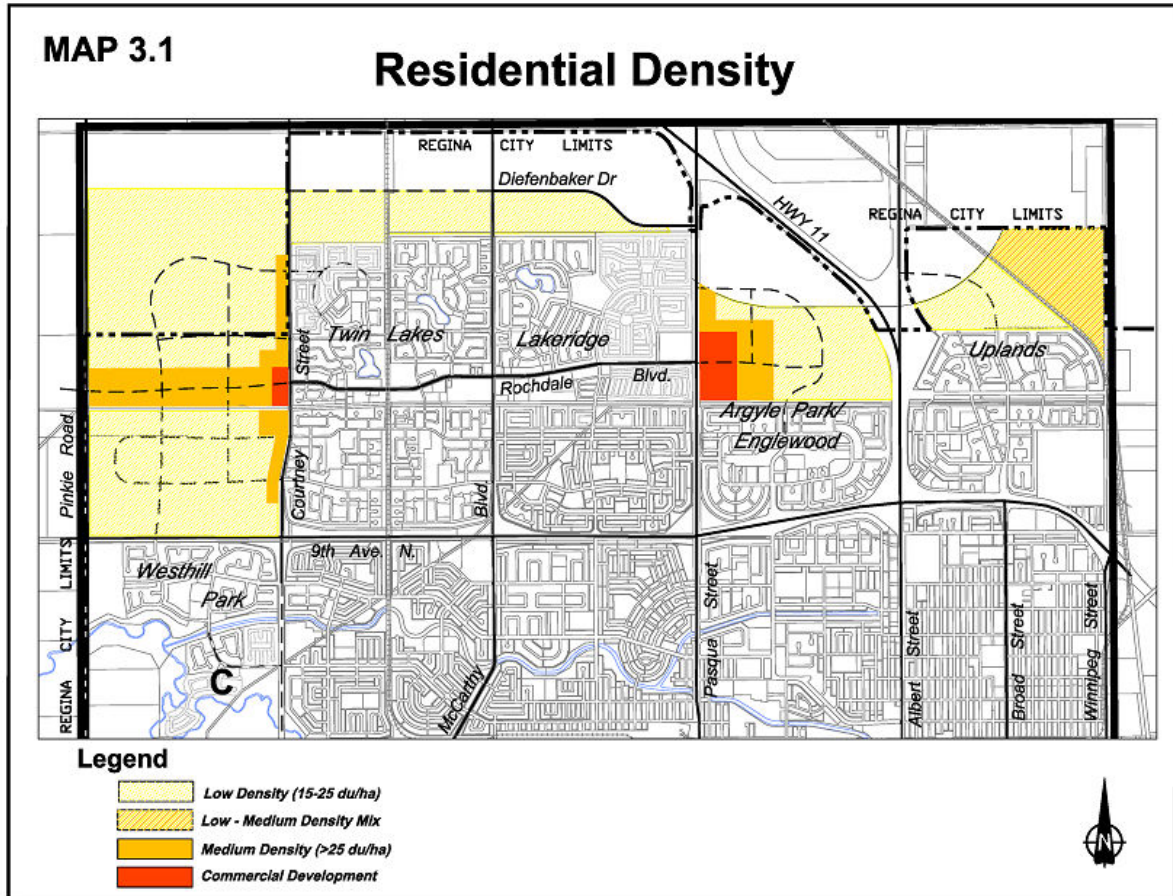
Part A - Map 4.1: Regina Growth Scenario – 235,000 Population



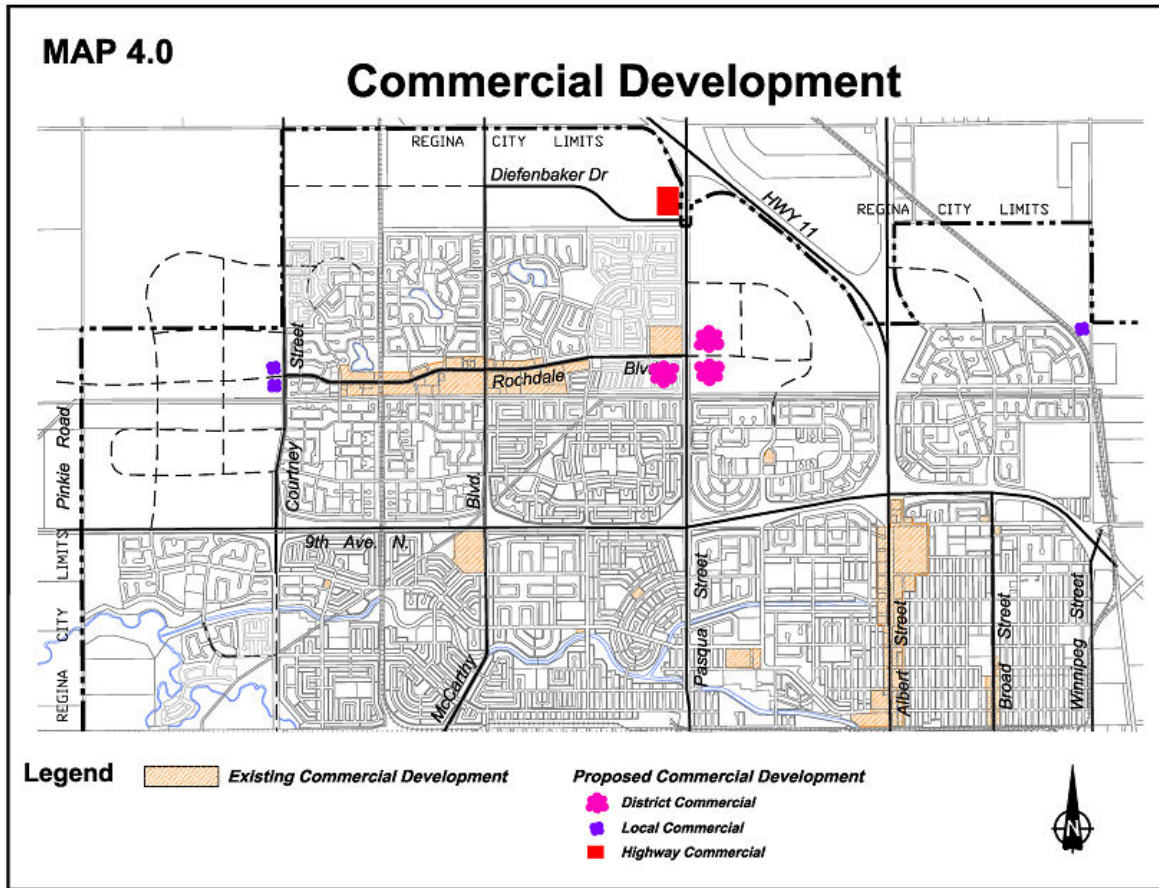
- 12 Replace Map 3.0 of OCP-Part C with the following version in order to include Somerset lands as part of “Uplands Extension”:



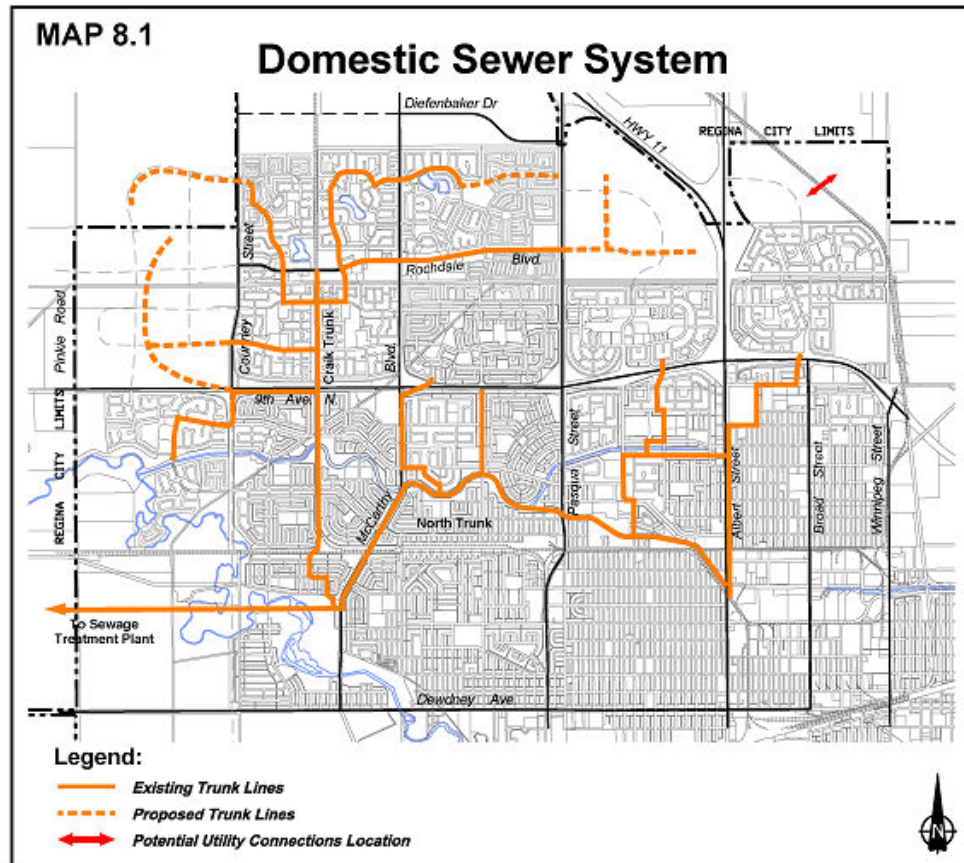
- 13 Replace Map 3.1 of OCP-Part C with the following version in order to indicate applicable Somerset residential densities and land-uses:



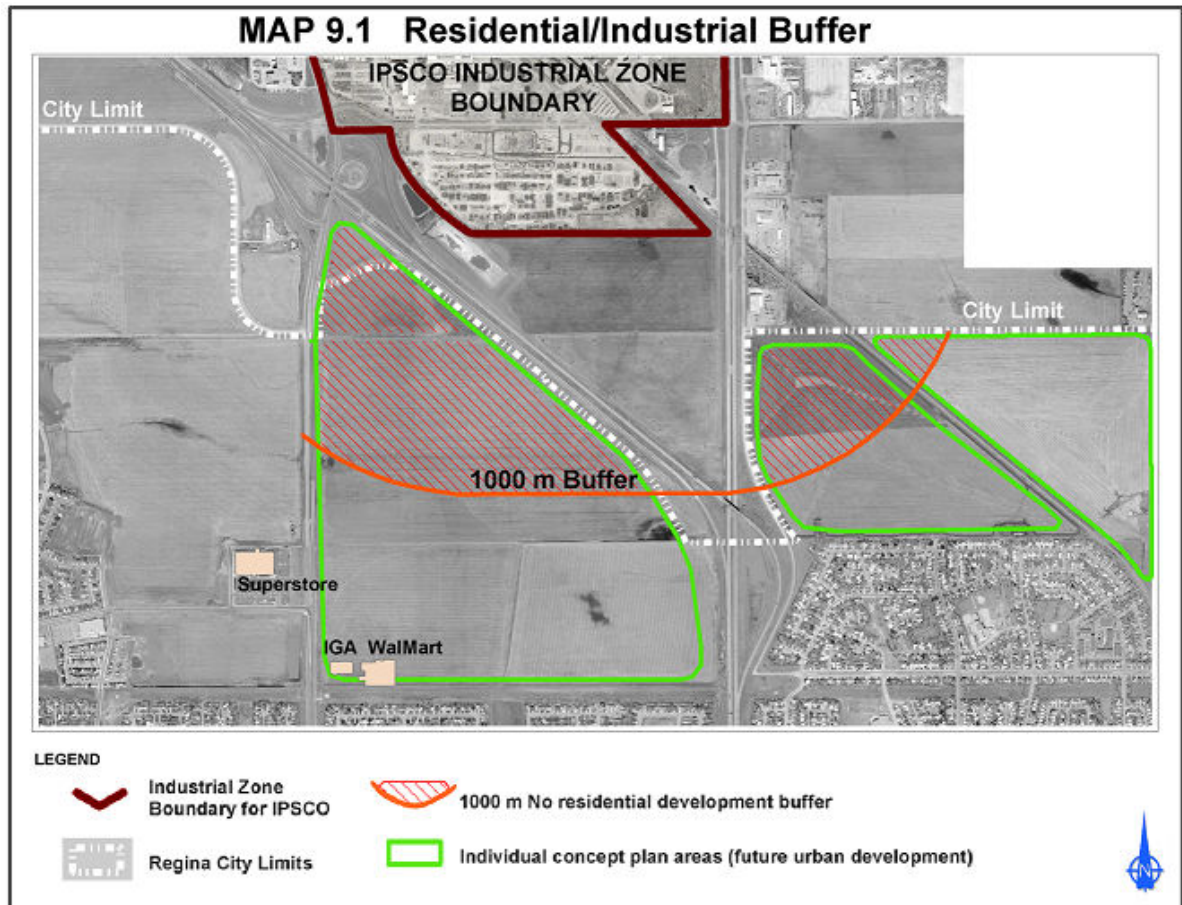
- 14 Replace Map 4.0 of OCP-Part C with the following version in order to indicate location of Somerset local commercial node:



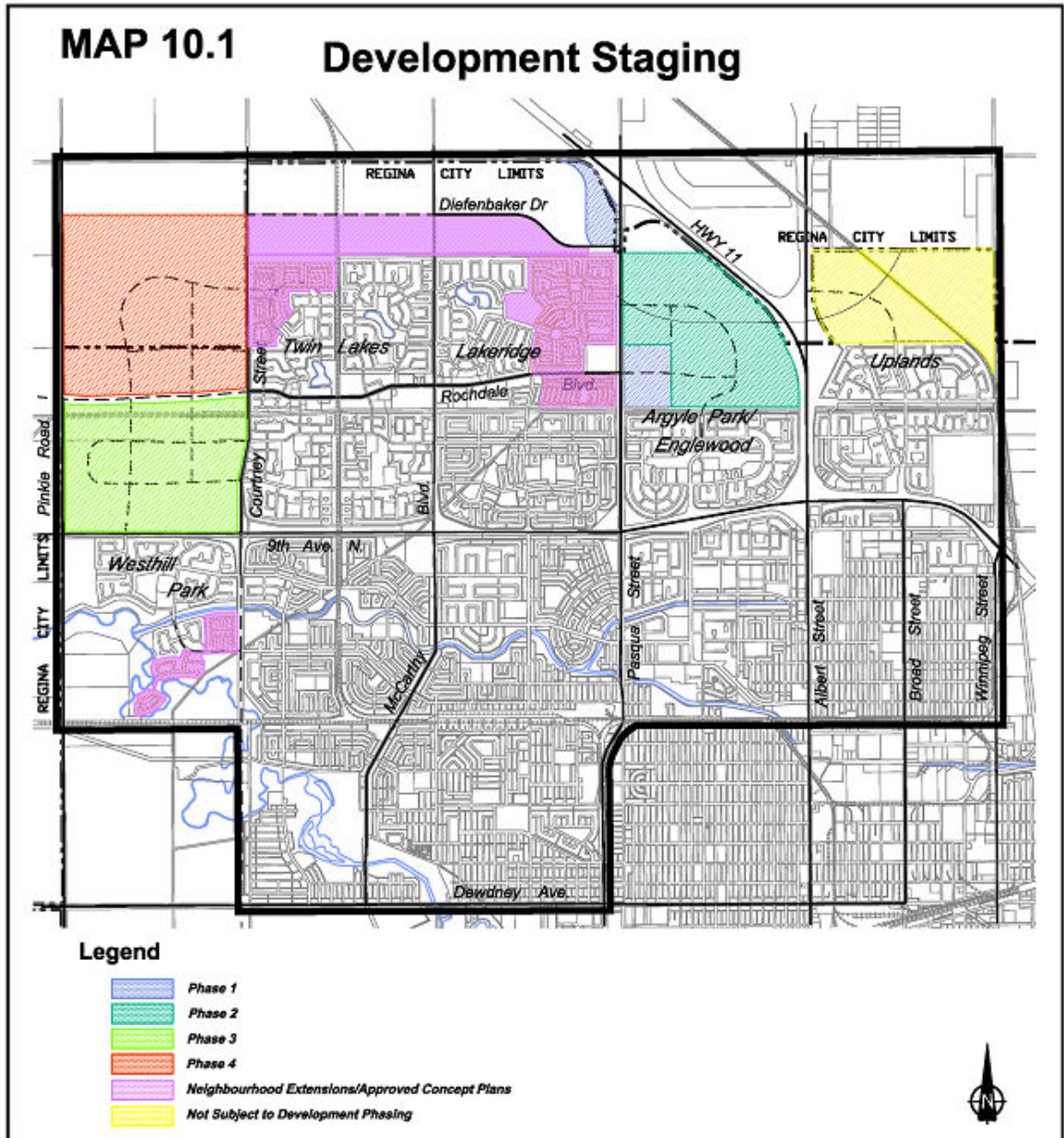
- 15 Replace Map 8.1 of OCP-Part C with the following version in order to indicate the approximate location of a potential servicing connection corridor, which transects the CP rail line within the North of Uplands area:



- 16 Replace Map 9.1 of OCP-Part C with the following version in order to indicate location of Somerset concept plan area, as well as 1000 m IPSCO buffer superimposed on Somerset concept plan area:



- 17 Replace Map 10.1 of OCP-Part C with the following version in order to identify Somerset area as an area “Not Subject to Development Phasing”, as per the Map 10.1 legend:



March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Zoning Bylaw Amendment (12-Z-29)
1902 Heseltine Road, Parcel A, Riverbend

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- FEBRUARY 13, 2013**

1. That the application to rezone 1902 Heseltine Road (Parcel A, Plan No. 101550406 and a portion of SW 1/4 22-17-19 W2M) within the Riverbend Concept Plan Area, as shown on the attached plan of proposed subdivision (See Attachment A-3.1), from UH - Urban Holding to R1-Residential Detached, be APROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

REGINA PLANNING COMMISSION – FEBRUARY 13, 2013

The following addressed the Commission:

- Lauren Miller, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Katherine Godwin, representing AECOM on behalf of Cindercrete Products.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillors: Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Ron Okumura, Phil Selenski and Lauren Snook were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the application to rezone 1902 Heseltine Road (Parcel A, Plan No. 101550406 and a portion of SW 1/4 22-17-19 W2M) within the Riverbend Concept Plan Area, as shown on the attached plan of proposed subdivision (See Attachment A-3.1), from UH - Urban Holding to R1-Residential Detached, be APROVED.

2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the March 18, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

- The applicant proposes to rezone the subject property to accommodate:
- Low-Density Residential through R1-Residential Detached zoning
- Lands are currently zoned UH-Urban Holding
- Located within the Riverbend Subdivision

The proposed rezoning is compliant with the approved concept plan for this area.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the property at 1902 Heseltine Road. The Concept Plan for Riverbend was amended by City Council on October 3, 2011.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Regina Development Plan Bylaw No. 7877 (Official Community Plan -OCP)*, and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Administration. A copy of the plan of proposed subdivision is attached for reference purposes only.

DISCUSSION

Zoning and Land Use Details

The applicant proposes to create ten lots for the development of detached dwellings.

The R1 Zone aligns with the low-density residential designation approved for this area of the Riverbend concept plan.

The associated subdivision application also includes a dedicated walkway that will provide future residents with direct access to the park lands located immediately east of the subject property.

Land Description	Description of Development	Current Zone	Proposed Zone
Parcel A, Plan No.101550406 and Part of SW 1/4 22-17-19 W2M	Low-Density Residential	UH-Urban Holding	R1-Residential Detached

Surrounding land uses include dedicated municipal reserve land to the east, a stormwater retention pond to the north and high density residential to the south, with future plans for high-density residential to the west.

The proposed development is consistent with the purpose and intent of the R1 with respect to:

- Permitting the development of detached dwelling units in suburban areas of the city.

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 will become the City's responsibility to operate and maintain through future budgets.

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy. Utility charges are applied to the costs of water, sewer and storm drainage services.

Transit services have been considered for Heseltine Road and Tregarva Drive. With future plans for additional high density development for this area, some Transit service operating on Quance Street may be shifted to Heseltine as the area continues to develop. However, there is no timeline for this service to be implemented.

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

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

- Section 7.1.a.– To accommodate the demand for a variety of housing types throughout the city.

The addition of low-density residential to this concept plan area would increase the mix of housing types in an area that has experienced predominantly high and medium density development in recent years.

The proposal is also consistent with the policies contained in Part D – Southwest Sector Plan, of the OCP with respect to:

- Section 5.2.c.– Residential density with designated low density areas shall not exceed 25 dwelling units per hectare.

The proposed zoning of R1-Residential Detached only permits the development of detached dwelling units, which will ensure the development does not exceed 25 dwelling units per hectare.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	January 14, 2013
Will be published in the Leader Post on:	March 1 and 8, 2013
Letter sent to immediate property owners	N/A
Public Open House Held	N/A
Number of Public Comments Sheets Received	N/A

No public comments were received.

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

DELEGATED AUTHORITY

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

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



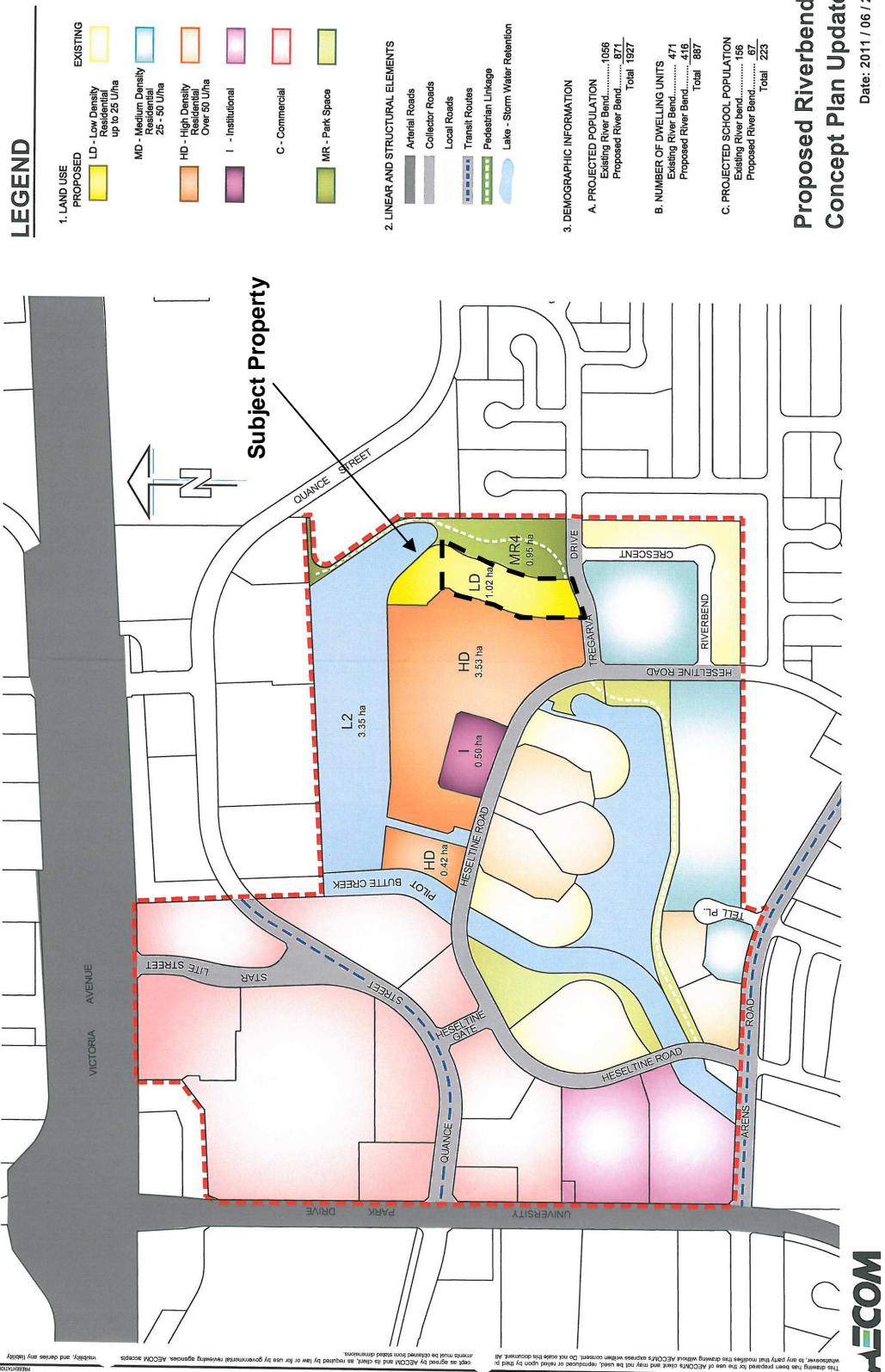
Subject Property

Date of Photography : 2012

Project 12-Z-29
12-SN-61

Civic Address/Subdivision 1902 Heseltine Road





Planning Department

Project 12-Z-29

Civic Address/Subdivision

1902 Heseltine Road, Parcel A - Riverbend

**PLAN SHOWING
PROPOSED SUBDIVISION
OF PART OF
PARCEL A , PLAN NO. 101550406**

**AND PART OF
SW1/4 22-17-19 W2 Mer, PLAN NO. AD2450
REGINA , SASKATCHEWAN**

SCALE 1 : 1000

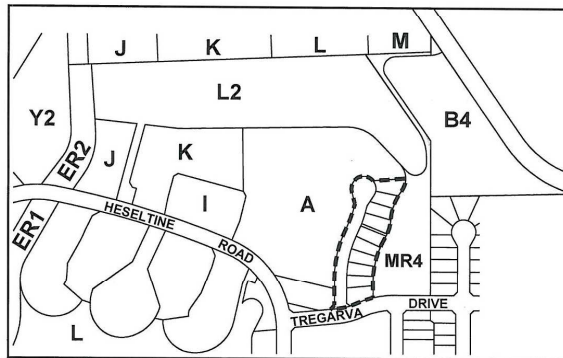
NOTES:

- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 %.
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 0.78 ha (1.92 ac)
- LOT WIDTHS SHOWN AS 14.02 ARE AT 6 OR 18 METRE SETBACKS.

OCT 16th / 2012

DATE

SCOTT L. COLVIN
SASKATCHEWAN LAND SURVEYOR



KEY PLAN

CITY OF REGINA APPROVAL

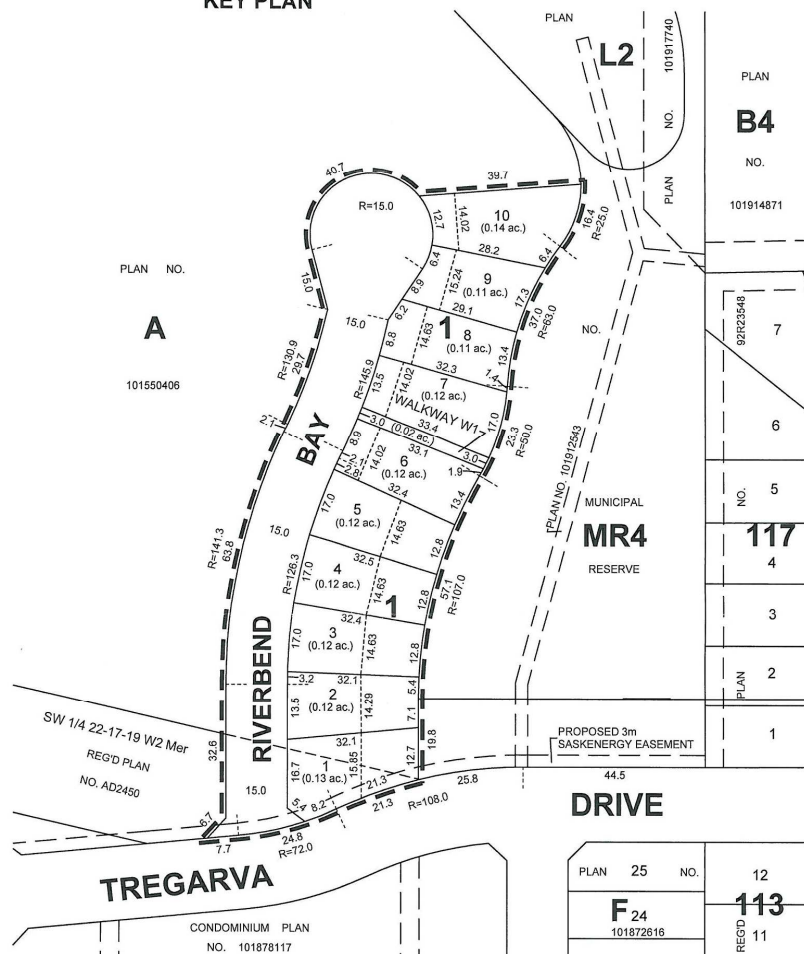
THE SUBDIVISION PROPOSED HEREIN OUTLINED IN A BOLD DASHED LINE IS APPROVED UNDER THE PROVISIONS OF BYLAW NO. 7748-LA-B84 OF THE CITY OF REGINA.

DATED THIS ____ DAY OF _____ A.D. 2012.

CITY CLERK

OWNER:

CINDERCRETE PRODUCTS LIMITED
(PARCEL A, PLAN NO. 101550406 AND SW1/4 22-17-19 W2 Mer.)



CONDOMINIUM PLAN
NO. 101878117

PLAN	25	NO.	12
	F 24		113
	101872616		REGD 11



Planning Department

Project 12-Z-29

Civic Address/Subdivision

1902 Heseltine Road, Parcel A - Riverbend

BYLAW NO. 2013-16

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 9)

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 19 - Zoning Maps (Map No. 2688) is amended as it pertains to the property shown on attached Appendix "A" and legally described and being rezoned as follows:

Land Description: Lots 42-47, Block 286, Plan No. Old 33

Civic Address: 1755 Hamilton Street

Current Zoning: D-Downtown

Proposed Zoning: C-Contract

- 3 The City Clerk is authorized to execute under seal the Contract Zone Agreement annexed as Appendix "B" and forming part of this Bylaw.
- 4 This Bylaw comes into force on the date an interest based on the Contract Zone Agreement is registered in the Land Registry at Information Services Corporation.

READ A FIRST TIME THIS 18th DAY OF MARCH 2013

READ A SECOND TIME THIS 18th DAY OF MARCH 2013

READ A THIRD TIME AND PASSED THIS 18th DAY OF MARCH 2013

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

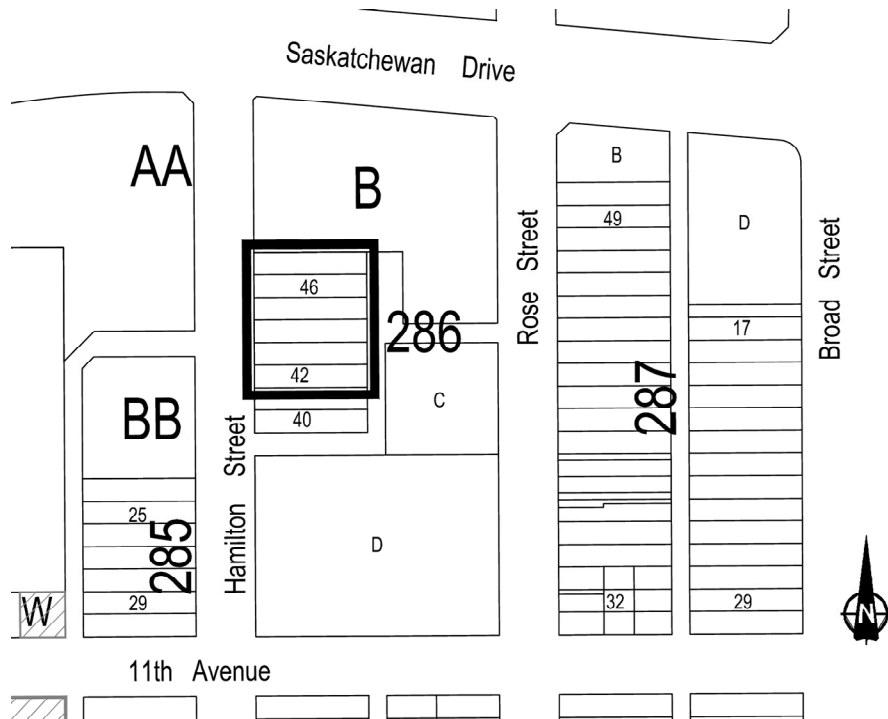
City Clerk

Approved as to form this ____ day of March, 2013.

City Solicitor

Appendix "A"

Project 12-CZ-8:



Appendix "B"

THIS AGREEMENT made as of this 17th day of March, 2013.

BETWEEN:

THE CITY OF REGINA
in its capacity as approving authority
pursuant to *The Planning and Development Act, 2007*
(the "City")

- and -

Westland Ventures Ltd
(the "Owner/Applicant")

CONTRACT ZONE AGREEMENT

WHEREAS:

- A. The City has an approved official community plan as contemplated in section 69 of *The Planning and Development Act, 2007* that contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of lands to permit the carrying out of a specific proposal, referred to as "contract zoning"; and
- B. The Owner/Applicant is or is entitled to become the registered owner of the lands and buildings (if any) located at 1755 Hamilton Street, Regina, Saskatchewan, and legally described as:
- Surface Parcel(s): #107047672, 107047683, 107047694, 107047706, 107047717, 107047728
Reference Land Description: Lots 42-47 (inclusive), Block 286, Plan Old 33.
- as shown on the plan of proposed subdivision/sketch which is attached to this Agreement as Schedule "A"
(the "Property")
- C. The Owner/Applicant has applied to the City to have the Property rezoned from D-Downtown to C-Contract to permit the use of the Property for the carrying out of a specific proposal described as: Surface Parking Lot and Construction Staging Area (the "Proposal").

NOW THEREFORE, the Parties agree as follows:

1. **Preamble.** The preamble forms an integral part of this Agreement.
2. **Establishment of the Contract Zone.** The City hereby agrees that the zoning of the Property

shall be a contract zone (C-Contract) pursuant to the provisions of *The Planning and Development Act, 2007* and *The Regina Development Plan, Bylaw No. 7877* to accommodate the Applicant's Proposal ("Contract Zone").

3. **Effective Date.** The effective date of this Agreement shall be the date of passage of the bylaw by City Council authorizing the Contract Zone (the "Effective Date"), it being understood by the Owner/Applicant that the relevant amendments to the Zoning Bylaw shall not take effect until an interest based on this Agreement is registered against the affected title(s) to the Property at the Saskatchewan Land Titles Registry.
4. **Permitted Development and Use.** The development and use of the Property permitted within the Contract Zone shall be as follows:
 - (a) *Permitted use.* Existing and proposed use and development on the Property shall be limited to a Surface Parking Lot and/ or Construction Staging Area;
 - (b) *Site Layout and External Design.* The site layout and design of existing and proposed development on the Property shall be consistent with the site plan prepared by Number 10 Architecture and dated August 16, 2012, which is attached to this Agreement as Schedule "B";
 - (c) *Landscaping.* Landscaping for the Property shall comply with the applicable development standards for parking areas pursuant to Chapter 15, Section 3.3 of the *Regina Zoning Bylaw, No. 9250*;
 - (d) *Signage.* Signage on the Property shall comply with applicable standards of the D-Downtown Zone of the *Regina Zoning Bylaw No. 9250*;
 - (e) *Access.* Vehicle entry and exit from the Property shall be limited to the rear lane; and
 - (f) *Other.* Except as expressly modified or otherwise stated herein, the Property shall be subject to and comply with the applicable requirements and provisions of the *Regina Zoning Bylaw No. 9250*.
5. **Conditions.** The Contract Zone and this Agreement shall be conditional on the following:
 - (a) The parking lot shall meet all standards for "parking lot, paved" as per the *Regina Zoning Bylaw No. 9250* except that:
 - (i) Surface may be minimum 150 mm densely packed gravel or asphalt planings with a dust inhibitor to the satisfaction of the Director of Construction and Compliance;
 - (ii) Drainage to catch basin connection in an alley will be permitted, but drainage shall not flow over the fronting sidewalk or other pedestrian access; and

- (iii) The parking lot must meet the requirements of the City of Regina Standard for Drainage from Building Site and Parking Lot Developments in order to obtain a building permit.
 - (b) None of the land or buildings comprising the Property shall be developed or used except in accordance with this Agreement.
- 6. **Time Limits.**
 - (a) The City's approval to initiate the proposed development on the Property shall be valid for a period of two years from the Effective Date.
 - (b) The term of this Agreement and the Contract Zone provided for herein shall be in effect from the Effective Date until March 27, 2016;.
- 7. **Compliance with Laws Other than Zoning.** The Owner/Applicant agrees to comply with and to conform to the requirements of every applicable statute, law, bylaw, code and order in connection with its development, use or occupancy of the Property, which govern the Property and not to use either the land or building for any unlawful purpose.
- 8. **Termination.** Subject to the requirements of *The Planning and Development Act, 2007*, this Agreement may be terminated or declared void by the City if:
 - (a) the Property is developed or used contrary to the provisions of this Agreement; or
 - (b) the development fails to meet a time limit prescribed in this Agreement.
 - (c) on application by the Owner/Applicant, the Property is proposed to be developed for a use consistent with the zone prior to the rezoning pursuant to this Agreement.
- 9. **Re-Zoning on Termination.** In the event that this Agreement is declared void or otherwise terminated or expires, the zoning of the Property shall revert to the following:
 - (a) D-Downtown.
- 10. **Liability on Termination and Indemnity.** In the event that this Agreement is declared void or otherwise terminated, the City shall not be liable to the Owner/Applicant for any compensation, reimbursement or damages or account of profit or account of expenditures in connection with the Profit.
- 11. **Departure or Waiver.** Departure from or waiver of the terms of this Agreement shall be deemed not to authorize any prior or subsequent departure or waiver and the City shall not be obligated to suffer any continued departure or grant further waiver(s). No alteration or modification of any of the provisions of this Agreement shall be binding unless the same is in writing and signed by the parties.
- 12. **Severability.** If any covenant or provision of this Agreement is deemed to be void or

unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

13. **Governing Jurisdiction.** This Agreement shall be governed and interpreted exclusively in accordance with the laws of the Province of Saskatchewan.

14. **Amendment of Agreement.**
 - (a) Pursuant to *The Planning and Development Act, 2007*, the council of the City may, on the application by the Owner/Applicant or any subsequent owner of the Property:
 - (i) vary this Agreement;
 - (ii) enter into a new agreement; or
 - (iii) extend any time limit established in this Agreement.
 - (b) Notwithstanding clause (a), the provisions hereof may not otherwise be modified, unless design modifications are approved by the Development Officer, in his/her sole discretion, pursuant to that certain policy document approved by the Council of the City on or about March 25, 1991 and entitled *Guidelines for Changes to Contract Zones*.

15. **Notice.** Any notice required to be given by the parties under the terms hereof shall be in writing and may be delivered personally or mailed in a properly stamped and addressed envelope to the party to be notified at the address as follows:
 - (a) to the City at: Director of Planning and Sustainability
City of Regina
P. O. Box 1790
Regina, SK S4P 3C8
 - (b) to the Owner/Applicant at: Shawn Farrow
Westland Ventures Ltd.
3815 Albert Street
Regina SK S4S 3R4

16. **Registration of Agreement.** The parties acknowledge and agree that:
 - (a) this Agreement is made pursuant to section 69 of *The Planning and Development Act, 2007*;
 - (b) the City shall register an interest against the title(s) to the Property based on the terms of this Agreement and, upon such registration, this Agreement shall be binding on and run with the Property as against the Owner/Applicant and the Owner/Applicant's heirs,

executors, administrators, successors and assigns; and

- (c) the interest mentioned in clause (b) shall register in preference to all other encumbrances against the Property save and except those acceptable to the City.

IN WITNESS WHEREOF the Parties have hereunto affixed their hand and seal on the day and year first above written.

(seal)

THE CITY OF REGINA


City Clerk



WESTLAND VENTURES LTD.

(seal)

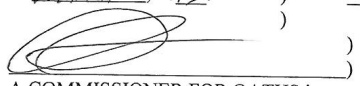
Per: 

Per: DIRECTOR.

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

CANADA) I, SHAWN FARROW, of Regina,
PROVINCE OF SASKATCHEWAN) Saskatchewan, MAKE OATH AND
TO WIT:) SAY THAT:

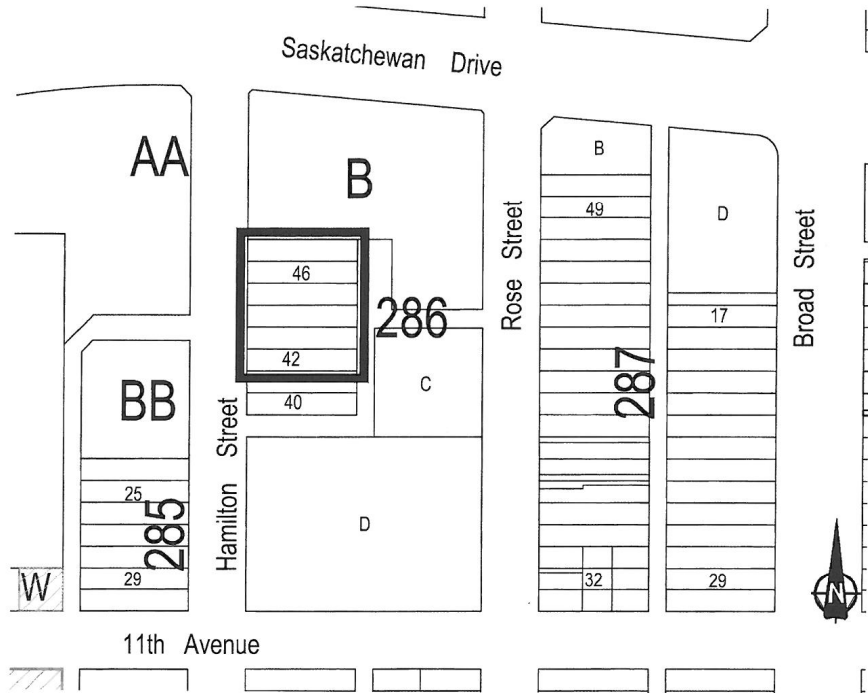
1. I am an DIRECTOR of WESTLAND VENTURES LTD., named in the within agreement; and
2. I am authorized by the corporation to execute the document without affixing a corporate seal.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 7 day)
of MARCH, 2013.)
)

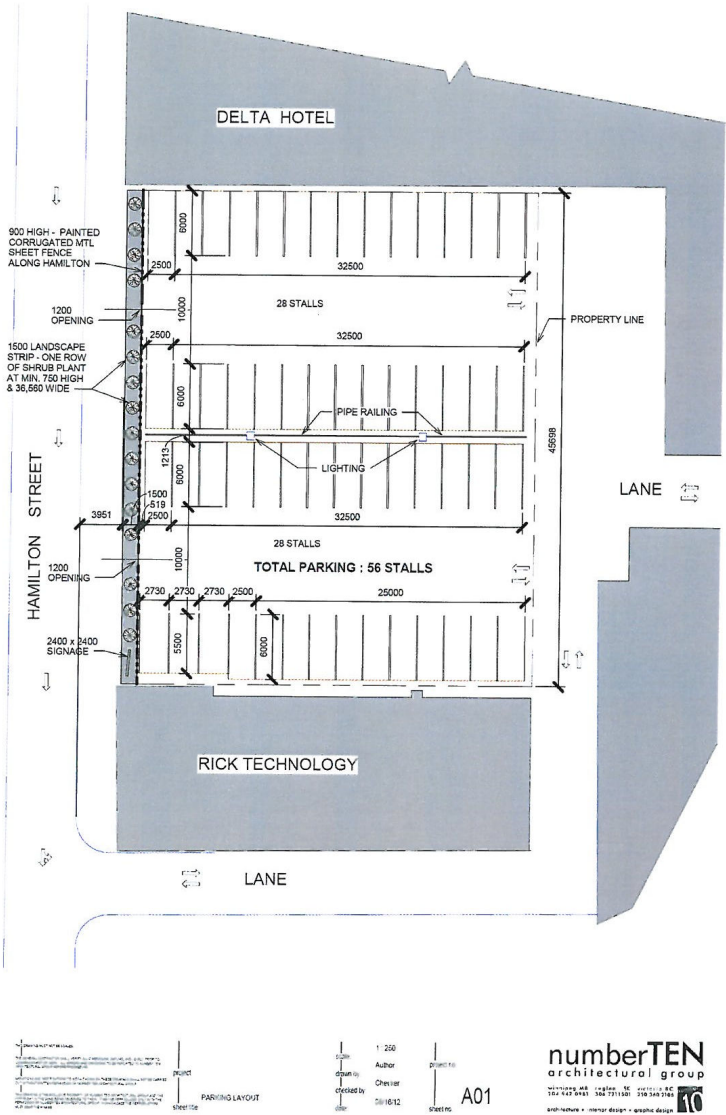
A COMMISSIONER FOR OATHS in
and for the Province of Saskatchewan.
My Commission expires 2016
SCOTT A. SOLICITOR

SCOTT A. MAZINKE
BARRISTER, SOLICITOR AND NOTARY
401 - 1916 DEWDNEY AVENUE
REGINA, SASKATCHEWAN S4R 1G9

Schedule A



Schedule B



ABSTRACT

BYLAW NO. 2013-16

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 9)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed zoning bylaw amendment would accommodate surface parking lot for a period of three years after which time the contract zone would expire and revert back to existing zoning standards.
STATUTORY AUTHORITY:	Section 69 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 Meeting February 13, 2013 RPC13-12
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
ORIGINATING DEPARTMENT:	Planning Department Community Planning and Development

BYLAW NO. 2013-17

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 10)

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 19 - Zoning Maps (Map No. 3287) is amended as it pertains to the property shown on attached Appendix "A" and legally described and being rezoned as follows:

Land Description: Part of Parcel A, Plan No. 101550406 and part of SW ¼ 22-17-19-W2M, Plan No. AD 2450

Civic Address: 1902 Heseltine Road

Current Zoning: UH – Urban Holding

Proposed Zoning: R1 – Residential Detached

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

READ A FIRST TIME THIS 18th DAY OF MARCH 2013

READ A SECOND TIME THIS 18th DAY OF MARCH 2013

READ A THIRD TIME AND PASSED THIS 18th DAY OF MARCH 2013

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

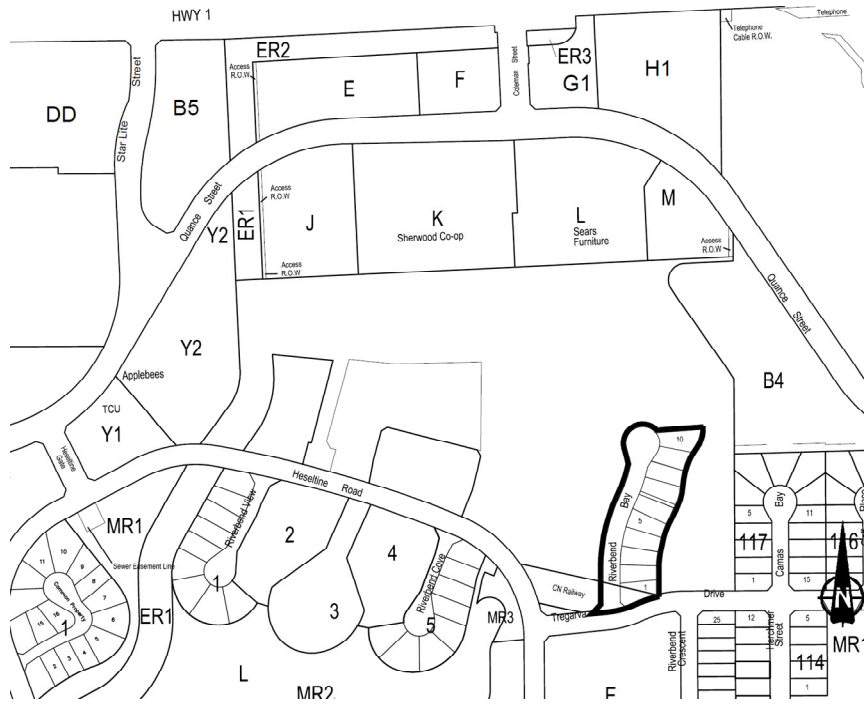
City Clerk

Approved as to form this _____ day of _____
2013.

City Solicitor

Appendix “A”

Project 12-Z-29:



ABSTRACT

BYLAW NO. 2013-17

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No.10)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed zoning bylaw amendment rezones a 0.5 ha parcel of Lot A and a portion of SW 22-17-19-W2M, Plan No. AD2450, from Urban Holding to Residential Detached. The intent of the proposed rezoning is to accommodate future low-density development with the Riverbend Concept Plan Area.
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 Meeting February 13, 2013 RPC13-11
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
ORIGINATING DEPARTMENT:	Planning Department Community Planning and Development

BYLAW NO. 2013-19

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 11)

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 19 - Zoning Maps (Map No. 2687) is amended as it pertains to the property shown on attached Appendix "A" and legally described and being rezoned as follows:

Land Description: Lot X, Block 456A, Plan No. 83R18091

Civic Address: 2370 Elphinstone Street

Current Zoning: PS – Public Service

Proposed Zoning: R1A – Residential Older Neighbourhood Detached

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

READ A FIRST TIME THIS 18th DAY OF MARCH 2013

READ A SECOND TIME THIS 18th DAY OF MARCH 2013

READ A THIRD TIME AND PASSED THIS 18th DAY OF MARCH 2013

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

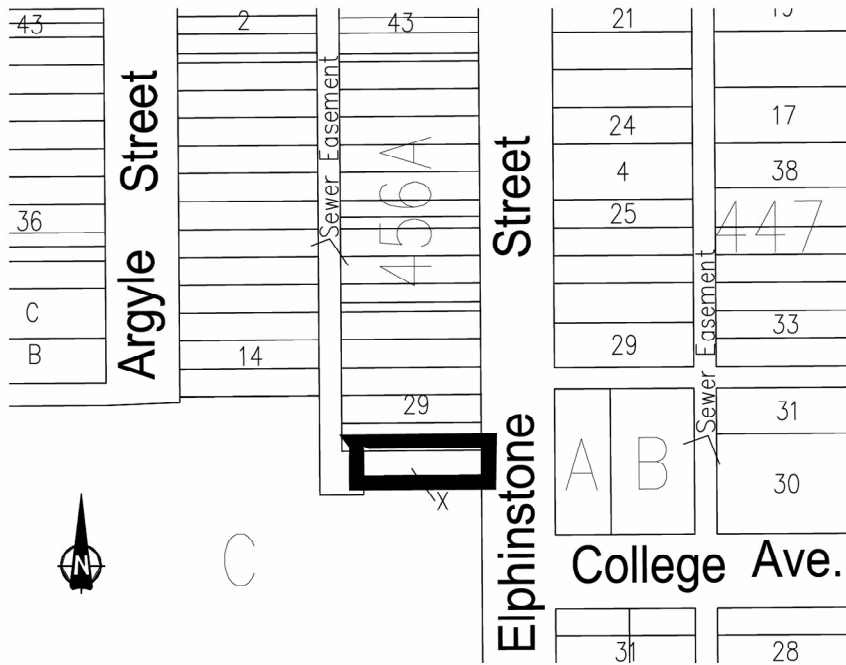
City Clerk

Approved as to form this _____ day of _____
2013.

City Solicitor

Appendix "A"

Project: 12-Z-28



ABSTRACT

BYLAW NO. 2013-19

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 11)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed zoning bylaw amendment rezones Lot X from Public Service to Residential Older Neighbourhood Detached.
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 Meeting February 13, 2013 RPC13-13
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
ORIGINATING DEPARTMENT:	Planning Department Community Planning and Development

BYLAW NO. 2013-21

THE REGINA DEVELOPMENT PLAN AMENDMENT BYLAW, 2013

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *The Regina Development Plan Bylaw* No. 7877, is hereby amended in the manner set forth in this Bylaw.
- 2 Part A – Policy Plan, Table 4.1 is amended by adding an asterix to the end of the title “Land Area Population” and by adding before the existing “**Note:” the following note:

*Note: The numbers outlined in Table 4.1 are approximate, and it is recognized that not all of the identified areas may be developed, or built-out to expected population.”

- 3 Part C, Northwest Sector Plan, Table 3.0 is repealed and the following substituted:

“

New Residential Area	Land Area (Ha)	Projected Population
1	70	3,100
2	88	4,700
3	425	18,700
4		
5	60	2,600
6		
TOTAL	643	29,100

- 4 Part C, Northwest Sector Plan, Section 3.1, paragraph 2 on page 8, is repealed and the following substituted:

“2. North of Uplands.

This area does not warrant a new neighbourhood and would be an extension of the Uplands community. Residential development within this area is restricted to the north by the IPSCO buffer. [2007-90] Phasing of development will correspond to the logical extension of servicing infrastructure.”

- 5 Part C, Northwest Sector Plan, Section 3.2 is amended by adding the following Policy 4:

- “4. *Medium density housing may include low rise multi-unit building (e.g. 3 storey “walk-ups”)*”
- 6 Part C, Northwest Sector Plan, Section 4.0, 3rd bullet is repealed and the following is substituted:
- “• Development of two local commercial sites at the intersection of Courtney Street and Rochdale Boulevard, and one local commercial site adjacent to Winnipeg Street, north of 12th Avenue North.”
- 7 Part C, Northwest Sector Plan, Section 4.0, Policy 1.0, is amended by adding “and local commercial,” after “commercial”.
- 8 Part C, Northwest Sector Plan, Section 4.0, Policies is amended by adding the following after Policy 6:
- “7. *Local commercial development, in the form of a small-scale neighbourhood commercial node, may be supported adjacent to Winnipeg Street, north of 12th Avenue North (refer to Map 4.0); however, and notwithstanding any other part of this Plan, should a commercial node not be viable in this location, the City may allow, as a substitute, an appropriate mix of residential densities and types.*”
- 9 Part C, Northwest Sector Plan, Section 8.1, Policies is amended by adding the following after Policy 4:
- “5. *The City may require, through the concept plan or subdivision process, that water and wastewater networks developed for the lands north of Uplands include a servicing connection corridor that transects the CP rail line, and that corresponds to a practical servicing solution, which allows for convenient development and servicing of lands on both sides of the rail line, in accordance with the potential location outlined on Map 8.1, or an alternate location, as required by the City.*”
- 10 Part C, Northwest Sector Plan, Section 9.4, Policy 2.0 is repealed and the following substituted:
- “2. *At a time before or during the subdivision stage, landowners shall register an interest on all residential and potentially affected non-residential property titles, in accordance with the following contexts and requirements:*
-

- *Where the land is located within a concept plan area affected by the 1000 m IPSCO buffer, as shown on Map 9.1, future lot owners shall be made aware of potential noise and emissions associated with this operation;*
- *Where the land is located within a concept plan area abutting Winnipeg Street, as shown on Map 9.1, future lot owners shall be informed of potential noise and emissions associated with the CCRL oil upgrader facility.”*

- 11 Part C – Northwest Sector Plan, Section 10.4 , Phase 4, the paragraph titled “Not Subject to Development Phasing” is repealed and the following substituted:

“Not Subject to Development Phasing

The area north of Uplands will consist, primarily, of limited residential development, and may include a small-scale local commercial node, and may be viewed as an extension of the Uplands community. This area is generally isolated from other developing areas in the northwest sector; therefore, will not be subjected to this staging plan. However, phasing of development, if required by the City, will be in accordance with an approved concept plan, and will correspond to the logical extension of servicing infrastructure.”

- 12 Part A, Policy Plan, Map 4.1, is repealed and the map attached as Schedule “A” is substituted.
- 13 Part C, Northwest Sector Plan, Map 3.0, is repealed and the map attached as Schedule “B” is substituted.
- 14 Part C, Northwest Sector Plan, Map 3.1, is repealed and the map attached at Schedule “C” is substituted.
- 15 Part C, Northwest Sector Plan, Map 4.0, is repealed and the map attached as Schedule “D” is substituted.
- 16 Part C, Northwest Sector Plan, Map 8.1, is repealed and the map attached as Schedule “E” is substituted.
- 17 Part C, Northwest Sector Plan, Map 9.1, is repealed and the map attached as Schedule “F” is substituted.
- 18 Part C, Northwest Sector Plan, Map 10.1, is repealed and the map attached as Schedule “G” is substituted.

19 This Bylaw comes into force on the date of approval by the Ministry of Government Relations.

READ A FIRST TIME THIS 18TH DAY OF MARCH 2013.

READ A SECOND TIME THIS 18TH DAY OF MARCH 2013.

READ A THIRD TIME AND PASSED THIS 18TH DAY OF MARCH 2013.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

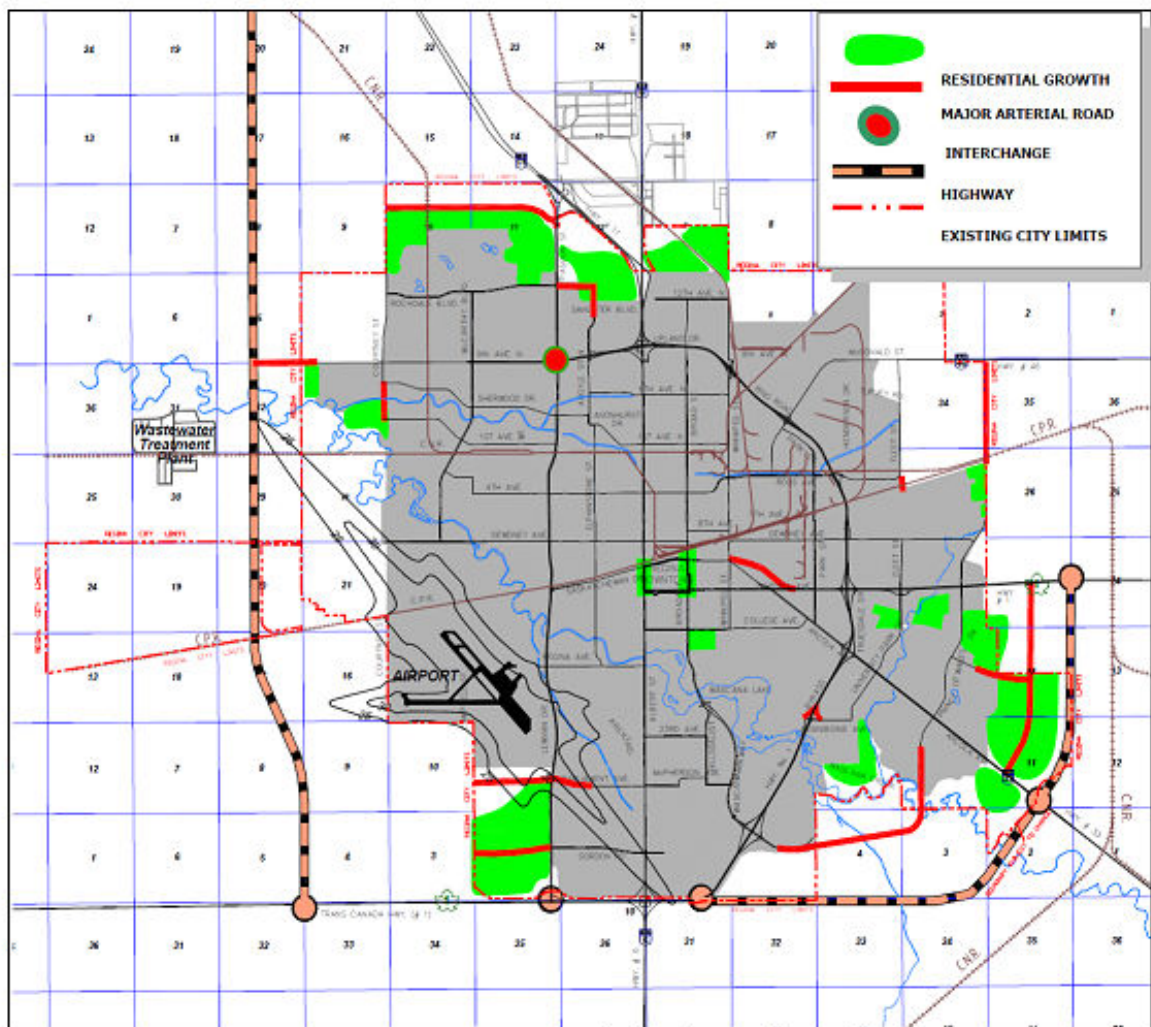
City Clerk

Approved by the Ministry of Government Relations
this _____ day of _____, 2013.

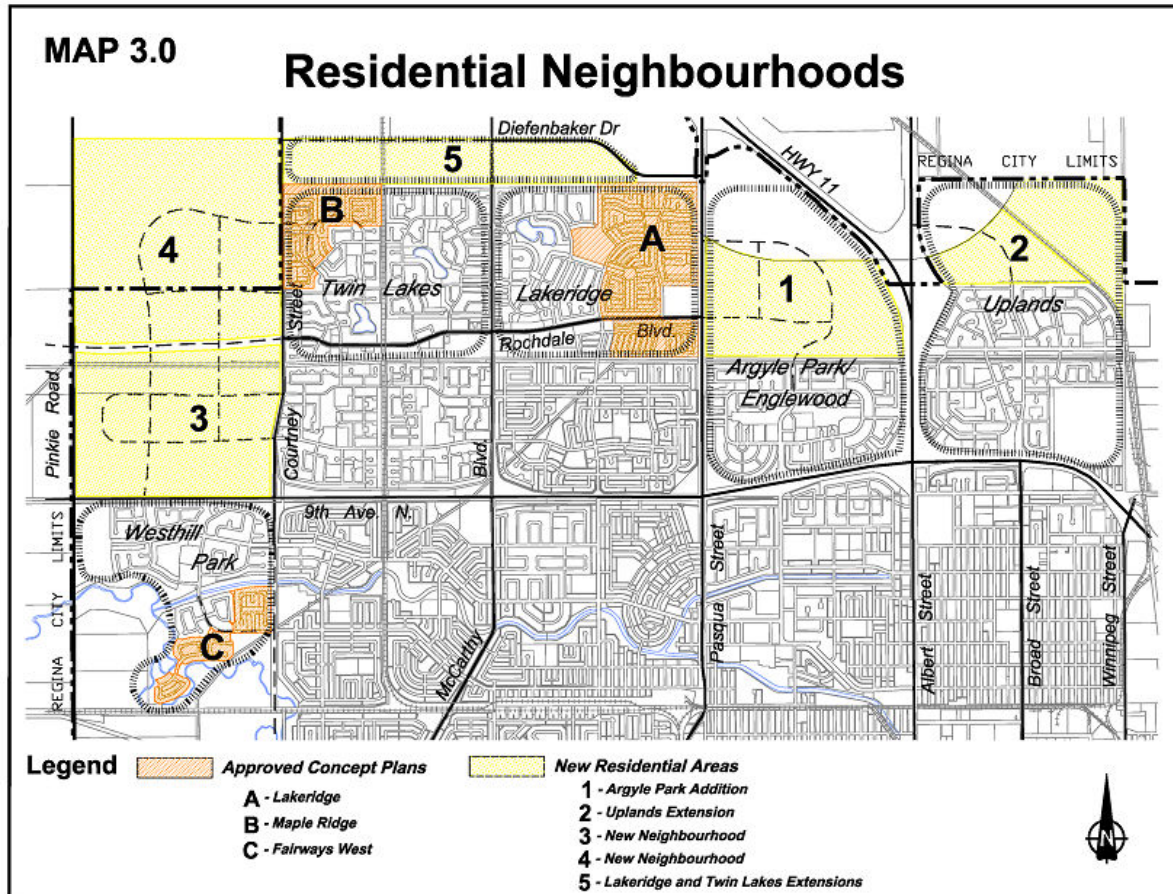
Ministry of Government Relations

SCHEDULE "A"

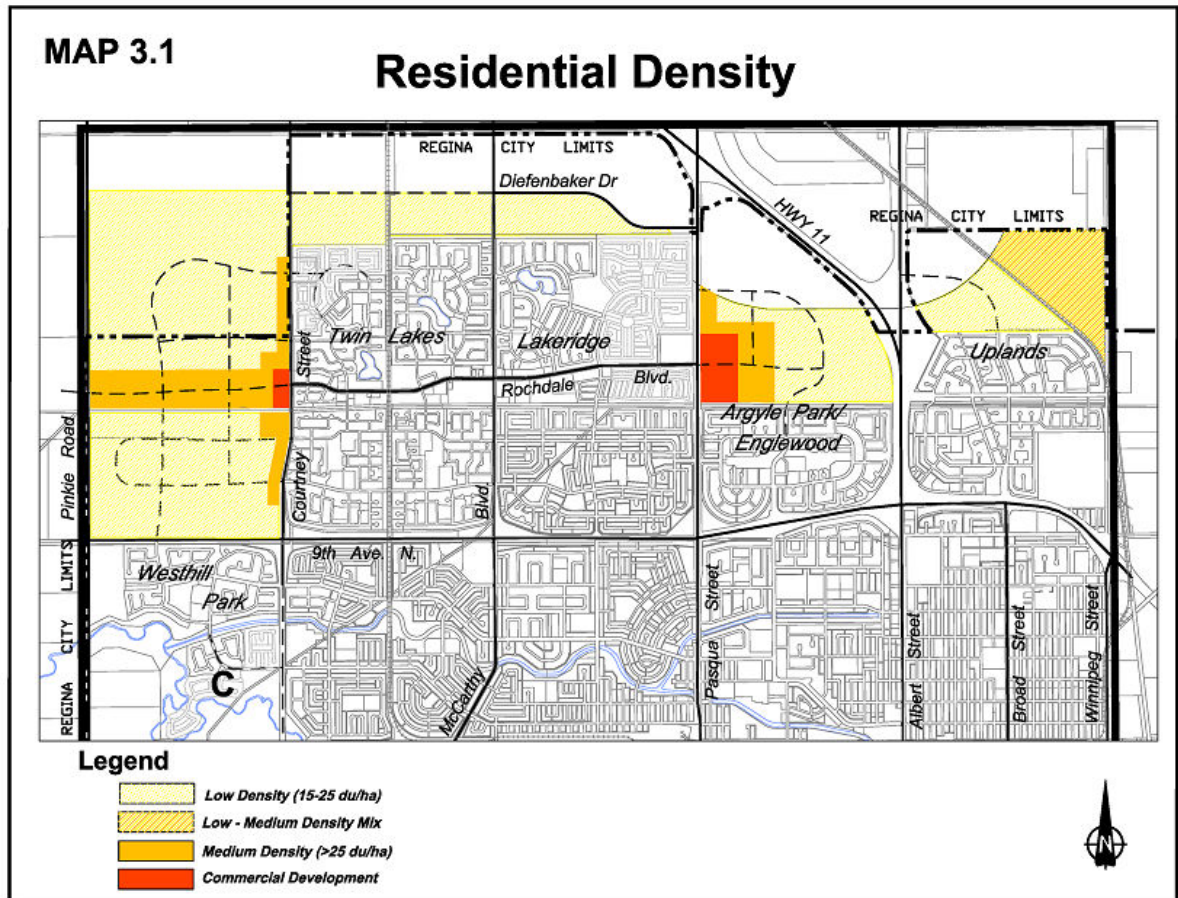
Part A - Map 4.1: Regina Growth Scenario – 235,000 Population



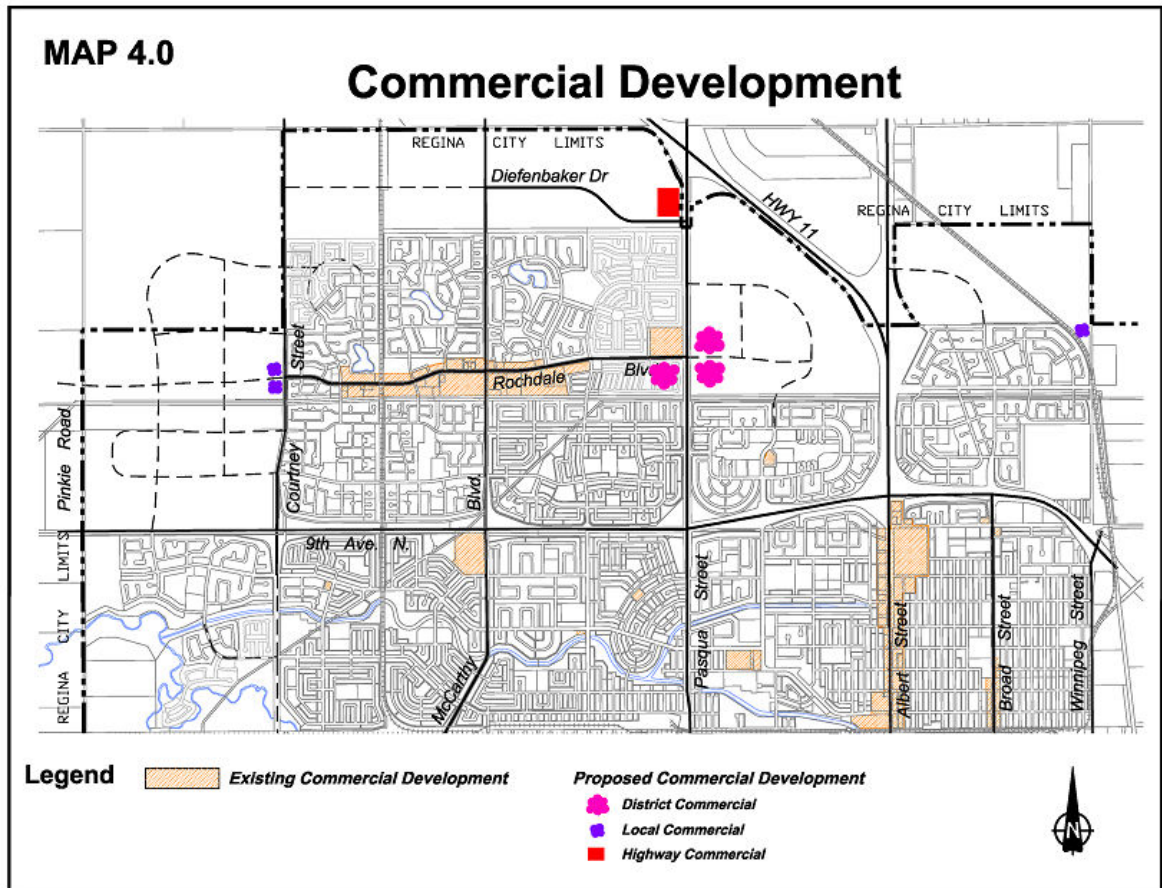
SCHEDULE "B"



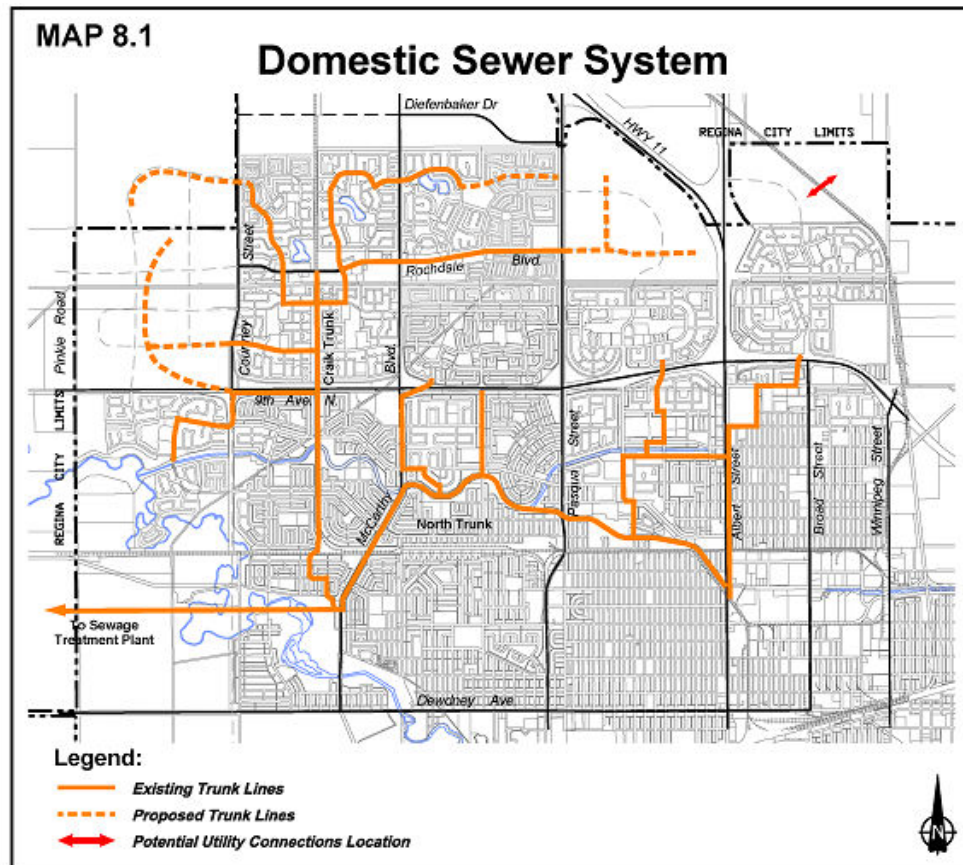
SCHEDULE "C"



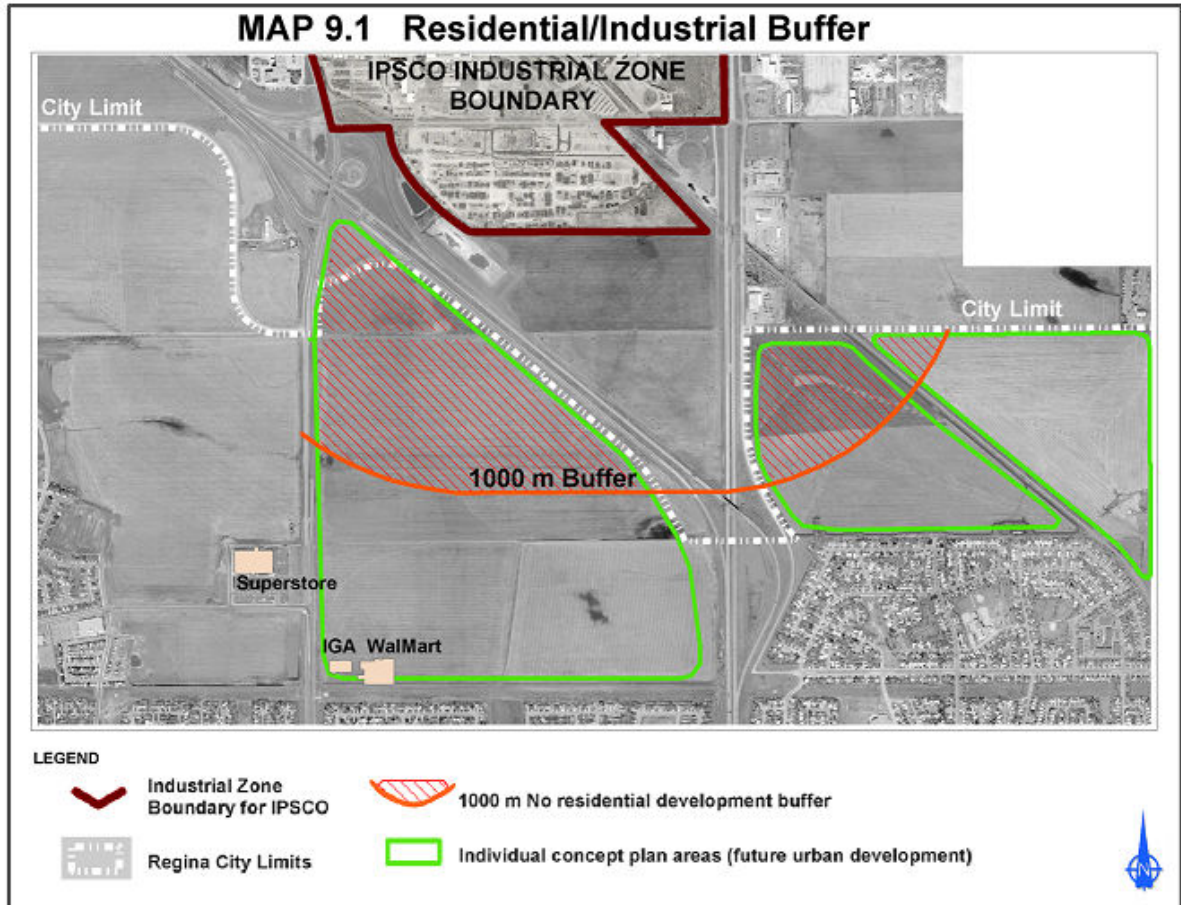
SCHEDULE "D"



SCHEDULE "E"



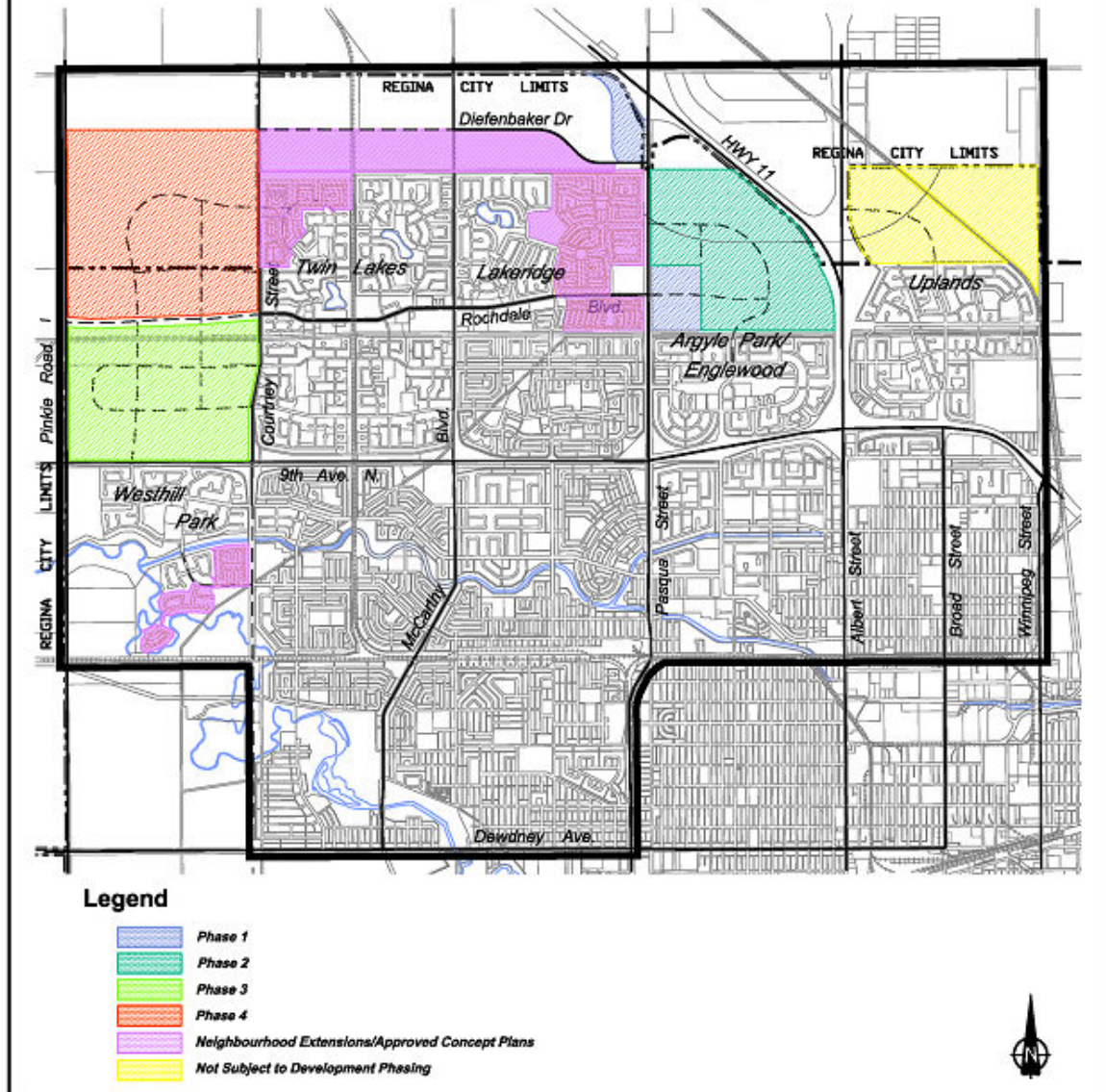
SCHEDULE "F"



SCHEDULE "G"

MAP 10.1

Development Staging



ABSTRACT

BYLAW NO. 2013-21

THE REGINA DEVELOPMENT PLAN AMENDMENT BYLAW, 2013

PURPOSE:	To amend The Regina Development Plan, Bylaw No. 7877.
ABSTRACT:	This bylaw is amended to accommodate the proposed residential development of “Somerset”, which is located in the north portion of the Uplands community. The amendments are intended to recognize the subject property as an appropriate location for near-term development to be approved.
STATUTORY AUTHORITY:	Section 39 of <i>The Planning and Development Act, 2007</i>
MINISTER’S APPROVAL:	Required, pursuant to s. 39 of <i>The Planning and Development Act, 2007</i>
PUBLIC HEARING:	Required, pursuant to s. 207 of <i>The Planning and Development Act, 2007</i>
PUBLIC NOTICE:	Required, pursuant to s. 207 of <i>The Planning and Development Act, 2007</i>
REFERENCE:	Regina Planning Commission Meeting December 5, 2012, RPC12-82 and February 13, 2013, RPC13-15
AMENDS:	Amends Bylaw 7877
CLASSIFICATION:	Regulatory
ORIGINATING DEPARTMENT:	Planning Department Community Planning and Development

March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Street/Lane Closure (12-CL-10) – Portion of 20th Avenue, Adjacent to
2875 Argyle Street and 2874 Elphinstone Street

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- FEBRUARY 13, 2013**

1. That the application for the closure and sale of a portion of 20th Avenue as shown on the attached plan of proposed subdivision prepared by Prakhar Shrivastava, dated July 4, 2012 and legally described as follows, be APPROVED:

(a) "All that portion of 20th Avenue, Regina, Saskatchewan, Registered Plan No. FB5838 as shown on a plan of proposed subdivision by Prakhar Shrivastava S.L.S. and dated July 4th, 2012."
2. That the City Solicitor be directed to prepare the necessary bylaw.

REGINA PLANNING COMMISSION – FEBRUARY 13, 2013

Rylan Graham, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office.

The Commission adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillors: Jerry Flegel, Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Ron Okumura, Phil Selenski and Laureen Snook were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on February 13, 2013, considered the following report from the Administration:

1. That the application for the closure and sale of a portion of 20th Avenue as shown on the attached plan of proposed subdivision prepared by Prakhar Shrivastava, dated July 4, 2012 and legally described as follows, be APPROVED:

(a) "All that portion of 20th Avenue, Regina, Saskatchewan, Registered Plan No. FB5838 as shown on a plan of proposed subdivision by Prakhar Shrivastava S.L.S. and dated July 4th, 2012."

2. That the City Solicitor be directed to prepare the necessary bylaw;
3. That this report be forwarded to the February 25, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notice for the subject street closure bylaw.

CONCLUSION

The proposed road closure of a portion of the 20th Avenue right-of-way is summarized below:

- Adjacent to 2875 Argyle Street and 2874 Elphinstone Street
- The purpose of the closure is to provide the purchaser with additional land area
- There will be no impact on traffic flow or circulation

BACKGROUND

A street closure application has been submitted concerning a portion of the 20th Avenue right-of-way adjacent to 2875 Argyle Street and 2874 Elphinstone Street.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan), The Planning and Development Act, 2007* and *The Cities Act*.

A related subdivision application is being considered concurrently by the Administration, in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to the Development Officer. The proposed subdivision is intended to consolidate respective portions of the partial street closure with the adjacent properties at 2875 Argyle Street and 2874 Elphinstone Street.

DISCUSSION

The City's Real Estate Branch proposes to close and sell a 501.7 m² portion of 20th Avenue and consolidate it with the adjacent properties located at 2875 Argyle Street and 2874 Elphinstone Street as shown on the attached plan of proposed subdivision. An additional 37.16 m² of the right-of-way will be closed and incorporated as an extension of the north-south mid-block lane.

The purpose of the proposed closure is to provide the purchaser with additional land area for their side yard. The affected portions of the right-of-way have long been informally incorporated into the side yards of the respective properties.

The result of the road closure would be to consolidate portions of the road right-of-way with adjacent residential properties. These sites currently contain the following land uses:

Proposed Parcel/Lot	Land Use	Resulting Parcel Size
13A	Detached Dwelling	752.63 m ²
14A	Detached Dwelling	752.63 m ²

Surrounding land uses include additional detached dwellings in all directions.

The proposed closure will not impact traffic flow or circulation in the immediate area.

RECOMMENDATION IMPLICATIONS

Financial Implications

The sale price for each portion of the right-of-way abutting 2875 Argyle Street and 2874 Elphinstone Street is \$8100 plus GST. Consolidation of the road into the adjacent properties will result in a modest increase in the property tax assessment attributable to each of the property owners. The closure of the road will relieve the City of any obligations for its maintenance or physical condition.

Environmental Implications

None with respect to this report.

Policy/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

Will be published in the Leader Post on:	February 16, 2013
Letter sent to immediate property owners	N/A
Public Open House Held	N/A
Number of Public Comments Sheets Received	N/A

DELEGATED AUTHORITY

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

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary

Avenue

1

16

8

9

Normandy Ave.

24

23

30

L

2

16

R1

Street

Argyle

1

26

--	--

12

15

13A

14A

20th

Portion of Street to be Closed

Street

Elphinstone

1

27

R1

14

15

Avenue

1

19

0

Subject Property

Planning Department

Project 12-CL-10

Civic Address/Subdivision

Portion of 20th Avenue, adjacent to 2875 Argyle Street and 2874 Elphinstone Street



Planning Department

Project	12-CL-10	Civic Address/Subdivision	Portion of 20th Avenue, adjacent to 2875 Argyle Street and 2874 Elphinstone Street
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PLAN SHOWING
PROPOSED SUBDIVISION
of Lot 13 and 14, Block L
and 20th Avenue
Reg'd Plan No. FB5838
NW. 1/4 Sec. 13 Twp. 17 Rge. 20 W.2 Mer.
Regina, Saskatchewan
Prakhar Shrivastava, S.L.S.
2012
Scale 1:1000

Job No.: 155411 File: 155411PR-R2
Initials: JSY - PS
Preliminary Survey: N/A
Rev 1: SDY - Added Lot 14 (Sept. 6, 2012)
Rev 2: SDY - Delineate portion of street to be
converted to lane (Jan. 23, 2013)



CITY OF REGINA APPROVAL

The subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. 7748 of The City of Regina. Dated this ___ day of _____ A.D. 20__.

CITY CLERK

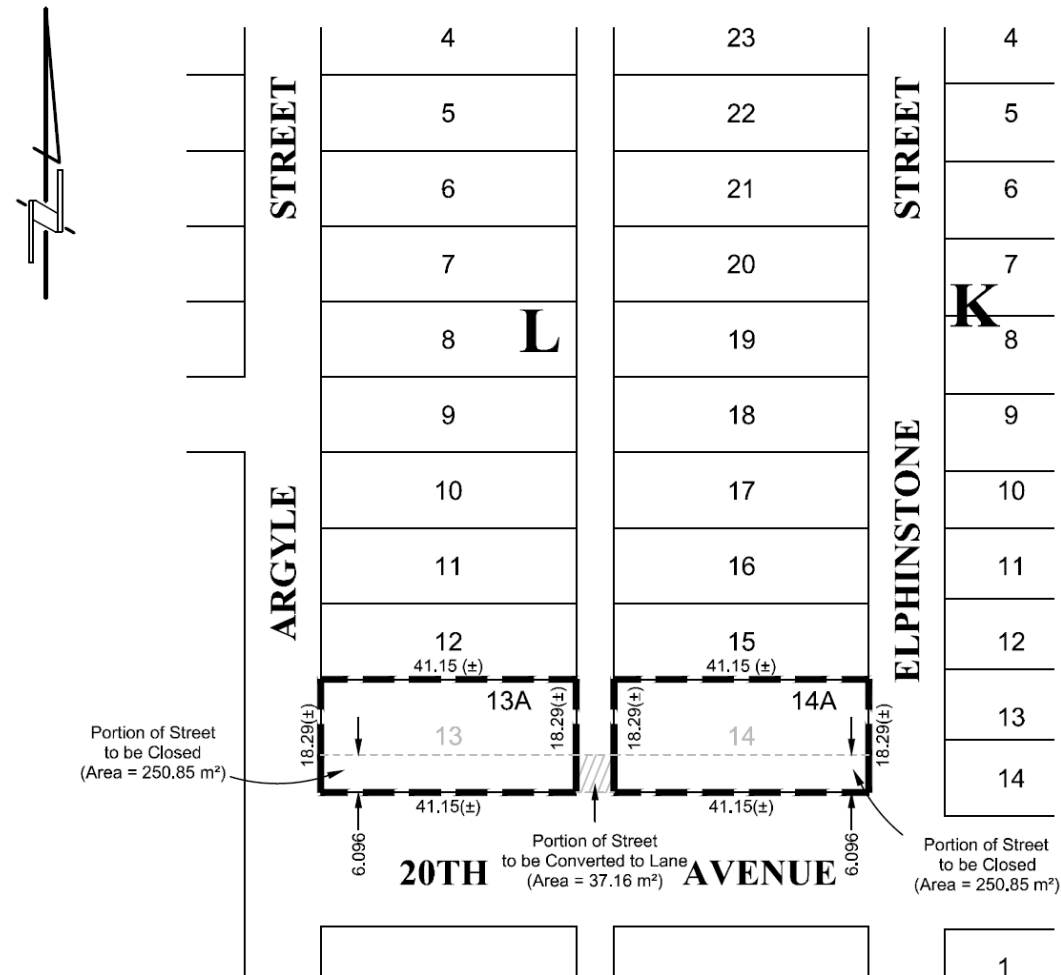
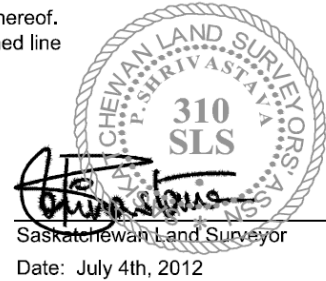
Measurements are in metres and decimals thereof.
Area to be registered is outlined in bold dashed line
and contains 0.16 ha (0.38 acs).

OWNER(S):

Walbaum, Kristen Courtney (Lot 13)

Hynd, Chad Allen (Lot 14)

City of Regina



Planning Department

Project 12-CL-10

Civic Address/Subdivision Portion of 20th Avenue, adjacent to 2875 Argyle Street and 2874 Elphinstone Street

BYLAW NO. 2013-20

STREET CLOSURE (PORTION OF 20TH AVENUE, ADJACENT TO 2875 ARGYLE
STREET AND 2874 ELPHINSTONE STREET) BYLAW

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

1 The street described as follows is closed and may be sold:

“All that portion of 20th Avenue, Regina, Saskatchewan, Registered Plan No. FB5838 as shown on a plan of proposed subdivision prepared by Prakhar Shrivastava S.L.S., dated July 4th, 2012 and attached as Schedule “A”.”

2 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 18th DAY OF MARCH 2013.

READ A SECOND TIME THIS 18th DAY OF MARCH 2013.

READ A THIRD TIME AND PASSED THIS 18th DAY OF MARCH 2013.

Mayor


City Clerk


(SEAL)


CERTIFIED A TRUE COPY

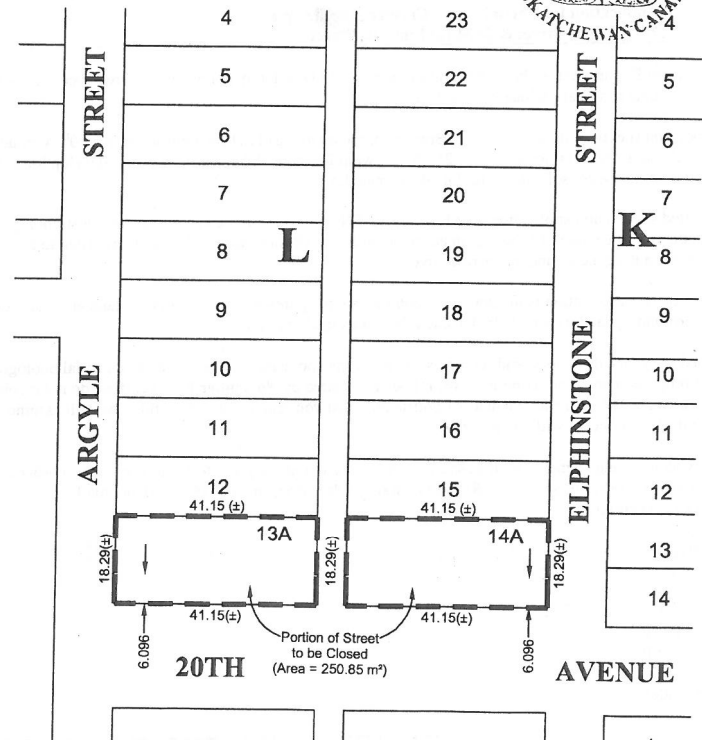
City Clerk

SCHEDULE "A"

PLAN SHOWING PROPOSED SUBDIVISION of Lot 13 and 14, Block L and 20th Avenue Reg'd Plan No. FB5838 NW. 1/4 Sec.13 Twp. 17 Rge.20 W.2 Mer. Regina, Saskatchewan Prakhar Shrivastava, S.L.S. 2012 Scale 1:1000 Job No.: 155411 File: 155411PR-R1 Initials: JSY - PS Preliminary Survey: N/A Rev 1: SDY - Added Lot 14 Sept. 6, 2012  Toll Free: 1-800-465-6233 www.altusgeomatics.com		CITY OF REGINA APPROVAL The subdivision proposed herein outlined in bold dashed line is approved under the provisions of Bylaw No. 7748 of The City of Regina. Dated this ___ day of _____ A.D. 20 ___. CITY CLERK Measurements are in metres and decimals thereof. Area to be registered is outlined in bold dashed line and contains 0.16 ha (0.38 acs). OWNER(S): Walbaum, Kristen Courtney (Lot 13) Hynd, Chad Allen (Lot 14) City of Regina	
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 Saskatchewan Land Surveyor
 Date: July 4th, 2012





ABSTRACT

BYLAW NO. 2013-20

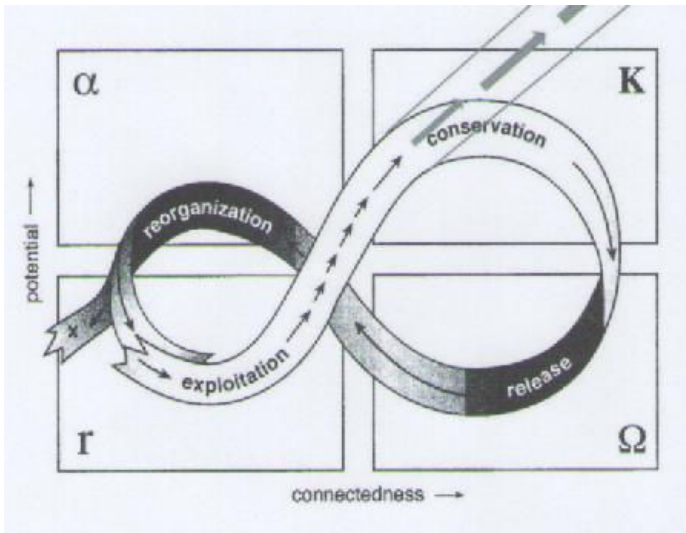
STREET CLOSURE (PORTION OF 20TH AVENUE, ADJACENT TO 2875 ARGYLE STREET AND 2874 ELPHINSTONE STREET) BYLAW

PURPOSE:	To close and allow for the sale of a portion of 20 th Avenue adjacent to 2875 Argyle Street and 2874 Elphinstone Street. An additional 37.16m ² of the right-of-way will be closed and incorporated as an extension of the north-south mid-block lane.
ABSTRACT:	The Bylaw legally closes a portion of 20 th Avenue, adjacent to 2875 Argyle Street and 2874 Elphinstone Street
STATUTORY AUTHORITY:	Section 13 of <i>The Cities Act</i>
MINISTER'S APPROVAL:	Not required.
PUBLIC HEARING:	Yes, pursuant to subsection 13(7) of <i>The Cities Act</i>
PUBLIC NOTICE:	Required pursuant to subsection 13(6) of <i>The Cities Act</i>
REFERENCE:	Regina Planning Commission Meeting February 13, 2013 RPC13-16
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Regulatory
ORIGINATING DEPARTMENT:	Planning Department, Community Planning and Development

Dear Mr. Mayor and Council,

My name is Jim Elliott, Chairperson of the Regina Chapter of the Council of Canadians. I am here to oppose the extension of the debt from \$350 Million to \$450 Million to finance the building of the new stadium.

Resilience is a measure of "the capacity of a system to withstand disturbance while still retaining its fundamental structure, function and internal feedbacks."¹



2

Well, who can argue against that? We all hope that human society is sufficiently resilient to cope with any shocks that might be tossed at it. If we can withstand a disturbance, we will be able to continue indefinitely within the existing set up. Since disturbance, or change, is inevitable, people generally think of resilience in a positive light.

How this relates to the plans of this Council is this. It was identified at Executive Committee that Council can borrow up to 1 X the revenue of this city or about \$500 Million.

I want to give you a visual image of what I think this Council is doing. The public taxpayers of this city are being told to walk into a lake. The view from where we are is not a long distance. So as we walk into the lake, the bottom drops and the water or debt rises. So at 50% of revenue, we are up to our middle in water or debt. We are being told to walk further into the lake. As we continue to walk into the water up to \$350 Million in debt or 52.5 inches or 7/10th under the water in my case.

¹ Walker, B. and D. Salt. *Resilience Thinking: Sustaining Ecosystems and People in a Changing World*. Island Press, Washington, 2006.

² Gordon, Pat, ed. *Leadership Series - Going for Green Volume 5: Cool Ideas for Locally Elected Leaders*, Columbia Institute, Centre for Civic Governance, 2011, p. 13.

Today you are asking us to go up to 90% under water. That would for me mean that the water would be just under my nose.

By taking this level of debt, we will be, in the case of my analogy, be less resilience and more easily swamped by unknown waves or problems with the debt. And we are to be expected to sit in that level of debt for the next 30 years.

When I mentioned our ability to see out into the lake, which would be equivalent to being able to forecast whether that wave or some future disturbance was approaching us. At best, we are perhaps capable of seeing problems arise if given enough warning, maybe 5 years. How many of us would have predicted the recent turndown in the economy? Or the more recent problems in the United States? Or what will happen in Europe? Or what the future impacts of climate change will do to our ability to predict the future and future costs? Or even the short term problems we had at our water treatment plant a year or so ago? What happens if we continue to get significant increases in failures in our water and sewer lines next summer? I saw a short road last summer that had six water main breaks all at the same time.

When it comes down to the end, how many of us are willing to sit in debt up to our noses and be capable of doing anything but feel paralyzed by the fear that it is not a matter of whether we could be swamped in the future, it is only a matter of when.

The fact that we have revenue coming into the city to fund this over the next 30 years is not comforting. This means that we know that, if nothing else happens, we will be able to see the water or debt go down slowly over those next 30 years. We can't predict how fast because it is dependent solely on the capacity to fill the stadium with ticket-purchasing people. How many of us can predict how many games will be won or lost in five years time let alone thirty years?

You think this city is resistant to problems, is protected by the provincial economy, by the federal economy. We are hearing today that the money barrel is almost empty at the provincial government. The federal government is already delaying the apparent recovery and repayment of the federal debt. How can you bank on the price of potash or the interests of business to come into this area of the country and invest millions of dollars when the economy could slip into the negative so easily? Most Canadians have overextended their personal debt by 65% of their net worth. How will they recover if the economy tanks? Will we be back into a recession in a year or two? And costs will continue to go up.

We have a \$2 Billion dollar infrastructure debt. We have a \$293 Million dollar shortfall in unfunded pension and benefits liabilities. We have a \$225 Million dollar waste water treatment to replace. We have a \$100 Million dollar Central Branch

Library to build. We have a funding shortfall of \$210 Million in capital projects in the next 5 years.

Who will tell the public that they have to do with crumbling roads, continuously breaking water mains and transit buses that breakdown and can't be fixed? Who will tell the Library Board that they have to live with the current Central Branch Library a few more years than they had planned?

I don't want to be in that situation. I believe that most in this city do not want to be in that situation. I don't think you want to be in that situation. How many in this room think this is not sustainable. How many of you are willing to stand this deep in the water, in debt and be there for the next 30 years?

Please stop this madness, cancel the new stadium proposal and consider a rejuvenation of our current sound stadium. Let's not be up to our noses in debt for the next 30 years, blind and waiting for the next wave?

March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: Debt Limit and Future Considerations

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- FEBRUARY 13, 2013**

1. That the Deputy City Manager & CFO be authorized to make an application to the Saskatchewan Municipal Board (SMB), requesting the SMB to exclude \$100 million in debt from the City's debt limit.
2. If the \$100 million provincial loan is not exempted by the SMB, that the SMB approve increasing the City's debt limit from \$350 million to \$450 million to accommodate this future provincial loan.

EXECUTIVE COMMITTEE – FEBRUARY 13, 2013

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

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on February 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. The Deputy City Manager & CFO be authorized to make an application to the Saskatchewan Municipal Board (SMB), requesting the SMB to exclude \$100 million in debt from the City's debt limit.
2. If the \$100 million provincial loan is not exempted by the SMB, that the SMB approve increasing the City's debt limit from \$350 million to \$450 million to accommodate this future provincial loan.

CONCLUSION

As part of the Regina Revitalization Initiative, the City will be receiving a \$100 million loan from the Province of Saskatchewan (Province) toward the capital cost of building a new stadium (Stadium). This loan will be repaid through new revenue streams to the City, including facility fee revenues from ticket sales at the Stadium. Based on the new revenue streams, it is prudent to request the exclusion of the \$100 million loan from the Province, from the City's debt limit, or an equivalent increase in the debt limit, to ensure there is no unintended impact on other capital priorities before this debt is issued.

It is important to be in a position to arrange financing for capital projects when the markets are receptive and rates are viewed as being reasonable. An important first step is to ensure that the City's debt limit, as approved by the SMB, is adequate to allow for the required financing. On September 26, 2012, the SMB approved the City's application to increase its debt limit to \$350 million from its previous \$200 million.

With the SMB approval of this application, the City's other capital priorities that may require debt financing can proceed as planned. Other expected significant capital projects would result in a projected debt of \$301 million by the end of 2017, which is below the City's current debt limit of \$350 million.

The final authority for issuing new debt rests with City Council through the passage of the necessary bylaw. This would only happen in the future when cash flows dictate that new debt will be required.

BACKGROUND

On May 14, 2012, Council provided approval for Administration to apply to increase the debt limit to \$350 million. The Administration made application and the SMB approved a revised debt limit of \$350 million for the City.

The long-term debt of the City is subject to the provisions of *The Cities Act* and the debt limit as authorized by the SMB. The following are the applicable sections of *The Cities Act*:

"101(1) No Council shall delegate:

(f) its power to borrow money, lend money or guarantee the repayment of a loan pursuant to section 133 to 153;

133(1) The Saskatchewan Municipal Board may establish a debt limit for each city, taking into account the factors set out in subsection 23(2) of *The Municipal Board Act*.

(2) No city shall borrow money if the borrowing will cause the city to exceed its debt limit, unless the borrowing is approved by the Saskatchewan Municipal Board.

134(1) A city may only borrow moneys if the borrowing is authorized by a borrowing bylaw.

(2) A borrowing bylaw must contain details of:

- (a) the amount of money to be borrowed and, in general terms, the purpose for which the money is to be borrowed;
- (b) the rate or rates of interest, the term and the terms of repayment of the borrowing; and
- (c) the source or sources of money to be used to pay the principal and interest owing under the borrowing."

Legislation allows for cities to incur long-term debt without application to the SMB, providing the debt does not exceed the amount authorized by the SMB pursuant to Section 133(2).

Any specific borrowing requires approval of a borrowing bylaw by City Council. The SMB requires the following information to support an application related to the City's debt limit:

- (i) **Resolution:** Signed, certified and sealed copy of council's resolution requesting the board to establish a debt limit and the requested amount of the debt limit
- (ii) **Financial Statements:** Copy of the latest audited financial statement. Additional information identifying any significant changes in the financial health of the municipality since the latest audited financial statement, include information on any new debt incurred, cash or reserve changes, and contingencies.
- (iii) **Budget:** Copy of the current year budget including an indication if it is draft or approved.
- (iv) **Financial Update:** Copy of the latest monthly trial balance. If the financial statement for the prior calendar year is not available, provide the trial balance as of December 31st for that year, plus the trial balance to date for the current calendar year.
- (v) **Capital works plan:** If no capital works plan, itemize a listing of proposed works for the next 5 years, with estimated costs and financing.
- (vi) **Explanation of dollar amount requested to be the debt limit:** Provide a break down of how the debt is and is proposed to be used. Include information on future projects and debt related to those projects.
- (vii) **Economic Indicators:** Provide information that will assist the committee in understanding the overall economic conditions of the municipality.
- (viii) **Contact information.**

DISCUSSION

In the near future, the Stadium and other capital projects will require debt financing. The debt requirements for the Stadium are estimated at \$200 million (including the \$100 million provincial loan discussed in this report). In addition to the new debt that is contemplated, the City will also receive several new revenue streams, including facility fees and lease revenues, which will increase the City's total revenue available to repay debt obligations.

In this report, Administration is requesting that the Deputy City Manager & CFO be authorized to make application to the SMB to exclude the \$100 million provincial loan from the City's debt limit, or increase the City's debt limit to \$450 million from its current debt limit of \$350 million. The City is requesting that this application be considered, as the \$100 million loan from the Province will be repaid through new revenues to the City from the Stadium.

The SMB has previously approved a debt limit of \$350 million for the City of Regina. The SMB approves debt limits on the basis of several factors related to the municipality's financial strength, however a general rule of thumb is that it be an amount equal to one times operating revenues. Regina's annual consolidated operating revenues for the last audited year (2011) are \$494 million, which is significantly higher than the current debt limit, based on a one times operating revenues calculation.

The 2013 to 2017 proposed capital budgets, together with the Stadium financing plan, identify that as capital plans are approved, the City is projected to reach a total debt of \$301 million by the end of 2017, as compared to its debt limit of \$350 million (excluding the \$100 million loan from the Province). If the debt limit increases or exemption is not received, the Province has committed to working with the City on developing other financing alternatives for the Stadium. The borrowing for the Stadium and other capital projects is expected to begin in 2013, and new issues will continue into 2015, dependent on the City's cash position and final capital plans.

There are always a number of uncertainties regarding the requirements and timing of the cash flows related to the City's future capital projects, as both priorities and needs change over time. Currently, the City has the ability to issue new debt at historically low interest rates; however these rates are expected to increase in the coming years. It will be essential for the City to be able to react quickly to cash flow requirements and changing market conditions. As a result, it is important to ensure that the debt limit does not become an unintended constraining factor during the financing stage. As well, by pursuing an exemption/ increase by the SMB immediately, the City can ensure the Stadium and other capital projects are able to proceed to Council for approval with a full understanding of the City's current debt limits and conditions.

The period of 2013 to 2017 has been identified as the primary timeframe where the City expects to issue significant new debt. In addition, 2017 is also the year where the Stadium interim P3 financing is expected to be fully assumed by the City. In addition, debt financing is anticipated to support both Water and Wastewater projects, the renewal of the Municipal Justice Building, and the development of the North Central Shared Facility, along with the inclusion of Regina Exhibition Authority Limited (REAL) debt in the calculation of the City's debt limit, once it is converted to a municipal corporation. At this time, these projects are being finalized to be brought to City Council for approval in future budgets.

As noted in the table below, Administration has included \$15 million of general debt and \$23 million in utility debt within the total debt projected. While this debt has been approved in previous budgets, the City's cash position to date has not required this debt to be issued. However, it is prudent to include these amounts in the total projected debt, as it may be issued in the timeframe identified.

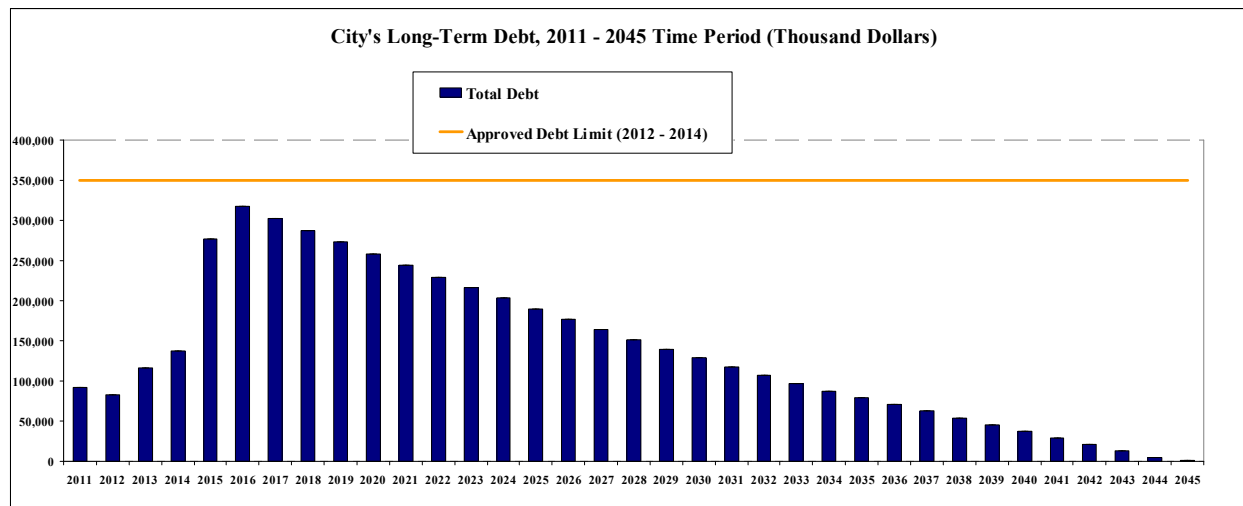
The total projected debt to December 31, 2017 is as follows:

Debt, December 31, 2012

General	\$ 23,968,000
Utility (Water & Wastewater)	57,582,000
	<hr/> 81,550,000
Previously Approved General Capital Debt (not issued)	15,000,000
Previously Approved Utility Capital Debt (not issued)	23,000,000
	<hr/> 119,550,000
Potential New Debt Issues - 2013-2017	
RRI New Stadium (City Issued Debt)	100,400,000
Water and Wastewater Utility Debt (multiple projects)	149,000,000
North Central Shared Facility	7,860,000
RPS Facility Renewal	20,000,000
Assumed REAL Debt	2,000,000
Projected Repayments on above Debt 2013-2017	<hr/> (96,850,000)
*Projected 2017 Debt before RRI Provincial Loan	<hr/> <hr/> \$ 301,960,000
Anticipated Debt to be Included in New Debt Limit:	
RRI (Provincial Loan)	\$ 100,000,000
Projected Repayment on RRI Provincial Loan (2013-2017)	<hr/> (15,000,000)
Outstanding Provincial Loan at December 31, 2017	<hr/> <hr/> \$ 85,000,000

*Within the current model, debt is projected to peak at \$316.9 million in 2016, assuming all approved debt is actually issued.

The projected debt expected to be subject to a \$350 million debt limit is indicated in the graph below (excluding the provincial loan of \$100 million):



A debt limit of \$350 million was previously requested on the basis that it meets the City's projected maximum debt requirement for the foreseeable future. An exemption of the \$100 million provincial loan, or an increase of the City's debt limit to \$450 million accomplishes the

same purpose, and both methods reflect that the City will have a new external revenue stream to repay this debt. The \$301 million in projected debt is below City's current debt limit, and is manageable from a financial standpoint. As required, the SMB will review all debt limit requests from the City, as the current \$350 million limit is not established as an absolute maximum.

RECOMMENDATION IMPLICATIONS

Financial Implications

The repayment of external debt and the related interest costs are budgeted in the annual operating budget of the Utility and the General Operating Fund. The external financing requirements for the Utility are accommodated within the financial model, and funded through incremental water rates. As debt is planned for General Capital requirements, the resulting principal and interest payments will also need to be included in future operating budgets.

An overall 30 year debt model for General and Utility capital has been developed to manage the debt capacity and future debt obligation requirements. The additional costs of debt related to General Operating and Utility Operating will be included in the 2013 and future Operating budgets.

In addition to the review of the City's debt limit by the SMB, any new debt will be reviewed by the primary credit rating agencies. The City's current credit rating is AA+ with a stable outlook. The two main ratios that credit rating agencies use for evaluation are the Debt Service Ratio (Debt principal and interest payments/Revenue) and the Debt Burden Percentage (Debt principal and interest payments/ Expenses).

While there are no absolute limits, credit rating agencies generally use a benchmark of 5% for these ratios. If the City borrows as planned, it is expected that both these ratios would be above the benchmark of 5% in the peak debt year of 2016. It is estimated that the Debt Service Ratio would be between 5% and 7%. The Debt Burden Percentage is estimated to be between 7% and 9%. As these levels represent a debt peak for the City, they are expected to decline as debt is repaid over time. Since it is expected that these ratios will be above the benchmark, it is important that the City manages debt appropriately and may have to periodically limit additional borrowing until the debt is repaid. Any adjustments to the City's credit rating are not expected to limit the City's ability to issue the debt identified in this report.

It is important to note that the recommendation in this report does not result in any new debt being issued. As new debt is being considered in the future, it will require City Council approval. For each new debt issue, the Administration will review and analyze the financial capacity as part of the decision making process. Further, it is important to note that City Council always retains the ability to adjust mill rates and utility rates to accommodate new debt servicing requirements from time to time.

If additional capital projects are identified that could require debt funding above the levels noted in this report, the City will need to identify financing options that are within its debt limit, consider applying for an increase to the debt limit, identify new revenue streams to service debt, and/or scale each project to fit within the limits identified.

Environmental Implications

None related to this report.

Strategic Implications

The Administration's request to increase debt limit falls within the general Debt Management Policy statement approved in 2011:

1. Debt is a part of the City's financial structure and is integrated into a broader long-term financial management plan.
2. Debt repayment will be structured so it is fair and equitable to those who pay and benefit from the underlying assets over time.
3. Debt is to be affordable, sustainable and adaptable to encompass any emerging need to support corporate priorities and approved long-term capital plans.
4. All new debt must be approved by Council and managed, monitored and reported upon by Administration.
5. All debt service requirements will be reviewed annually and used to calculate overall annual debt affordability (prior to committing to any capital program expansion).

Other Implications

If an exemption/increase is not approved by the SMB, the City will need to enter into further discussion on financing options with the Province, and the timing of construction of the Stadium may need to be delayed.

Accessibility Implications

None related to this report.

COMMUNICATIONS

Public Notice will be required for actual borrowing by Section 101 and 102 of *The Cities Act* and Bylaw 2003-8. This notice will be provided prior to the Council meetings when the Utility and General Capital Budgets for the relevant years are considered. In addition, notification regarding the Utility and General Capital Budgets, and the Committee and the City Council meetings when they are to be considered has been included in the City Page of the local newspaper and posted on Regina.ca.

DELEGATED AUTHORITY

The recommendation in this report requires the approval of City Council.

Respectfully submitted,

EXECUTIVE COMMITTEE



Joni Swidnicki, Secretary

Regina Downtown Business Improvement District
Budget 2013 Presentation to the City Council
March 18, 2013

Good Afternoon Mayor Fougere and City Council.

My name is Judith Veresuk, Executive Director of the Regina Downtown Business Improvement District. I am pleased to be here today on behalf of the RDBID Board of Directors to present our proposed Budget for 2013.

The growth and opportunity in Downtown Regina is unprecedented, and as such the Board has endorsed an aggressive action plan for 2013. Our action plan focusses on encouraging both business and residential recruitment, as well as enhancement and beautification of the downtown neighbourhood. Projects that were initially intended for completion in the longer term have been accelerated to support both public and private development in Downtown Regina.

Many of our projects are actions identified in the 2009 Regina Downtown Neighbourhood Plan. Our ongoing collaboration with City administration is critical to the success of our Downtown. We have worked closely with key City departments on the pre-work needed for these projects and we look forward to seeing these projects come to fruition.

I understand that you have received a copy of our detailed budget submission. I will briefly highlight our plans for 2013 and will be happy to answer any questions with respect to our budget.

Regina Downtowns' budget is broken down into four pillars: Member Engagement and Services, Placemaking, Business and Residential Attraction and retention and Transformational Projects. Funding is also allocated to Organizational Management. Based upon the 2013 – 2015 Strategic Plan that is currently in development, this budget is intended to efficiently use all our resources to provide sustainable benefit for downtown growth.

Within the Member Engagement and Services pillar, Regina Downtown will provide key services for members related to maintaining the look and feel of downtown,

marketing and promotions, public safety and business support. Our 2013 initiatives include:

- Continuation of the Clean team program
- Assistance and education with respect to graffiti removal
- Continuation of the Info on the Go program and the mobile visitor services kiosk
- Continued member outreach through the Downtown Dialogue series member reception and social media efforts
- Production and distribution of Downtown promotional materials including the RDBID newsletter, maps, dining guides, annual report, strategic plan and business recruitment material
- Administration of general perception surveys

Within the Placemaking pillar, Regina Downtown will support its members through the promotion, facilitation and development of events and special initiatives. We will assist with initiatives being produced by others by providing communication support and acting as an information resource. Our 2013 initiatives include:

- Continuation of our Cinema Under the Stars and Casino Regina Concert Series
- Expansion and enhancement of the City Square Program year round
- Continued implementation of the Regina Downtown Signage Plan
- Continued administration of the Urban Canvas Mural Program
- Development of the Downtown Public art Guide
- Completion of the Regina Tornado Legacy Project will entails the installation of murals and sculptures along the 1912 Tornado path.
- Collaboration with key partners to attract and generate new events Downtown
- Coordinate with regional events to capitalize on potential spin-offs and to attract more people to Downtown

Within our Business and Residential Attraction and Retention pillar, Regina Downtown will strive to remain the primary source of information regarding downtown. We will support growth in all economic sectors and continue to inform our community about what's happening in downtown. 2013 initiatives include:

- Completion of the development of the Regina Downtown Housing Strategy which will be informed by and coordinated with the City's Comprehensive Housing Strategy.
- Development of both a business and housing recruitment strategy along with supporting materials.
- RDBID, in conjunction with the City of Regina, is a partner in the Canadian Urban Institute study researching the Value of Investing in Downtown. It is anticipated to be unveiled in Ottawa in June, 2013.
- Update of the Downtown Regina Pedestrian count in May 2013 which will assist us in business recruitment efforts.

Within our Transformational Projects pillar, Regina Downtown will continue to advocate for Downtown interests and to share its positions in a manner that shapes public dialogue and decision-making and inspires investment in Downtown.

- To this end, RDBID is committed to working with City Administration on the programming and management strategy for City Square Plaza, FW Hill Mall and Victoria Park.
- Continued participation in the many committees and strategic alliances that share our goal of a first-class downtown.
- We will continue to support the City of Regina in the implementation of the Regina Downtown Neighbourhood Plan.

Within our Organizational Management pillar, our goal is to operate an organization that is efficient, effective and responsible to downtown stakeholders by delivering programs and services that support our mission.

- RDBID will continue to invest in our team, property and equipment.
- We will continue to represent Downtown Regina at the Canadian Housing and Renewal Association, the Canadian Issues Task Force, the International Downtown Association and all other external committees dedicated to revitalizing downtowns.

You will note that RDBID requests a mill rate in the amount of 0.7388 for 2013. This will create a surplus of approximately \$62,754 in 2013 which will be directed into our unappropriated surplus reserve (25%) and our capital reserve (75%). Based upon our Strategic Plan goals and the number of capital projects, both private and public, that will be underway over the next five years, the RDBID Board has adopted a

Capital Reserve Saving Plan. As projects such as the completion of the new stadium, the completion of the pedestrian overpass linking Downtown with the Warehouse District and other anticipated capital improvements in Downtown, come to fruition, RDBID wants to ensure that we are an active partner in enhancing the downtown environment. The savings plan will allow RDBID to undertake capital projects in a timely manner.

As you can see, the RDBID is committed to making downtown a place where people want to live, work, play and invest. This action plan, while ambitious, is one that will position downtown for future growth and development. And we look forward to working with you to make it happen.

In closing, our 2013 budget recommends:

- That the mill rate be set at 0.7388 for 2013
- And a provision for assessment appeals in the amount of \$67,795 be allocated.

We respectfully request that the revenue, expenditure and transfers outlined in the 2013 budget submission are approved.

- Thank you
- Questions???

March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: Regina Downtown Business Improvement District - 2013 Budget

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- MARCH 18, 2013**

1. That City Council approve the 2013 Regina Downtown budget as detailed in Appendix A, along with the provision for estimated assessment appeals in the amount of \$67,795.
2. That City Council approve the proposed 2013 mill rate for Regina Downtown of 0.7388 mills.

FINANCE AND ADMINISTRATION COMMITTEE – FEBRUARY 12, 2013

Judith Veresuk and Leasa Gibbons, representing the Regina Downtown Business Improvement District., addressed the Commission.

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #3 does not require City Council approval.

Councillors: Bryon Burnett, Bob Hawkins, Terry Hincks and Wade Murray were present during consideration of this report by the Finance and Administration Committee.

The Finance and Administration Committee, at its meeting held on March 5, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approve the 2013 Regina Downtown budget as detailed in Appendix A, along with the provision for estimated assessment appeals in the amount of \$67,795.
2. That City Council approve the proposed 2013 mill rate for Regina Downtown of 0.7388 mills.
3. That this report be forwarded to the March 18, 2013 City Council meeting.

CONCLUSION

City Council is required to approve the proposed budget for Regina Downtown and to authorize the levy on business assessments within the improvement district. Regina Downtown has submitted an operating budget of \$869,415 for approval, and requested a mill rate of 0.7388 for

the Regina Downtown levy for 2013. As part of the budget, Regina Downtown has made a provision for assessment appeals and revisions totalling \$67,795.

BACKGROUND

The purpose of this report is to submit for approval Regina Downtown's 2013 Budget. Appendix A is a copy of the letter of transmittal from Regina Downtown and the proposed budget for 2013.

Section 26 of *The Cities Act*, requires that the Business Improvement District Board (BID) submit to Council for approval the estimates for the current year.

DISCUSSION

In 1981, City Council created what is now called the Regina Downtown Business Improvement District (Regina Downtown) pursuant to Bylaw 2003-80. The purpose is to focus efforts on improving the city's 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.

Appendix A provides information on the 2013 budget submission for Regina Downtown. The total proposed operating expenditures are \$869,415 resulting in a surplus of \$62,754. In accordance with the Regina Downtown's policy, 75% or \$47,065 of the surplus will be directed to a capital reserve fund for future purchases of capital assets. The remaining 25% or \$15,689 will be allocated to the un-appropriated surplus balance. Additional information on Regina Downtown programs and services is provided in the attachment. In addition, Regina Downtown is proposing to make a provision for estimated assessment appeals in the amount of \$67,795.

Total projected revenue for the year is \$932,169. The proposed levy for 2013 to the Regina Downtown members is \$828,518 based on a levy rate of 0.7388 mills. The levy for Regina Downtown is applied to the assessment of commercial property within the BID area.

Assessment appeals continue to pose some uncertainty for Regina Downtown. Regina Downtown has established allowances on the basis of information provided by the City of Regina. The total allowance for 2013 is \$67,795.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no budget implications for the City of Regina. The proposed expenditures of \$869,415 are funded through the BID levy and other revenue sources.

Environmental Implications

None related to this report

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 2013 Budget will be posted to the Regina.ca website.

DELEGATED AUTHORITY

This report must be forwarded to City Council for approval.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE

A handwritten signature in black ink, appearing to read "Todd Blyth". The signature is written in a cursive, flowing style.

Todd Blyth, Secretary

Regina Downtown Business Improvement District

2013 Budget

March 1, 2013

140 – 2401 Saskatchewan Drive
Regina, Saskatchewan
S4P 4H8
www.reginadowntown.ca



OUR MISSION

Regina Downtown Business Improvement District acts on behalf of our members by engaging in activities of strategic support of policies, programs and initiatives that favorably position Downtown Regina as a unique and desirable neighbourhood (RDNP) for businesses and residents.

OUR VISION FOR DOWNTOWN

Regina Downtown will support the creation of a complete and sustainable downtown neighbourhood, where entrepreneurship and cultural vitality flourish and a diverse community of people thrive in an active, safe, accessible, inclusive and beautiful public realm.



2013 BUDGET RECOMMENDATIONS

1. The mill rate be set at 0.7388 for 2013;
2. A provision for estimated 2013 assessment appeals in the amount of \$67,795.

EXECUTIVE SUMMARY BUDGET 2013

The development of the Regina Downtown Business Improvement District (RDBID) 2013 - 2015 Strategic Plan constitutes the basis for all expenditures outlined in the 2013 budget. The Board of Directors is pleased to present to City Council the proposed 2013 budget.

2013 BUDGET SUMMARY

	2010 Actual	2011 Actual	2012 Unaudited	2013 Budget
REVENUE				
Bid Levy	\$613,427	\$639,198	\$655,336	\$828,518
Recovery of Assessment Appeals	\$0	\$0	\$0	\$0
Other Funding Sources	\$12,651	\$16,787	\$53,518	\$12,651
Special Projects/Grants/Sponsorships	\$141,716	\$177,846	\$40,338	\$91,000
Total Revenue	\$767,794	\$833,831	\$749,192	\$932,169
EXPENDITURES				
Provision for Assessment Appeals	\$21,382	\$13,032	\$51,596	\$67,795
Core Efficiencies	\$360,532	\$344,082	\$296,195	-
Image and Awareness	\$181,640	\$220,127	\$247,125	-
Stakeholder Services	\$132,265	\$139,144	\$117,323	-
Role in Development	\$131,107	\$129,100	\$91,582	-
Organization Management	-	-	-	\$414,360
Member Engagement and Services	-	-	-	\$221,260
Place Making	-	-	-	\$138,000
Business & Residential Attraction/Retention	-	-	-	\$27,500
Transformational Projects	-	-	-	\$500
Total Expenditures	\$826,926	\$845,485	\$803,821	\$869,415
Annual Surplus (Deficit)	(\$59,132)	(\$11,654)	(\$54,629)	\$62,754
Accumulated Surplus, Beginning of the Year	\$676,582	\$617,450	\$605,796	\$551,167
Accumulated Surplus, End of Year	\$617,450	\$605,796	\$551,167	\$613,921



ACCUMULATED SURPLUS

	2010	2011	2012	2013
	Actual	Actual	Unaudited	Budget
Accumulated Surplus, Beginning of the Year, as previously reported	\$669,932	\$617,450	\$605,796	\$551,167
Prior Period Adjustment	\$6,650	\$0	\$0	\$0
Accumulated Surplus, Beginning of the Year	\$676,582	\$617,450	\$605,796	\$551,167
Accumulated Surplus, Beginning of the Year	\$676,582	\$617,450	\$605,796	\$551,167
<i>Unappropriated Surplus</i>	\$159,289	\$121,657	\$257,003	\$230,631
<i>Contingency Reserve</i>	\$215,000	\$215,000	\$215,000	\$215,000
<i>Capital Reserve</i>	\$302,293	\$280,793	\$133,793	\$105,536
Allocation of Annual (Deficit)/Surplus				
<i>Unappropriated Surplus</i>	(\$59,132)	(\$11,654)	(\$54,629)	\$0
<i>Contingency Reserve</i>	\$0	\$0	\$0	\$0
<i>Capital Reserve</i>	\$0	\$0	\$0	\$0
Allocations to (from) Reserves				
<i>Unappropriated Surplus</i>	\$21,500	\$147,000	\$28,257	\$15,689
<i>Contingency Reserve</i>	\$0	\$0	\$0	\$0
<i>Capital Reserve</i>	(\$21,500)	(\$147,000)	(\$28,257)	\$47,065
Accumulated Surplus – End of Year	\$617,450	\$605,796	\$551,167	\$613,921
<i>Unappropriated Surplus</i>	\$121,657	\$257,003	\$230,631	\$246,320
<i>Contingency Reserve</i>	\$215,000	\$215,000	\$215,000	\$215,000
<i>Capital Reserve</i>	\$280,793	\$133,793	\$105,536	\$152,601



REVENUE PROJECTIONS

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 41 blocks defined by Angus Street to the west, Victoria Avenue to the south, Osler Street to the east, and Saskatchewan Drive to the north. For 2013, it is recommended that the mill rate of 0.7388 is applied to the current commercial property assessment. This will provide sufficient revenue to fund all planned operating expenditures in 2013.

Based on recommendations from City administration, adequate provisions for assessment appeals have also been incorporated into this budget.

PROPOSED CHANGES TO NET ASSETS

In 2013, the operating budget will fund planned capital expenditures, in the amount of \$28,000.

No change to the Contingency Reserve is proposed for 2013. 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.

A surplus of \$62,754 is projected for 2013. As per RDBID policy, seventy-five percent or \$47,065 of the surplus will be directed to a capital reserve fund for future purchases of capital assets. The remaining 25% or \$15,689 will be allocated to the unappropriated surplus balance.

PROPOSED CHANGES TO NET ASSETS

	2010 Actual	2011 Actual	2012 Unaudited*	2013 Budget*
Accumulated Surplus – Closing Balance	\$617,450	\$605,796	\$551,167	\$613,921*
<i>Unappropriated Surplus</i>	<i>\$121,657</i>	<i>\$257,003</i>	<i>\$230,631*</i>	<i>\$246,320*</i>
<i>Contingency Reserve</i>	<i>\$215,000</i>	<i>\$215,000</i>	<i>\$215,000</i>	<i>\$215,000</i>
<i>Capital Reserve</i>	<i>\$280,793</i>	<i>\$133,793</i>	<i>\$105,536</i>	<i>\$152,601</i>

*Due to accounting practices, capital purchases are amortized over 10 years. In 2011, Regina Downtown purchased \$147,000 in capital assets which is still included in the unappropriated surplus balance and will be amortized over its ten year useful life. The unappropriated surplus balance net of amortization in 2012 is \$83,631.



INTRODUCTION TO 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 Casino Regina Concert Series, the Cinema Under the Stars Series and Sask Fashion Week, RDBID strives to make Downtown the best place to live, work, shop and play in Regina.

Regina Downtown encompasses the 41-block area between Osler Street, Angus Street, Victoria Avenue and Saskatchewan Drive.



Regina Downtown
Business Improvement District Map



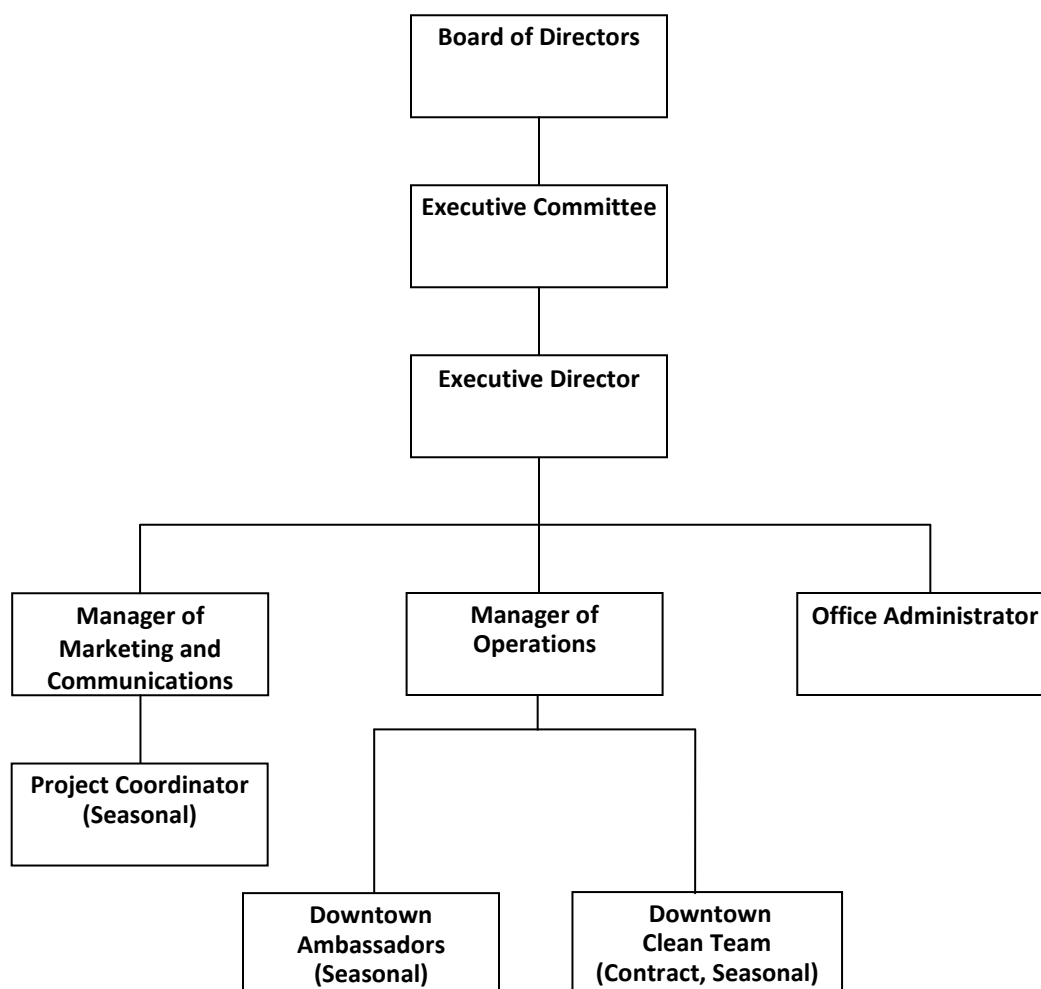
Legislation

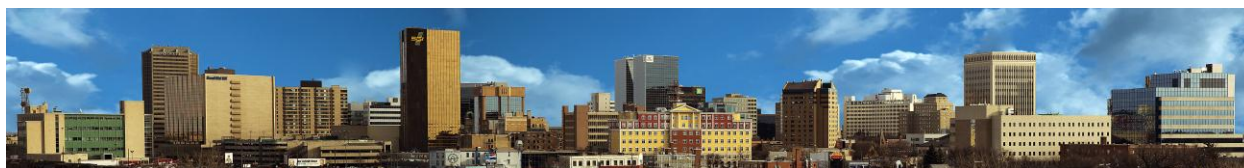
Authorized under Section 25 & 26 of *The Cities Act* and City of Regina *Bylaw No 2007 – 85*, Regina Downtown programs and services are financed by a special assessment collected from commercial property owners located in the defined boundaries of the Downtown District. The assessment is billed and collected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

Organizational Structure





SUMMARY OF STRATEGIC PLAN 2013 - 2015

Overview

Successful completion of the 2010 - 2012 Strategic Plan and the development of the 2013 - 2015 Strategic Plan constitute the basis for all expenditures outlined in the 2013 budget. The 2013-2015 Strategic Plan focuses on strategic actions that raise the profile and support at 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 over the next three years.

2013 – 2015 Strategic Plan and Balanced Scorecard

Regina Downtown held three strategic planning workshops in November 2012. The goal of these workshops were to identify the future direction of RDBID in light of the recently announced public and private downtown investments, the ongoing implementation of the Regina Downtown Neighbourhood Plan, and to clarify new roles for the organization over the course of the next three years. The specific objectives emerging from the workshops are as follows:

Financial Perspective

- F1. Leverage current financial resources
- F2. Explore new financial resources

Stakeholder and Customer Perspective

- S1. Engaged members
- S2. Proud Regina Citizens peaking highly of their Downtown
- S3. Preferred location for business and residential development, public and private investment and events.

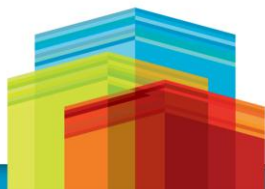
Process Perspective (Our key pillars)

- P1. Member engagement and services
- P2. Place-making
- P3. Business and Residential Retention and Attraction
- P4. Key Role in Transformational Projects

Organizational Capability

- O1. Board of Directors – Champions of Downtown Regina
- O2. Internal Talent – Voice of Downtown Regina

The results from the session were compiled and refined into the 2013 – 2015 strategic plan report and balanced scorecard.



RDBID Strategy Map

The RDBID Strategy Map depicts the integrated relationship of all aspects of the RDBID – the four perspectives and the eleven objectives – working towards the achievement for the Vision while fulfilling the Mission. At the foundation are the Operating Principles and Organizational Capability.

Vision: Regina Downtown will support the creation of a complete and sustainable Downtown neighborhood, where entrepreneurship and cultural vitality flourish, and a diverse community of people thrives in an active, safe, accessible, inclusive and beautiful public realm.

Mission: RDBID acts on behalf of our members by engaging in activities of strategic support of policies, programs and initiatives that favorably position Regina Downtown as a unique and desirable neighborhood (RDNP) for business and residence.

Financial Perspective

F1. Leverage current financial resources

F2. Explore new financial resources

Stakeholder and Customer Perspective

S1. Engaged Members

S2. Proud citizens speaking highly of their downtown

S3. Preferred location for business and residential development, private and public investment and events

Process Perspective (Our Key Pillars)

P1. Member Engagement and Services

P2. Place-making

P3. Business and Residential Attraction and Retention

P4. Key Role in Transformational Projects

Organizational Capacity

O1. Board of Directors – Champions of Downtown

O2. Internal Talent – Facilitators, connectors, the “Voice” of Downtown

Operating Principles

Strategic and Industry Best Practice
Flexible, responsive, transparent
Collaborate with partners and the RDNP
Leverage financial resources to achieve vision



SUMMARY OF 2013 INITIATIVES

Great momentum has been generated by the 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 *Regina Downtown 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.

2013 Initiatives:

- Facilitate cleaning and maintenance of the pedestrian environment
- Facilitate removal of downtown graffiti
- Conduct regular amenity checks.
- Continue to operate the Info on the Go visitor services program
- Continue to operate the mobile information kiosk



Objective:

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

2013 Initiatives:

- Continued update and maintenance of RDBID website
- Continued member outreach through the Downtown Dialogue series, member reception and social media efforts
- Produce and distribute Downtown promotional materials including RDBID newsletter, Downtown maps, dining guides, annual report, strategic plan, business recruitment material
- Administer perception surveys for general population and RDBID membership



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.

2013 Initiatives:

- Continue to produce Cinema Under The Stars and Regina Downtown Summer Concert Series
- Develop a rationale/criteria to assess event involvement with partners, to ensure appropriate allocation of resources and connections to measurable outcomes (i.e. number of attendees, impact on downtown businesses) prior to engaging in partnerships
- Expand and enhance the City Square Program year round through partnerships with local organizations
- Explore opportunities for new events and promotions that support Downtown’s role as the heart of the community

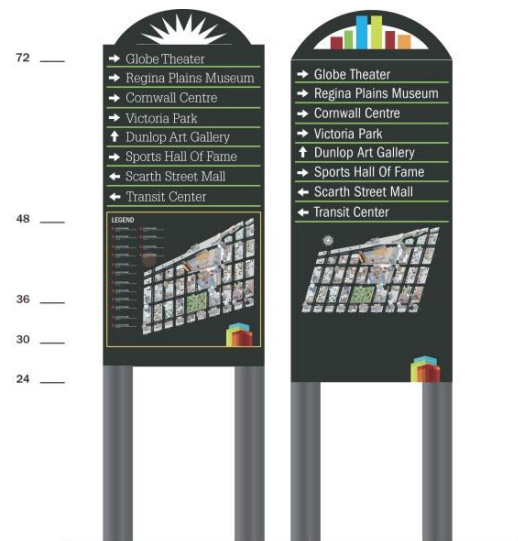


Objective:

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

2013 Initiatives:

- Continued implementation of the Downtown Regina signage plan
- Continued administration of the Urban Canvas Mural Program
- Development of the Downtown Public Art guide that celebrates the number of unique pieces of art in Downtown Regina



Objective:

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

2013 Initiatives:

- Collaborate with key partners to attract and generate new events Downtown
- Coordinate with events held elsewhere in Regina (i.e. the Juno Awards and Grey Cup 101) in order to capitalize on potential spin-offs and recruit increased patronage of Downtown Businesses
- Promote awareness of the BID as an 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.

2013 Initiatives:

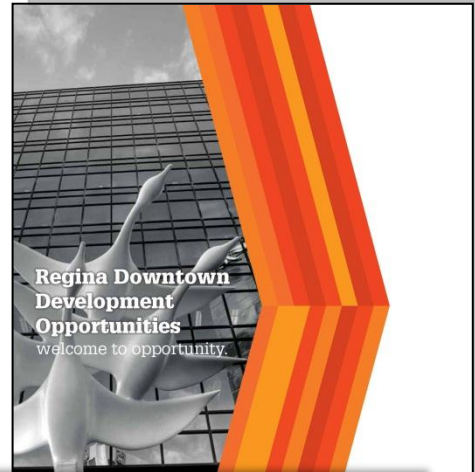
- Become the information gathering and distribution centre for Downtown businesses, property owners, and residents
- Support the creation of a mix of uses and amenities necessary to create a complete community Downtown
- Conduct regular pedestrian counts throughout Downtown
- Develop and distribute business recruitment material

Objective:

Facilitate the development of housing projects in Downtown

2013 Initiatives:

- Engage the interest of property owners and non-profit and market housing providers in housing development opportunities Downtown
- Continue distribution of the Downtown Development Opportunities brochure
- Implementation of Downtown Housing Strategy recommendations



P4 Key Role in Transformational Projects

Goal:

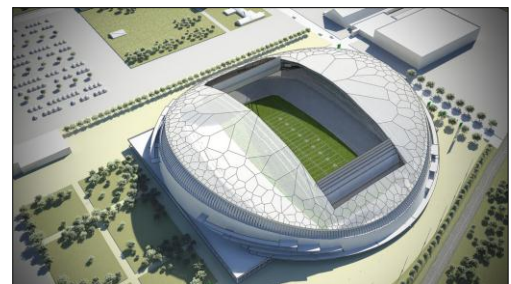
To position Regina Downtown as the Advocate for Downtown Interests and to disseminate its positions in a manner that shapes public dialogue and decision-making, and inspires investment in Downtown.

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.

2013 Initiatives:

- Establish a clear process for identifying key advocacy issues and interests
- Ensure timely consensus on response to key issues
- Develop and disseminate official policy positions on a variety of identified issues
- Develop and implement a creative communications and public engagement strategy designed to champion and promote downtown interests, initiatives and policy positions.
- Invest in independent evaluation of advocacy work to assess impact



2013 BUDGET

Assessment

Regina Downtown's operations are funded primarily through a levy on the taxable assessment of all commercial properties located within the boundaries of the business improvement district. For 2013, it is recommended that a mill rate of 0.7388 is applied to the current commercial property assessment, decrease from the 2012 mill rate (0.8874). Total revenue generated from the levy rate is estimated to be \$828,518.

The additional revenue generated is expected to fund several new initiatives in support of the actions identified in the Regina Downtown Neighbourhood Plan, including a pedestrian count, continuation of the signage program and enhanced City Square programming.

Levy revenue has increased over the past three years as a result of new commercial properties joining the district as well as new buildings being developed within the RDBID boundaries. The expansion of BID boundaries to the east and west (Angus and Osler) occurred in 2007 and 2008.

Outstanding assessment appeals that date back to 2006 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 \$67,795 is recommended in 2013.

Other Funding

In 2013, 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 2013, our goal is to secure grants and sponsorship in the amount of \$91,000. This revenue will be used to sustain and enhance a number of special events and projects including the *Holiday Parking Promotion*, the *Casino Regina 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 2007, the Board of Directors approved a cap the Contingency Reserve at \$215,000. Since then, 75% of the surplus funds have been allocated to the Capital Reserve. No transfers from the Contingency Reserve are anticipated.

In 2013, the planned surplus of \$62,754 will be transferred to the Unappropriated Surplus (25%) and the Capital Reserve (75%). 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.



2013 BUDGET - Revenue Projections

2013 BUDGET - REVENUE				
	2010	2011	2012	2013
	Actual	Actual	Unaudited	Budget
ASSESSMENT				
Bid Levy	\$613,427	\$639,198	\$655,336	\$828,518
Adjustments (Board of Revision, etc.)	\$0	\$0	\$0	\$0
Recovery of Assessment Appeals	\$0	\$0	\$0	\$0
Sub-total	\$613,427	\$639,198	\$655,336	\$828,518
OTHER FUNDING				
Special Membership Fees	\$12,651	\$12,987	\$13,543	\$12,651
Office and Equipment Rental	\$0	\$0	\$0	\$0
Other	\$0	\$3,800	\$39,975	\$0
Sub-total	\$12,651	\$16,787	\$53,518	\$12,651
SPECIAL PROJECTS				
Holiday Parking Program	\$2,040	\$3,500	\$2,100	\$3,000
FW Hill Mall Stage	\$5,500	\$5,500	\$6,000	\$8,000
City Square Programming (Winter)	\$653	\$0	\$0	\$1,000
Cinema Under the Stars	\$16,065	\$14,500	\$10,000	\$20,000
Anti-Graffiti Program	\$5,000	\$5,000	\$7,000	\$2,500
City Square Programming (Summer)	\$0	\$0	\$0	\$2,500
Canada Summer Wage Subsidy	\$2,223	\$2,223	\$0	\$2,250
SGI Safe Ride – Labour Day Shuttle	\$7,500	\$12,500	\$12,500	\$0
City Square Programmer	\$0	\$0	\$0	\$40,000
CIF Grant – Public Art Guide	\$0	\$0	\$0	\$6,750
Other Sponsorships	\$326	\$13,823	\$2,738	\$5,000
Additional Studies	\$40,000	\$5,000	\$0	\$0
In-Kind Donations	\$62,409	\$115,800	*	*
Sub-total	\$141,716	\$177,846	\$40,338	\$91,000
REVENUE TOTAL	\$767,794	\$833,831	\$749,192	\$932,169

*Generally Accepted Accounting Procedures changed in 2012. In-kind donations are no longer included as a revenue source.



2013 BUDGET - Expense Overview

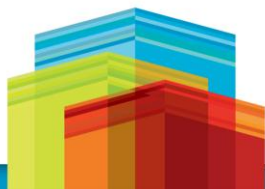
2010 - 2012 BUDGET - EXPENSES

	2010 Actual	2011 Actual	2012 Unaudited
CORE EFFICIENCIES			
General Operating and Personnel	\$360,532	\$344,082	\$293,712
Investment in Equipment	\$0	\$0	\$2,483
Sub-total	\$360,532	\$344,082	\$296,195
IMAGE AND AWARENESS			
Clean Team	\$61,812	\$66,532	\$52,387
Downtown Patrol	\$78,713	\$75,702	\$105,871
Advertising and Promotions	\$35,115	\$77,893	\$52,160
Investment in Mural Program	\$6,000	\$0	\$36,707
Sub-total	\$181,640	\$220,127	\$247,125
STAKEHOLDER SERVICES			
Special Events	\$112,656	\$104,319	\$65,674
Research and Studies	\$13,739	\$20,391	\$44,255
Special Projects	\$0	\$1,465	\$0
Member Communications	\$5,870	\$12,969	\$7,394
Sub-total	\$132,265	\$139,144	\$117,323
ROLE IN DEVELOPMENT			
Amortization	\$13,379	\$26,701	\$36,897
Planning and Development	\$108,094	\$39,156	\$12,579
Transportation Programs	\$4,538	\$58,510	\$19,388
Investment in Streetscape Enhancements	\$5,096	\$4,733	\$22,718
Sub-total	\$131,107	\$129,100	\$91,582
PROVISION FOR ASSESSMENT APPEALS	\$21,382	\$13,032	\$51,596
EXPENSE TOTAL	\$826,926	\$845,485	\$803,821



2013 BUDGET - EXPENSES

	2013 Budget
Organization Management	
General Operating and Personnel	\$408,860
Investment in Equipment	\$5,500
Sub-total	\$414,360
MEMBER ENGAGEMENT AND SERVICES	
Communications	\$27,800
Advertising	\$36,250
Publications	\$37,200
Downtown Maintenance	\$55,860
Downtown Ambassador Services	\$64,150
Sub-total	\$221,260
PLACE-MAKING	
Events and Programming	\$94,000
Neighbourhood Enhancements	\$22,500
Special Projects	\$21,500
Sub-total	\$138,000
BUSINESS & RESIDENTIAL ATTRACTION & RETENTION	
Business Research and Initiatives	\$21,500
Residential Research and Initiatives	\$6,000
Sub-total	\$27,500
TRANSFORMATIONAL PROJECTS	
Project Support	\$500
Sub-total	\$500
PROVISION FOR ASSESSMENT APPEALS	\$67,795
EXPENSE TOTAL	\$869,415



March 13, 2013

To: Members of City Council

From: Kelly Hague – Owner, Loggie's Shoes

Re: Application for Discretionary Use (12-DU-34) Proposed Office Building 1842-1850 Hamilton Street

Request of City Council:

That as a condition of approval for the proposed development, that the developer provide off-street parking for all construction workers, including sub contractors, until construction has been completed, and direct its contractors and sub contractors to use such parking area as may be provided and not to park at metered parking on the streets surrounding the development.

Background:

I am the owner of Loggie's Shoes and the building located at 1843 Hamilton. During construction of Hill Tower 3, many of the construction workers parked at meters on the streets surrounding the development. They would often plug the meters several times during the day, tying up those spots normally available for visitors to the downtown. We received many complaints from customers regarding the difficulty of finding a parking spot anywhere nearby and our business suffered when many customers simply chose not to shop downtown. Reduced business didn't just affect my bottom line, but also my employees and tenants upstairs, other downtown businesses and their employees.

Whenever a tower is built downtown there is a certain amount of disruption and inconvenience that cannot be avoided in order to renew and enhance our downtown. Construction workers parking at metered street spots, is entirely avoidable and directing them to off-street parking would help minimize the impact of such development.

I would be happy to try to answer any questions you may have.

Thank-you for allowing me to appear before you today.

Agriculture Place – 1800, 1842, and 1850 Hamilton Street Application for Discretionary Use Approval (12-DU-34)

Your Worship, members of City Council and members of City Administration. My name is Rosanne Hill Blaisdell. I am the Managing Director of Harvard Buildings Inc. and Vice President of Leasing with Harvard Developments Inc. and we are proponents of the Discretionary Use Application before you today.

With me at the podium is Mr. Vince Dods of Gibbs Gage Architects, who has acted as the lead design architect on the proposed Agriculture Place development. In addition to being the lead architect for the Mosaic Tower in Regina, Gibbs Gage has designed over 15 new office buildings comprising over 10 million square feet in the Calgary market in the past five years. They are partnering with the local Regina office of Stantec in this project. Michael Kime of MKT Arkle is the project manager of the building. He has been involved in six of Harvard's Downtown Office developments, the most recent being Mosaic Tower Hill Centre III.

Harvard is proud and excited to introduce Agriculture Place. Located mid-block at 1842/1850 Hamilton, the building is proposed to be 147,000 square feet and approximately 10 stories in height. The new structure will be LEED certified and incorporate many materials and state of the art mechanical and electrical equipment to ensure that Agriculture Place is a leader in environmental standards and energy efficiency.

HARVARD

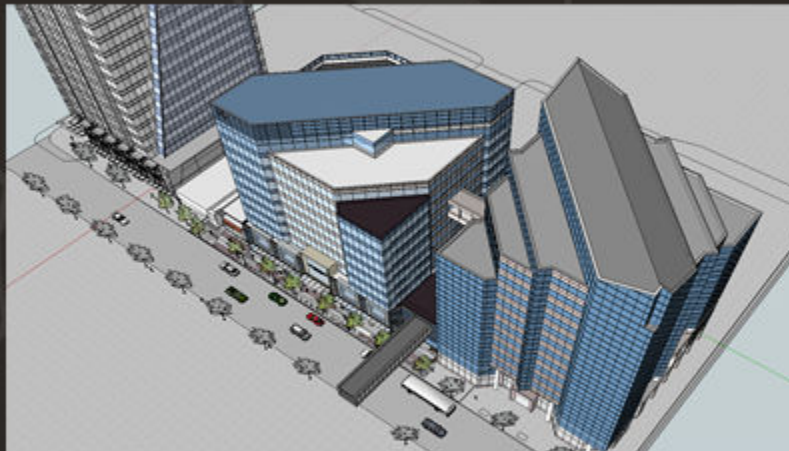
DEVELOPMENTS INC.



A History of Breaking New Ground

HARVARD

DEVELOPMENTS INC.



A History of Breaking New Ground

The building was envisioned in response to the public tender issued in 2010 by Farm Credit Canada to accommodate their need to consolidate their current offices and create efficiencies in their operations. Harvard was the successful proponent. The proposed development fulfills Farm Credit's needs and brings an additional 48,000 sf. of speculation unleased space to the downtown market for any large block prospective tenants looking to locate or expand. The development is also consistent with the vision, principles, big moves and urban design standards of the Regina Downtown Neighborhood Plan. Agriculture Place has been sensitively and creatively designed to maintain the theme of the existing Farm Credit Canada Tower immediately north to this site. Over \$69 million dollars is being invested in the new building and this will translate to a large number of jobs during the construction phase and bring hundreds of new workers into the downtown core. The economic benefits of such a project are multiple.



Last fall, Harvard Developments Inc. submitted this application and embarked on the Urban Design Review process to ensure the building would meet the objectives and the spirit of the RDNP.

The design of street level building components reflects the requirements within the plan to provide active use at grade. The pedestrian interface is designed to accommodate commercial uses, where the articulation of the building podium can easily allow for both large and small ground floor tenant sizes. The façade of the building at grade provides a good rhythm at street level to potentially accommodate several commercial uses with various entry points. Access to these commercial spaces is gained from street level as well as potentially from the main building entrance lobby, which punctuates the façade at a mid-block location. The partially recessed parkette located below the +15 walkway provides both added barrier-free access to the adjacent retail space as well as a comfortable landscaped area, providing a pedestrian retreat along the active street edge. Together with added landscaping and improved sidewalk treatment along Hamilton Street, the overall podium design of Agriculture Place intends to engage the urban realm and add to the vibrancy of Regina's Central Business District.



In terms of the aesthetics of the building, the material treatment and articulation at the base reflects the small scale rhythm of massing required in the RDNP. Clear glazing around the base of the building creates improved depth and views into the building, while patterned glass adds to the animation of the streetscape. Additionally, rich quartzite and granite stone materials act to ground the frames and accent the façade. The proposed building is also wrapped with large glass canopies that extend out 1.5 metres from the building face. The canopies provide weather protection as well as a design feature to partially deflect wind that may be driven down the face of the building and reflect a human scale.

HARVARD

DEVELOPMENTS INC.



A History of Breaking New Ground

HARVARD

DEVELOPMENTS INC.



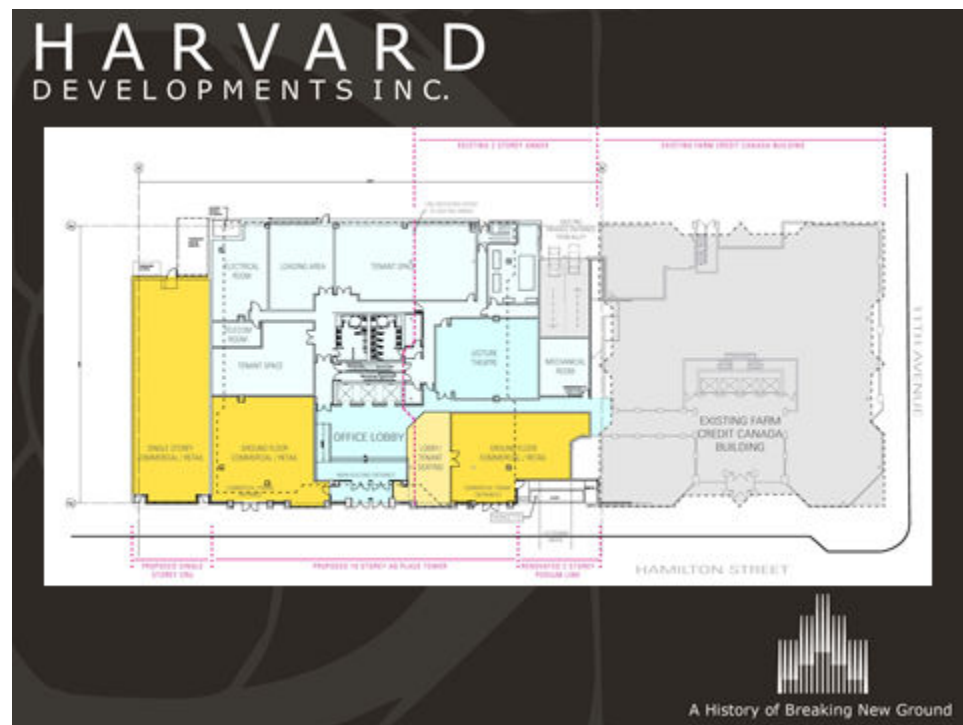
A History of Breaking New Ground

To substantiate the comfort of wind conditions at the street level, we engaged a consultant, Rowan Williams Davies & Irwin Inc., to evaluate the proposed building massing and configuration. Based on thorough wind tunnel analyses completed for the recently constructed adjacent Hill Tower III, the analysis revealed that the design of the building would not create negative conditions at grade for pedestrians and that areas along the Hamilton Street edge would be comfortable for standing and other pedestrian activities throughout the year.



In terms of the Office Contribution Gradient, we have agreed on a value of \$517,626 in public amenity contributions. This gives priority to the pedestrian realm redevelopment including landscaping, street furniture and a mini park. We are in the final stages of

negotiating an agreement on a number of these items. We anticipate that the completion of this portion of the Urban Design Review will be done in advance of the development permit being issued. This is consistent with the objectives of the Regina Downtown Neighbourhood Plan to generate vibrant and active streetscapes in the Downtown.



The required building parking to meet Bylaw is 137 stalls. This application meets this requirement by providing two of underground parking levels providing additional 62 parking stalls on-site. Access to the parking garage is from the lane at the rear of the subject property and shared with the existing FCC building parking entry ramp. 75 parking stalls provide the remaining parking required in an existing parkade located at

the northwest corner of Rose Street and 12th Avenue located one block east of the subject property through a parking agreement with the City. Off-site parking is a permitted use in the Downtown zone. In response to concerns voiced about contractor parking on Hamilton Street during the course of construction of Agriculture Place, we have contacted the owner of 1755 Hamilton Street, and have agreed to enter into a contractual arrangement to use their parking stalls for the purpose of the contractor and sub trade parking. Please see the attached letter.

Harvard Developments Inc. currently manages 1283 number of parking stalls in the downtown core with 781 stalls being required through leases of our tenants. A few of the larger tenants in the building are also high users of public transportation and with the huge emphasis on the City's new "Walk to Work" campaign, we are confident there will be no additional pressure on parking as a result.



In closing, Harvard would like to emphasize our commitment to Downtown Regina. We have operated our head office in this City for 110 years and have a strong history of investing time, dollars and people here. We intend to continue this legacy of improving and supporting many projects and activities which make Regina's Downtown a jewel in the Prairies.

We are available to answer any questions you may have.



Westland Ventures Ltd.
3815 Albert Street
Regina, Saskatchewan
S4S 3R4

March 14, 2013

Diana Hawryluk
Director of Planning
City of Regina
P.O. Box 1790
Regina, Saskatchewan
S4P 3C8

Dear Ms. Hawryluk:

Re: Use of parking – 1755 Hamilton Street

Please be advised that we have been in discussion with Rosanne Hill Blaisdell of Harvard Developments Inc. regarding a contractual arrangement we will enter into with Harvard. This arrangement will supply all the required parking stalls for contractor and subtrade use on a daily basis during the entire construction period of their new development, Agriculture Place on Hamilton Street.

This agreement will be effective late summer 2013 when Harvard Developments Inc. expects to begin construction on their site.

Should you require any further information, please do not hesitate to contact me directly at (403) 213.5543.

Sincerely,

Mitchell J. Brody
President

MJB/mam

Good Afternoon Mayor Fougere and City Council.

My name is Judith Veresuk, Executive Director of the Regina Downtown Business Improvement District. I am pleased to be here today provide support for Discretionary Use Application 12-DU-34.

Regina Downtown Business Improvement District offers general support for the proposed development for:

- helping to address the pressing current need for A Class office space in downtown Regina;
- the provision of high quality at grade retail space in an important retail area of downtown; and
- the proponent's demonstrated continuing commitment to a vital and vibrant downtown.

The applicant is to be commended for its work in these regards.

Regina Downtown strongly encourages the proponent to make every effort to ensure compliance with the Regina Downtown Neighbourhood Plan, for which Regina Downtown BID has expressed its full endorsement.

Additionally, Regina Downtown strongly recommends that the proponent provide off-site parking for its construction workers throughout the construction phase. Several businesses expressed concern over the lack of on-street parking during the development of Hill Centre III. Proactively addressing this issue is encouraged.

Thank you.

March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Discretionary Use (12-DU-34) Proposed Office Building Greater than 2.0
in the D-Downtown Zone – 1800, 1842, and 1850 Hamilton Street

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- MARCH 13, 2013**

1. That the discretionary use application for a proposed office building greater than Floor Area Ratio (F.A.R.) 2.0 located at 1800, 1842, and 1850 Hamilton Street, being Lots 28-35 inclusive, and 42, Block 306, Old 33 Subdivision, be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Gibbs Gage Architects and dated December 15, 2012;
 - b) The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, to provide the balance of required parking stalls not provided on site at an off-site location to meet the minimum parking requirements of *Regina Zoning Bylaw No. 9250*. This agreement will provide that the off-site parking serve the proposed development in perpetuity. The agreement shall be executed prior to issuance of a building permit, and be registered on title in the City's interest at the applicant/owner's cost;
 - c) The building permit plans shall clearly identify the minimum required parking stalls for persons with disabilities;
 - d) The applicant/owner shall comply with all applicable regulations and standards under *Regina Zoning Bylaw No. 9250*; and
 - e) The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, for the provision of public amenities consistent with Chapter 17 of *Regina Zoning Bylaw No. 9250* and equivalent to the amount of \$517, 626. This agreement shall be executed prior to issuance of a building permit, and shall be registered on title in the City's interest at the applicant/owner's cost.

REGINA PLANNING COMMISSION – MARCH 13, 2013

The following addressed the Commission:

- Rylan Graham, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Kelly Hague, representing Loggie's Shoes; and
- Roseanne Hill Blaisdell and Vincent Dods (Gibbs Gage Architects), representing Harvard Developments.

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

Councillors: Shawn Fraser and Mike O'Donnell; Commissioners: David Edwards, Phil Evans, Phil Selenski, Laureen Snook and Sherry Wolf were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 13, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for a proposed office building greater than Floor Area Ratio (F.A.R.) 2.0 located at 1800, 1842, and 1850 Hamilton Street, being Lots 28-35 inclusive, and 42, Block 306, Old 33 Subdivision, be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Gibbs Gage Architects and dated December 15, 2012;
 - b) The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, to provide the balance of required parking stalls not provided on site at an off-site location to meet the minimum parking requirements of *Regina Zoning Bylaw No. 9250*. This agreement will provide that the off-site parking serve the proposed development in perpetuity. The agreement shall be executed prior to issuance of a building permit, and be registered on title in the City's interest at the applicant/owner's cost;
 - c) The building permit plans shall clearly identify the minimum required parking stalls for persons with disabilities;
 - d) The applicant/owner shall comply with all applicable regulations and standards under *Regina Zoning Bylaw No. 9250*; and
 - e) The applicant/owner shall enter into an agreement with the City of Regina, in a form satisfactory to the City Solicitor, for the provision of public amenities consistent with Chapter 17 of *Regina Zoning Bylaw No. 9250* and equivalent to the amount of \$517, 626. This agreement shall be executed prior to issuance of a building permit, and shall be registered on title in the City's interest at the applicant/owner's cost.
2. That this report be forwarded to the March 18, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- A building (office use) greater than F.A.R. 2.0 in the D-Downtown Zone.
- The building would be 11 storeys (plus penthouse) and would be approximately 15,000m² in size;
- No technical concerns were identified throughout the review process;

- The development is consistent with the urban design standards in the Regina Downtown Neighbourhood Plan; and
- The public stakeholder feedback was mixed. Most were generally accepting of a new office building in this location. Concerns related to ongoing construction nuisance and parking were commonly cited.

The proposal complies with the development standards and regulations contained in Regina Zoning Bylaw No. 9250 and is consistent with the policies contained in Regina Development Plan Bylaw No. 7877 (Official Community Plan).

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Regina Development Plan Bylaw No. 7877 (Official Community Plan)*, and *The Planning and Development Act, 2007*.

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

DISCUSSION

Land Use Details		
	Existing	Proposed
Zoning	D-Downtown	D-Downtown
Land Use	Retail and Office	(Office) Building Greater than Floor Area Ratio (F.A.R.) 2.0 in the D Zone
Number of Dwelling Units	N/A	N/A
Building Area	N/A	15,156m ²

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	137 stalls Office= 1/100 after 325m ² @ 13,235.9/100= 132.3 Retail=1/50 after 325m ² @ 226/50=4.5 Restaurant= nil	137 (62 on site and 75 located at 1860 Rose Street through off-site caveated parking agreement)
Minimum Lot Area (m ²)	n/a	2335m ²
Minimum Lot Frontage (m)	n/a	50.6m
Maximum Building Height (m)	Unlimited (Subject to Office Contribution Gradient)	48.15m
Gross Floor Area	n/a	15,156m ²
Maximum Floor Area Ratio (F.A.R*)	Unlimited (Subject to Office Contribution Gradient)	6.49
Maximum Coverage (%)	n/a	96.7%

*Floor Area Ratio (F.A.R) is a ratio of gross floor area to site area. The purpose of the standard is to control the density of building.

The surrounding land uses are a combination of office and retail in all directions, as well as residential to the east.

The applicant's proposal represents the second phase of the Agriculture Place building, the first of which was originally constructed in 1991. The second phase would be connected to the first phase through the lobby, through the underground parking garage, and a connection on the 7th floor. The new tower would also have access to the existing pedway connection to the office building on the east side of Hamilton Street.

The proposed development is consistent with the purpose and intent of the D-Downtown Zone with respect to:

- Strengthening the Downtown as the economic and cultural hub of the City by making it an attractive place to work, shop, visit, and live;
- Facilitating and encouraging developments that contain ground floor and pedestrian-oriented streets, clusters of retailing and eating and drinking establishments etc.; and
- To create a human-scaled environment, characteristic of all great downtown.

Urban Design Review- Built Form Framework

The D-Downtown Zone standards as amended by City Council on August 20, 2012 provide development and design standards/regulations not found in other zones in the city. The regulations implement the intent of the Downtown Zone as described in the section above. Important aspects of positive downtown built environment include building within contextual surroundings, contribution to pedestrianism, interactive facades through clearer glass treatment, multiple entrances, and active storefront uses. This section discusses some key development regulations that require further explanation.

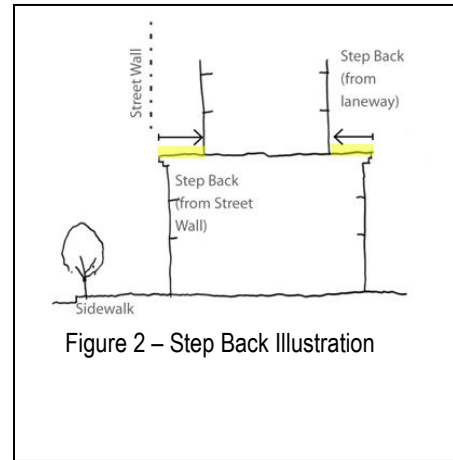
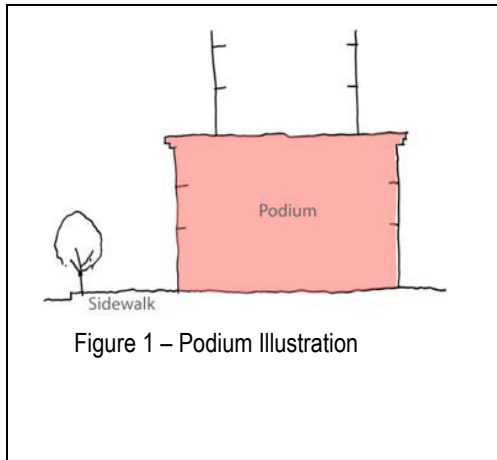
Frontage Condition

This block of Hamilton Street is identified for *Required Street Level Storefront Frontage*, meaning buildings along these streets shall provide storefront uses at street level. Non-storefront features, such as common building lobbies or entrances to above grade uses should be minimized.

Approximately 85 percent of the building frontage is considered to be storefront frontage and is therefore consistent with this section of the bylaw. The applicant originally proposed an open public space to the south of the main building noted as "single storey CRU" (Commercial Retail Unit) on the site plan. The commercial space creates opportunity for consistent street retail frontage to develop. The CRU space to the north of the lobby is intended for a café type tenant with flexible space for lobby use or restaurant use. The CRU space to the south of the lobby is intended for a retail type tenant. Furthermore as part of the construction of this building approximately 26m of less active or passive frontage that is currently part of the existing office building would be demolished and reconstructed and used in accordance with current zoning standards, which require more pedestrian level interaction.

Above Street Wall and Podium Development Standards

Each building in the downtown is required to include a podium, which is the lower portion of the building that defines the street edge or public realm as shown in Figures 1 and 2 below.



The building has a defined podium consistent with applicable standards. The typical standard of the tower setback from the podium is 2.5m. This standard helps to create a human scale to buildings that otherwise dominate the streets of the downtown and also to mitigate wind that blows down the tower and onto the sidewalk (pedestrian realm). However, the bylaw allows for flexibility at the discretion of City Council providing a wind analysis demonstrates there would be no adverse conditions to the pedestrian realm as a result. In this proposed building, some tower elements deviate from the minimum standard and protrude closer than the required 2.5m. The Administration is supportive of the deviations of the tower setback because it addresses other urban design objectives including good transition between the new tower and existing tower to the north. A wind analysis prepared by a qualified professional has confirmed the deviations in tower setback would have no negative impact on the pedestrian realm.

In addition to these basic standards, the podium is consistent with additional design guidelines that encourage a fine grain of streetscape by articulating the façade in a vertical rhythm (to accommodate storefronts) that is consistent with the historical character of storefronts having frontage of approximately 6 to 12 metres spacing.

Office Contribution Gradient (Public Amenities)

The subject property is located within the Central Business District as identified in the Downtown Zone. The height and F.A.R of office buildings in the Central Business District is unlimited providing that the applicant provides public amenity contributions of \$4.00/ square foot or amenities of equivalent value in accordance with Chapter 17 – Development Alternatives and Incentives. The building is worth \$517,626 in public amenity contributions.

In finalizing the public amenity agreement the Administration is giving priority to pedestrian realm (sidewalk) redevelopment, including landscaping, street furniture, a mini park or parkette given the recent investments made in public realm improvements adjacent to the Mosaic Tower. The value associated with these public amenities is still being negotiated along with other potential amenities. If there is a balance remaining upon completion of these negotiations it would be payable to the City and assigned to an account that has been established for projects of public benefit in the downtown.

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

No particular environment implications were identified through the review of this proposal. The subject property is located within the core of Downtown, which is well-served by public transit.

Policy/Strategic Implications

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

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

- Section 4.10 – That the City of Regina shall encourage the retention and enhancement of the downtown as the primary business, office, cultural and administrative centre of the city.

The proposal has been evaluated with policies contained in Part G –Downtown, which implements Policy 22, the intent of which is to ensure that new development:

- a) Makes a positive contribution to the city, to the Downtown, and to the streetscape.
- b) Relates to, and builds upon, its existing context.
- c) Contributes to pedestrianism.
- d) The façade is as interactive as possible at street level, through transparency, multiple entrances, and storefront and active uses.
- e) Will stand the test of time.

Other Implications

None with respect to this report.

Accessibility Implications

The proposal provides four additional parking stalls for persons with disabilities, which exceeds the minimum required by the Zoning Bylaw.

COMMUNICATIONS

Communications strategy has been developed to address the community issues.

Public notification signage posted on:	November 15, 2012
Letter sent to immediate property owners	November 16, 2012
Public Open House Held	N/A
Number of Public Comments Sheets Received	17

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B. Also included are the Administration's response to those issues. The Downtown Business Improvement District also responded in support of the project as follows:

“Regina Downtown Business Improvement District offers general support for the proposed development for:

- Helping to address the pressing current need for A Class office in downtown Regina;
- The provision of high quality at grade retail space in an important retail area of downtown; and
- The proponent has demonstrated continuing commitment to a vital and vibrant downtown.

The Applicant is to be commended in these regards.

Regina Downtown strongly encourages the proponent to make every effort to ensure compliance with the Regina Downtown Neighbourhood Plan, for which Regina Downtown BID has expressed its full endorsement. “

DELEGATED AUTHORITY

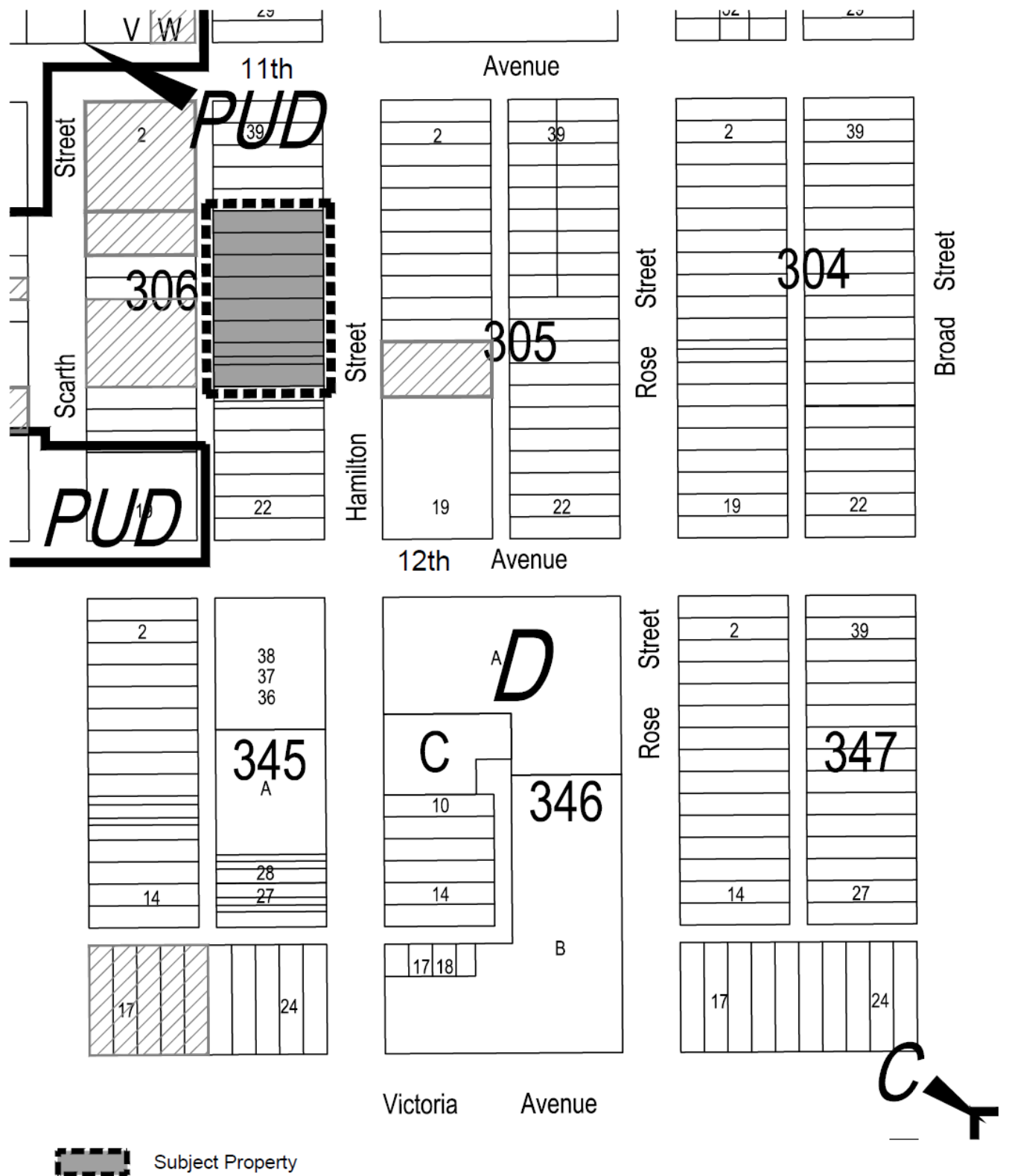
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

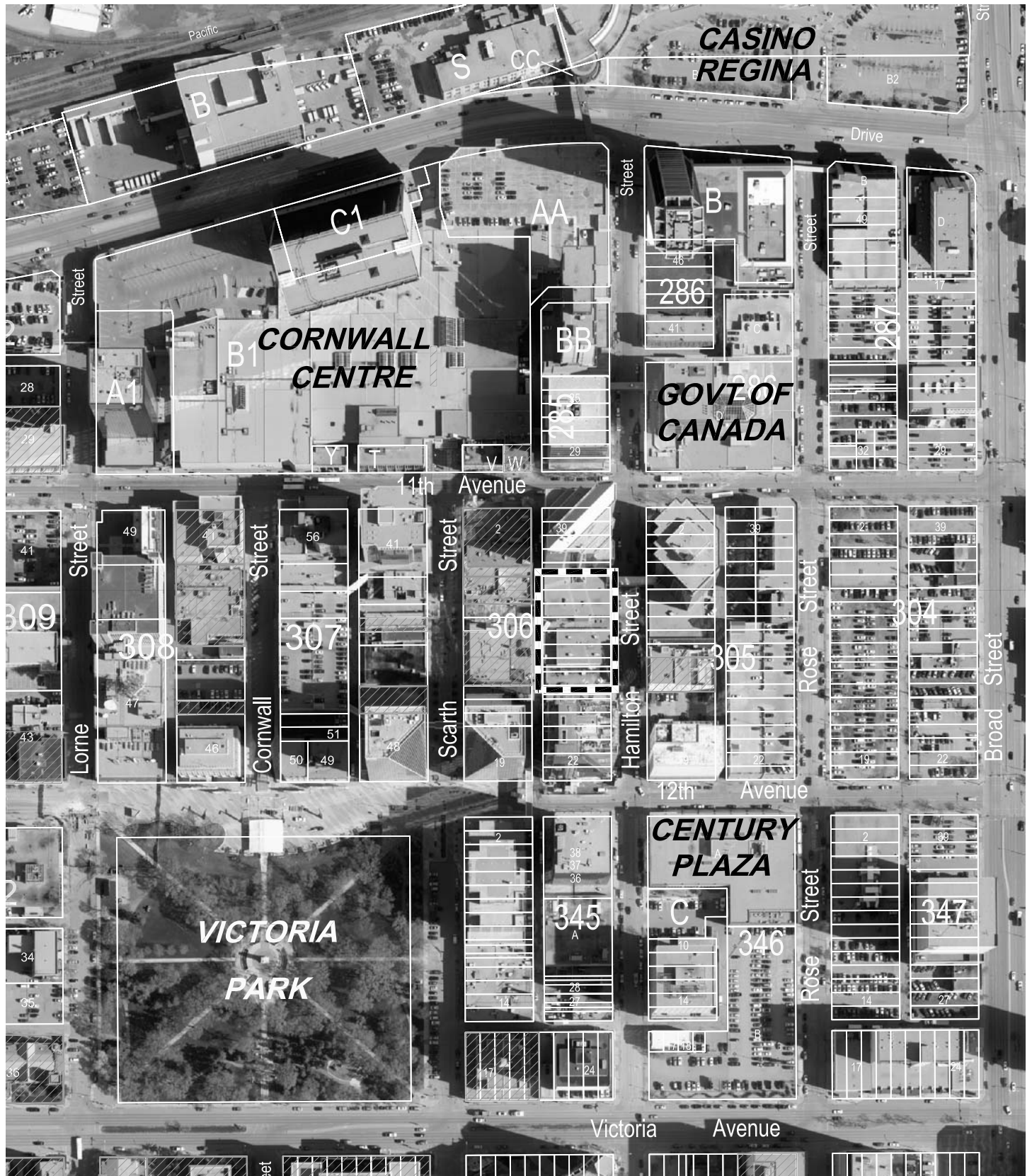


Elaine Gohlke, Secretary



Planning Department

Project 12-DU-34 Civic Address/Subdivision 1800, 1842, and 1850 Hamilton Street



Subject Property

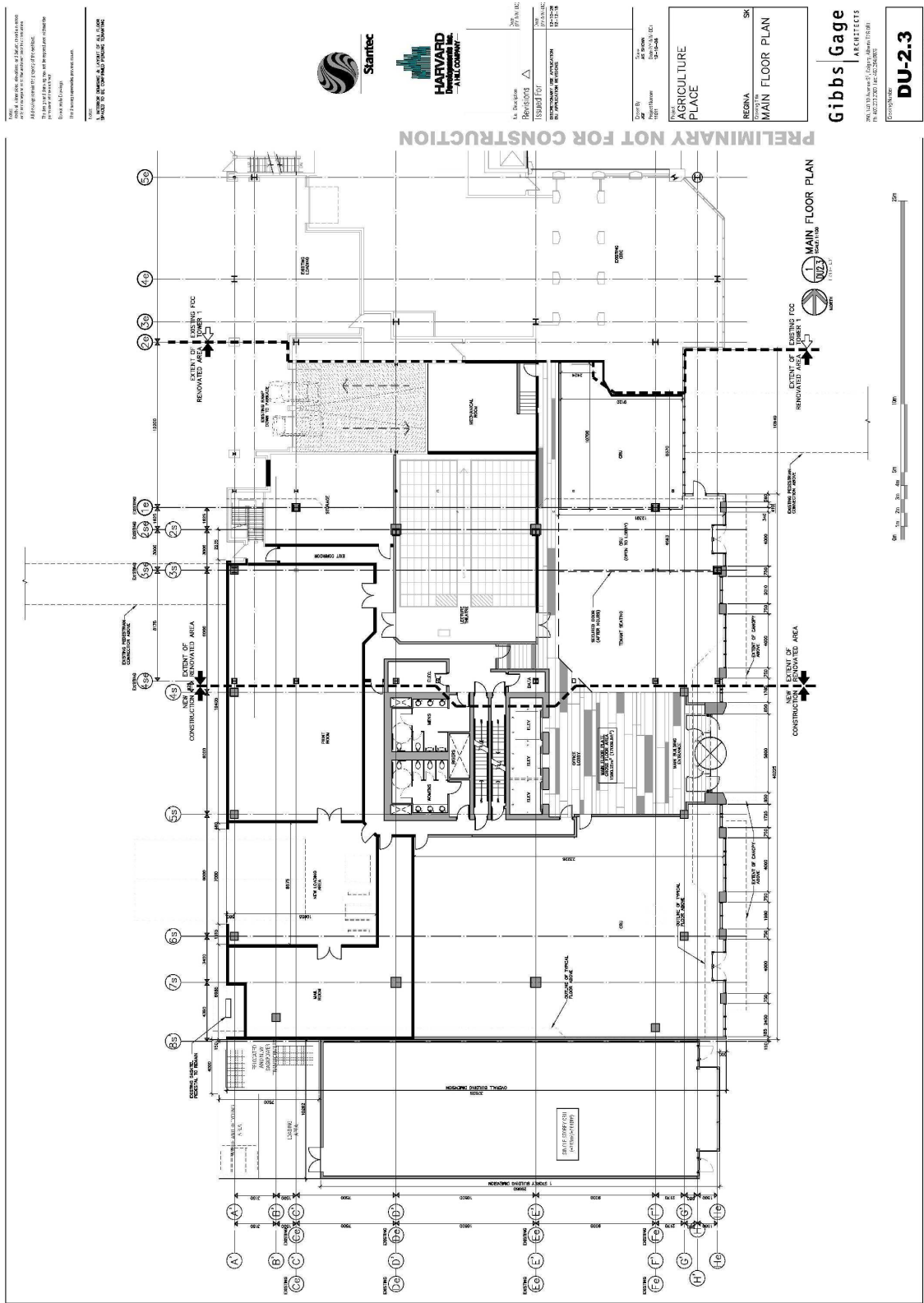
Heritage Property

Date of Photography : 2012



Project 12-DU-34

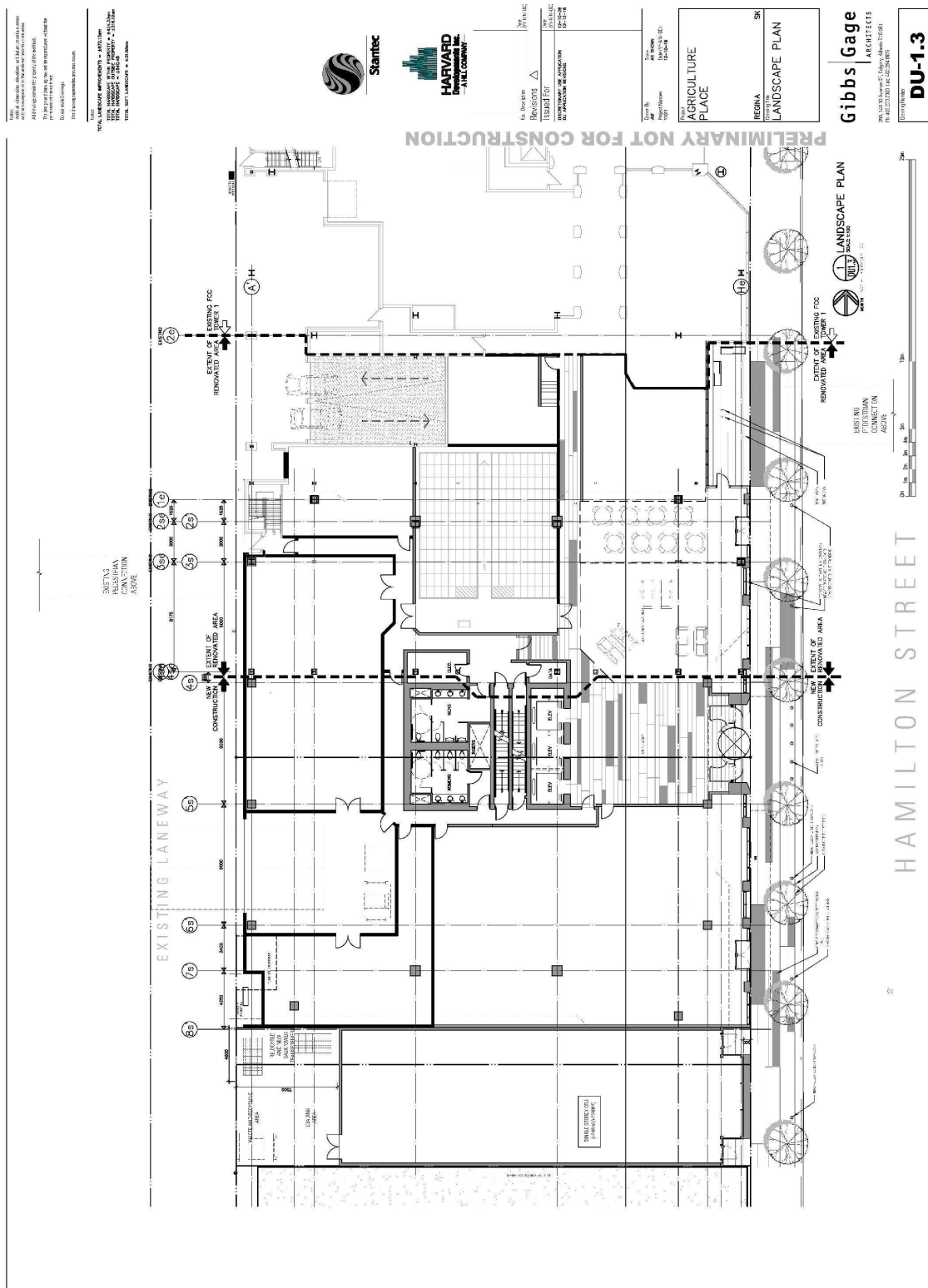
Civic Address/Subdivision 1800, 1842 and 1850 Hamilton Street



Planning Department

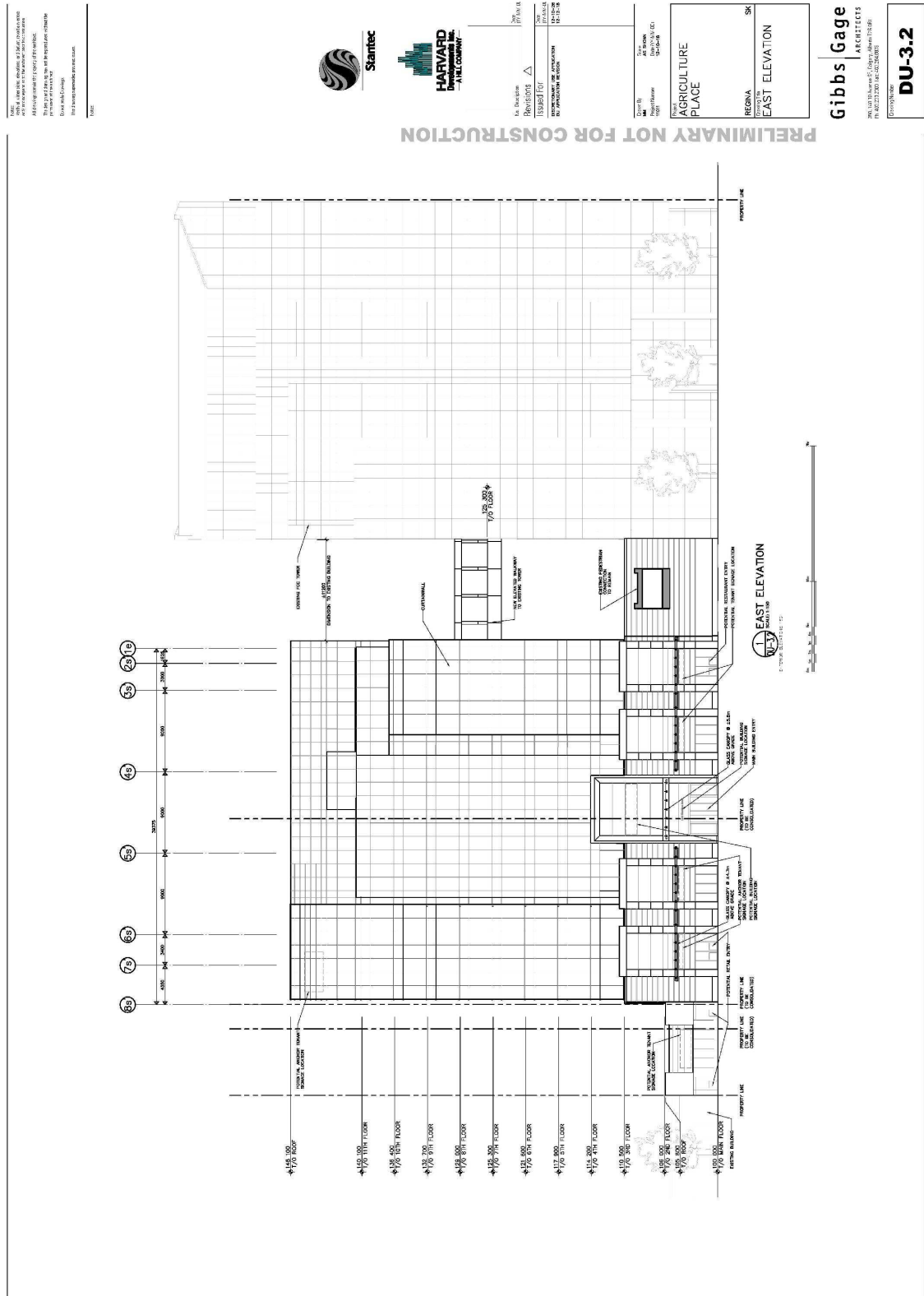
Project 12-DU-34

Civic Address/Subdivision 1800, 1842, and 1850 Hamilton Street

**Planning Department**

Project 12-DU-34

Civic Address/Subdivision	1800, 1842, and 1850 Hamilton Street
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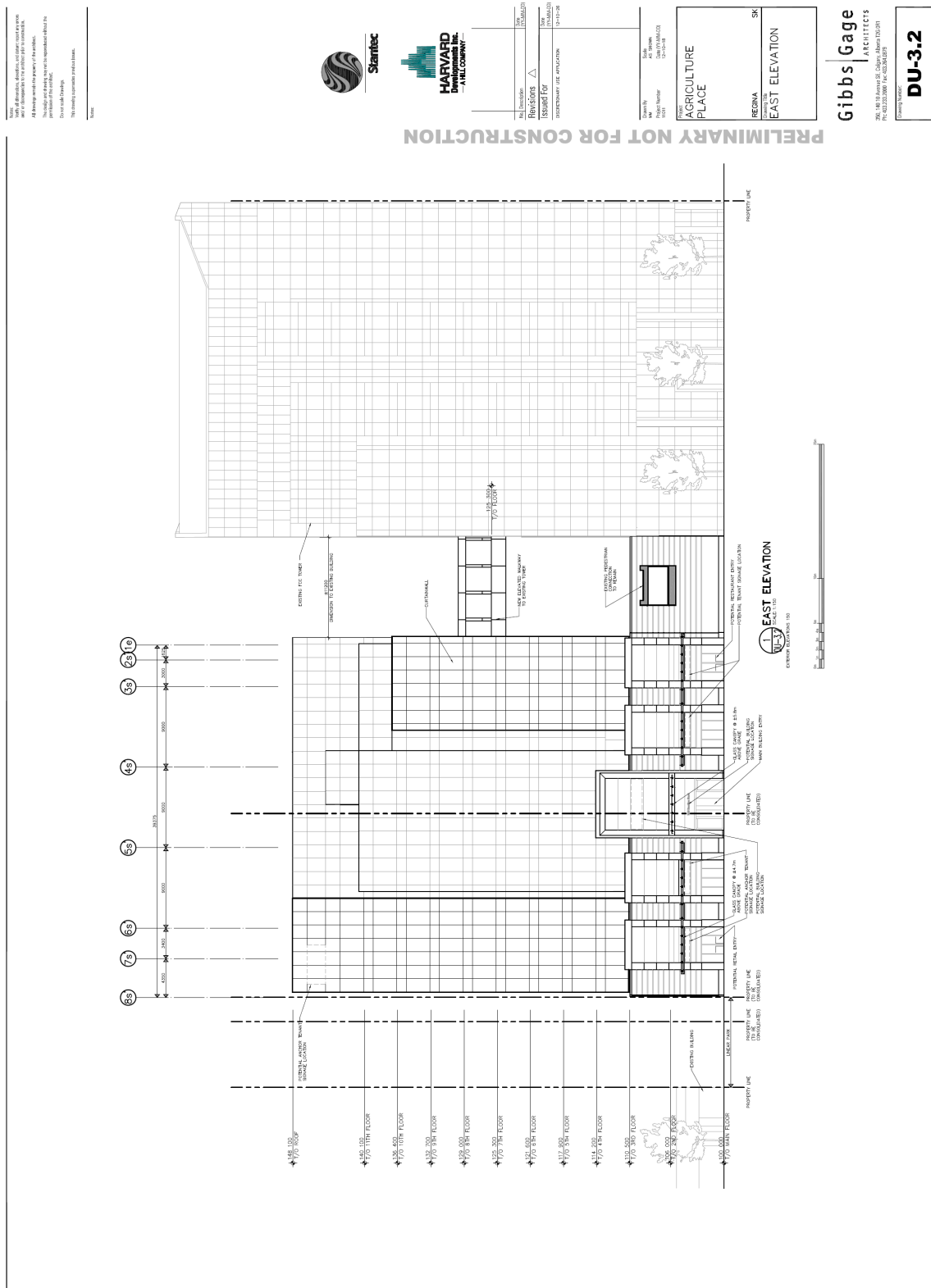


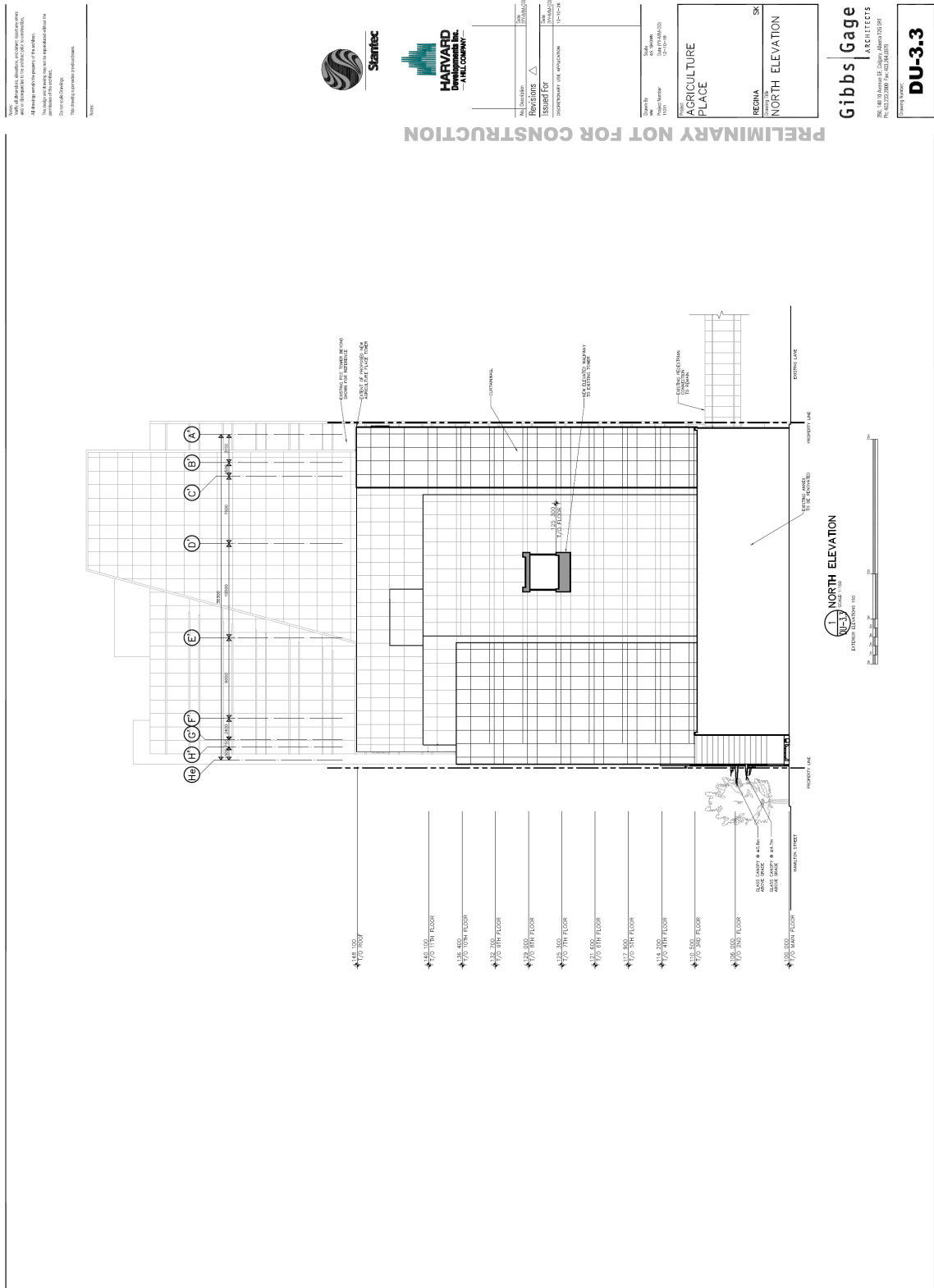
Planning Department

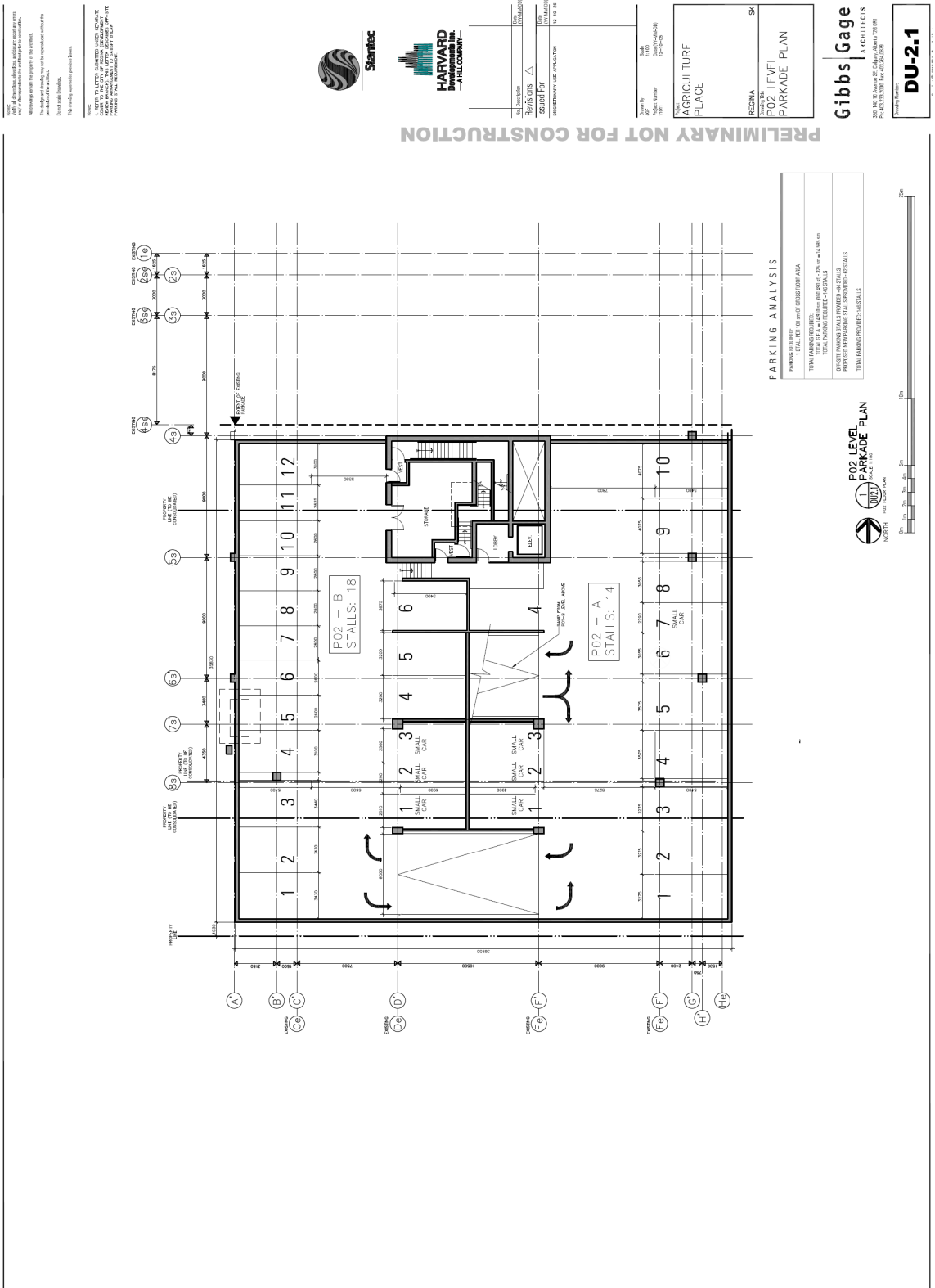
Project 12-DU-34

Civic Address/Subdivision	1800, 1842, and 1850 Hamilton Street
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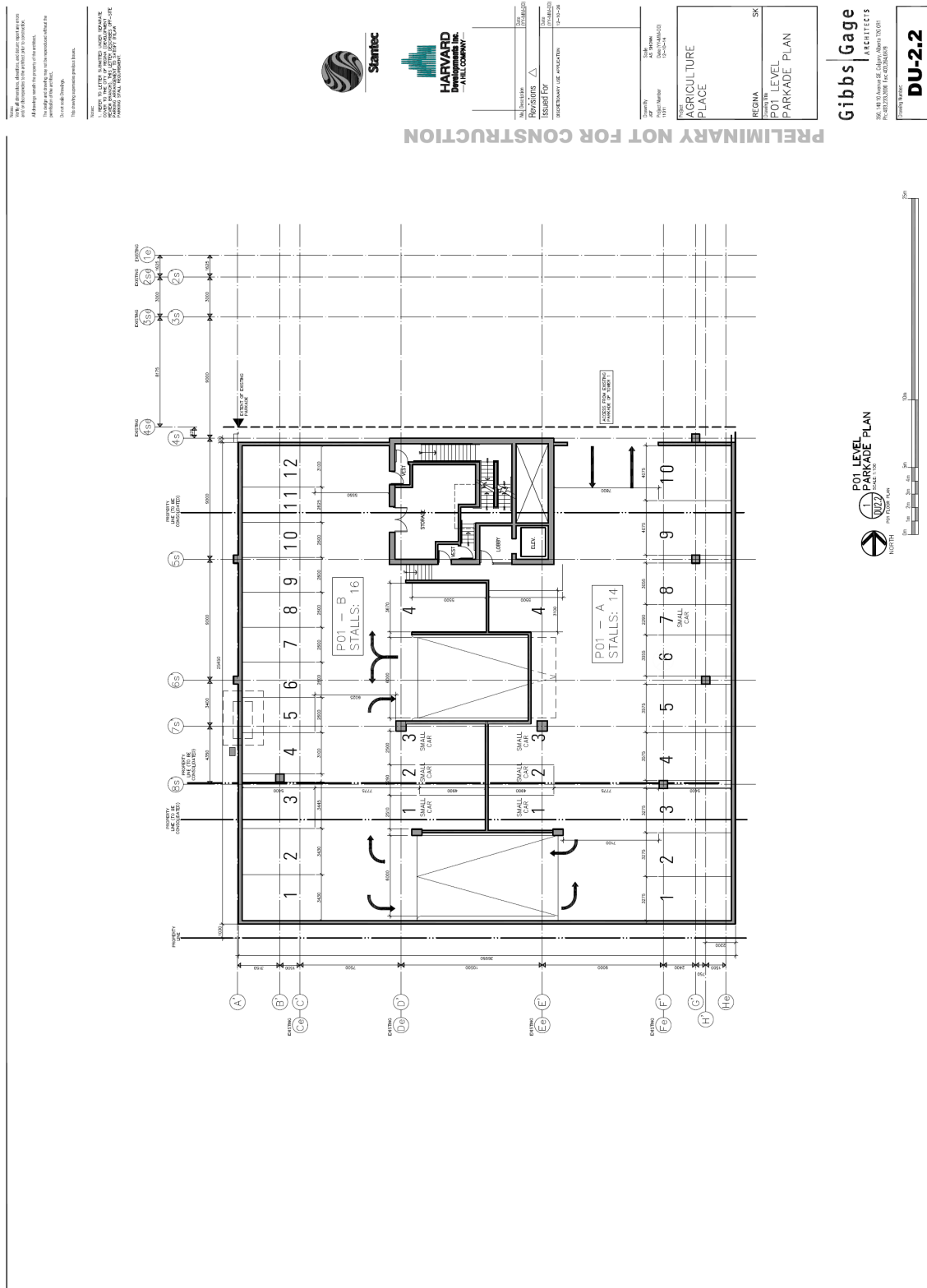


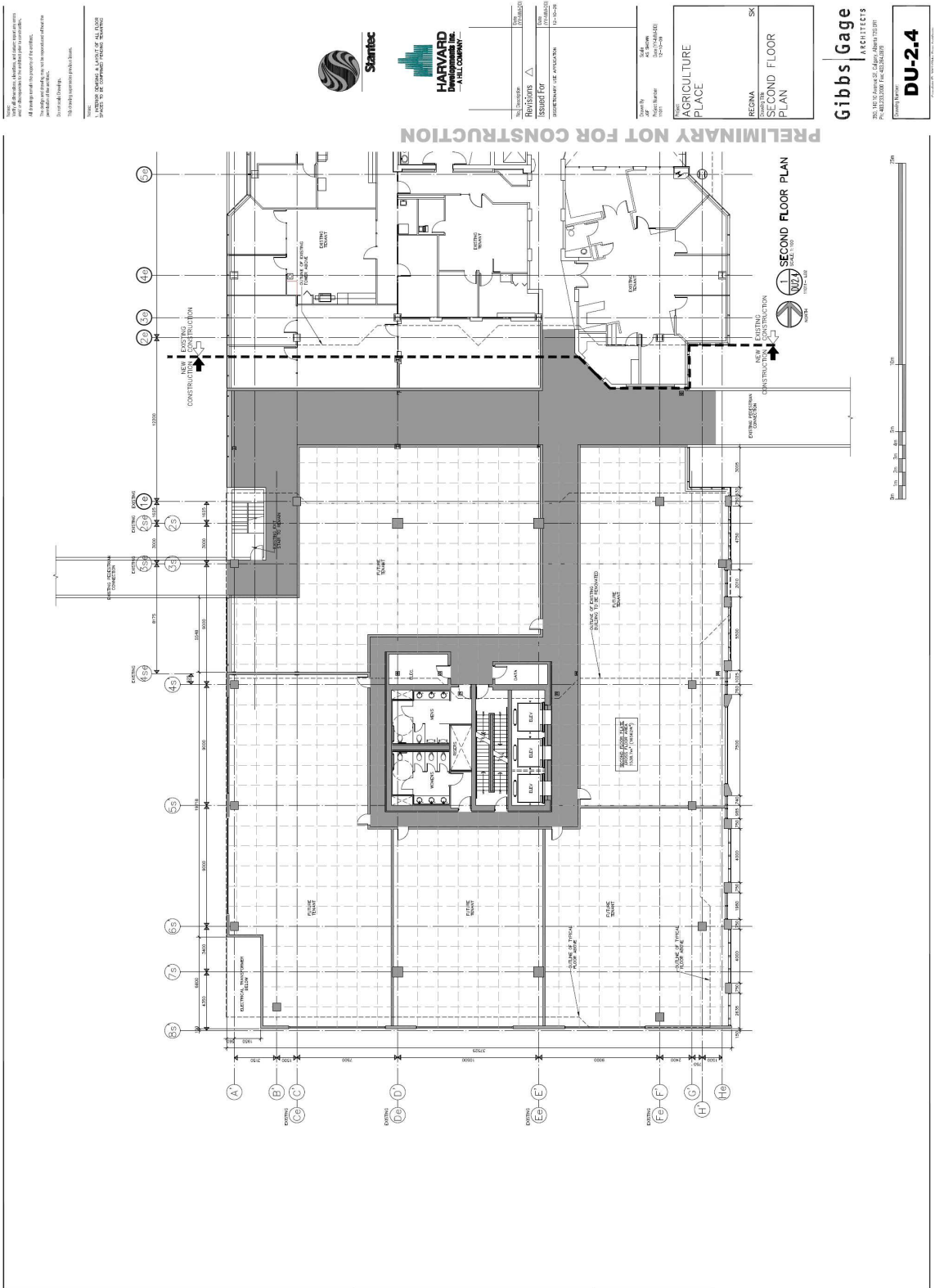






Planning Department





Planning Department

Project 12-DU-34 Civic Address/Subdivision 1800, 1842, and 1850 Hamilton Street

Notes:
1. All dimensions, elevations, and other data are given in feet and inches, rounded to the nearest 1/8 inch.
2. All drawings are made to the project of the architect.
3. The engineer and architect are to be responsible for the design and construction of the project.
4. The engineer is to be responsible for the design and construction of the project.
5. The engineer is to be responsible for the design and construction of the project.

Notes:
1. All dimensions, elevations, and other data are given in feet and inches, rounded to the nearest 1/8 inch.
2. All drawings are made to the project of the architect.
3. The engineer and architect are to be responsible for the design and construction of the project.
4. The engineer is to be responsible for the design and construction of the project.
5. The engineer is to be responsible for the design and construction of the project.



PRELIMINARY NOT FOR CONSTRUCTION

No.	Description	Revised
1	Issue for	12-11-20
2	Issue for	12-11-20

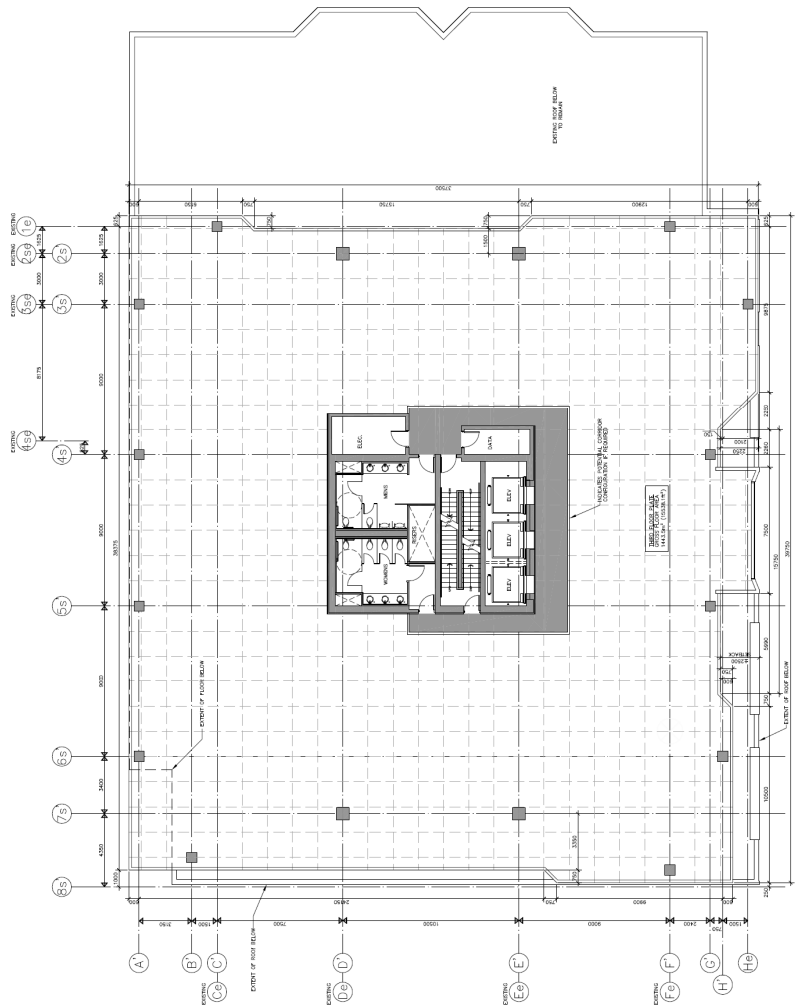
Drawn By	12-11-20
Check By	12-11-20
Project Manager	12-11-20
Design Engineer	12-11-20

AGRICULTURE PLACE	SK
REGINA	THIRD FLOOR
THIRD FLOOR	PLAN

Gibbs Gage
ARCHITECTS
3501, 1810 Avenue St. Catherine, Regina, S4S 0B1
P: 443-2228 F: 443-2229

DU-2.5

12-11-20

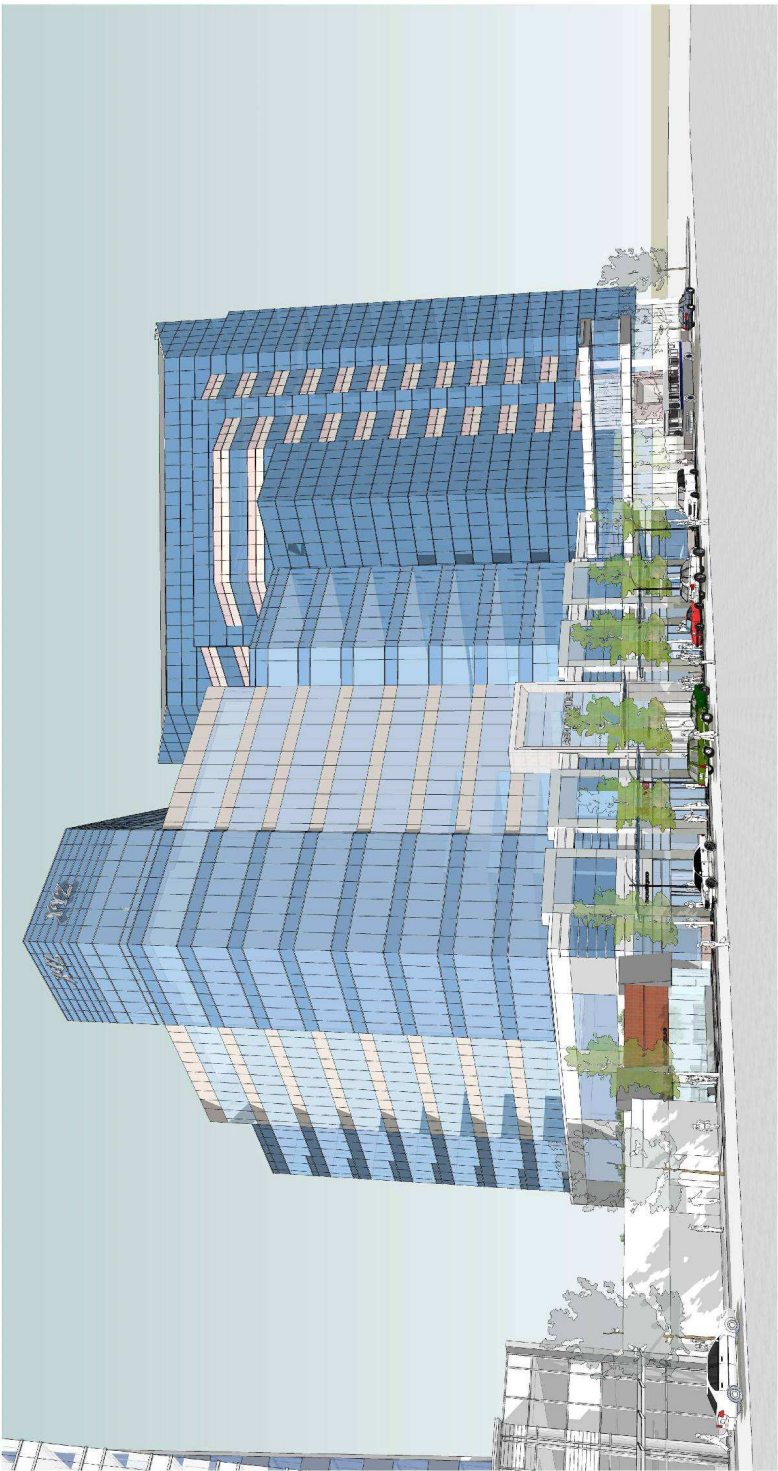


THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Planning Department

Project 12-DU-34

Civic Address/Subdivision 1800, 1842, 1850 Hamilton Street



AGRICULTURE PLACE
Regina, Saskatchewan



Planning Department

Project 12-DU-34 Civic Address/Subdivision 1800, 1842, and 1850 Hamilton Street

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	0	
<i>Accept if many features were different</i>	2	<ul style="list-style-type: none"> -Alleviate construction nuisance during construction -Access to the lane should be guaranteed during the construction period -Financial relief is provided to residents and business during the construction period.
<i>Accept if one or two features were different</i>	3	<ul style="list-style-type: none"> -Concern with loss of lane access during construction -Closure of the existing walkway from Hamilton Street. -More parking should be provided. -There is a lack of patron parking for the downtown. Underground lots generally are reserved for office workers, but there is not enough parking for retail or restaurant patrons.
<i>I support this proposal</i>	5	<ul style="list-style-type: none"> -Construction workers should not sit on the ledge of the building while taking a break -General concerns with the behaviour of construction workers. -The building should have adequate parking on-site. -Retailers should be charged a reasonable rent for space as to cater to independent retailers. -lack of on-site parking is a concern. -City should take note that construction has a large impact on residents in the downtown, which it hopes to attract. -More development in the downtown the better, rather than it going into a suburban location. -City needs to do a better job of enforcing landscape requirements and maintaining trees downtown.
<i>Not stated</i>	7	<ul style="list-style-type: none"> -lack of rental apartments in the central part of the city -no need for another office tower in the Downtown -contributes to the Downtown as a economic hub, but not as a cultural hub. -ongoing inconvenience and nuisance associated with construction. -loss of sunlight -Construction in the alley was a major inconvenience during construction of Tower III and will continue through this construction process. -City must guarantee access through the alley for business and residents during construction. -Loss of parking during period of high construction. -Parking should be provided to the total supply for the downtown, not just using the existing supply in a public parkade.

1. **Issue:** Construction activity will cause significant disruption to the immediate vicinity of the site and have a negative impact on surroundings.

Administration's Response:

The permissible hours of construction are from 7:00 am to 10:00 pm (seven days a week). Construction of a project of this scale, if it proceeds, will certainly cause some temporary disruption during the construction period including temporary road closures, access and sidewalk restrictions. Efforts will be made to have pedestrian access around the site through covered passages and ensuring that impacts on access to adjacent properties are minimized.

2. **Issue:** The proposed development should provide its full complement of parking required under zoning provisions on site and not impact on other parking structures in the area

Administration's Response:

Under current provisions in *Regina Zoning Bylaw* property owners are permitted to fulfill parking requirements for their developments through off-site caveated parking in the Downtown zone. This is conditional upon demonstration that the off-site parking being utilized is not required to meet parking requirements for other developments (land uses) and that there are sufficient parking stalls at the proposed parking location. The off-site caveated parking agreement is registered on title and the required parking for the development must be provided in perpetuity at that location.

The new Regina Downtown Neighbourhood Plan contains actions on parking management. Specifically, the plan identifies an action to conduct a comprehensive parking study in Downtown including a review of parking policy. The parking study is currently underway and recommendations will be finalized in 2013.

3. **Issue:** The proposed development will add to traffic and delivery congestion in the lane at the rear of the subject property.

Administration's Response: The proposed development provides two loading stalls off the lane. Parked vehicles located within the physical lane is a traffic enforcement issue and is outside the scope of what can be considered under land use planning and zoning.

4. **Issue:** The lane must remain open during the construction period.

Administration's Response: The City agrees that the lane must remain open during the construction of the building. However, there will likely be periods of temporary closures to the lane for unavoidable circumstances such as relocation of utilities or safety concerns. The applicant has indicated that they intend to coordinate utility work with utility companies who have their own procedures for public notification and that they would prefer to maintain one-way access during these disruptions.

5. **Issue:** The existing walkway connection will be lost

Administration's Response: The existing walkway is not a public access and was private property. While a mid-block access is not required at this location it is recognized that it may provide benefit for some residents or workers of the downtown. The downtown plan requires that storefronts occupy 100 percent of frontage as to create a more dense and vibrant street retailing environment.

6. **Issue:** General behaviour of construction workers.

Administration's Response: The potential negative behaviour of construction workers is beyond the scope of a development review or approval. If any illegal behaviour of construction workers is witnessed residents are advised to call the police.

7. **Issue:** Retailers should be charged responsible rent as to allow local retailers into the market.

Administration's Response: The City has no ability to control rent of commercial space. The Zoning Bylaw does not distinguish between local and non-local businesses.

8. **Issue:** The City needs to do a better job of enforcing landscape requirements and maintaining trees downtown.

Administration's Response: Landscape requirements and improvements to the public realm are recognized as a major priority of the new Downtown Plan. The Administration will ensure minimum requirements are met and encourages exceeding of requirements through bonusing mechanisms.

9. **Issue:** The development does not contribute needed rental apartments in the downtown nor does it contribute to the downtown as a cultural hub.

Administration's Response: The City recognizes the provision of housing as a key component in achieving the vision of downtown reaching its full potential and is working towards that goal through implementation of the Downtown Plan and the forthcoming Official Community Plan. However, the City also recognizes the cluster of major office development as a major strength of the downtown and the city has a whole. Clustering of major office use and high density residential are complimentary goals in achieving the downtown vision.

- 10 **Issue:** Loss of sunlight:

Administration's Response: The property is located in the Central Business District of the Downtown, which permits unlimited height and density of office buildings subject to bonusing. As such, some sun shadow impacts are inevitable. The applicant has prepared a sun shadow study that shows the building would cause loss of morning light to adjacent residential property to the west. The building would not have a particularly negative impact on adjacent public realm during active months.

March 25, 2013

To: Members,
Executive Committee

Re: 2012 Semi-Annual Review of Closed Executive Committee Items

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 6, 2013**

That this report be received and filed.

EXECUTIVE COMMITTEE – MARCH 6, 2013

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

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Bob Hawkins, Terry Hincks and Wade Murray were present during consideration of this report by the Executive Committee

The Executive Committee, at the **PRIVATE** session of its meeting held on March 3, 2013, considered the following report:

RECOMMENDATION

That this report be forwarded to City Council for information to provide the list of private reports which have already been reported to City Council, as outlined on Schedule 1.

CONCLUSION

The Committee should review the provided information on reports considered in private session to determine whether any reports may now be released to the public.

BACKGROUND

Pursuant to Section (4) of Schedule "A" of the Procedure Bylaw, the Administration has undertaken a review of all confidential items considered by the Committee since its last review to determine which of the reports are no longer confidential in nature and can now be released to the public.

DISCUSSION

The reports considered by the Executive Committee in private session from July to December have been compiled into the following categories on the attached schedules:

1. Reports considered by the Committee and subsequently forwarded to City Council for approval (Schedule 1).
2. Reports considered by the Committee and determined to be permanently closed (Schedule 2).

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no financial considerations with regards to the recommendations.

Environmental Implications

There are no environmental implications related to the recommendations.

Strategic Implications

A semi-annual review of matters considered in closed session promotes an open and transparent government.

Other Implications

There are no other implications associated with the recommendations.

Accessibility Implications

Releasing items no longer considered private in nature ensures the public is able to access information that has informed decisions of Council.

COMMUNICATION PLAN

Items included on public agendas are posted to the City's website.

DELEGATED AUTHORITY

The recommendation of the Executive Committee on the release of items considered in private session should be forwarded to City Council for consideration.

Respectfully submitted,

EXECUTIVE COMMITTEE



Joni Swidnicki, Secretary

SCHEDULE NO. 1**REVIEW OF CLOSED EXECUTIVE COMMITTEE ITEMS
JULY-DECEMBER – 2012 REVIEW****REPORTS FORWARDED TO CITY COUNCIL**

Date Last Considered	Subject	Date Submitted to Council
Jul 11/12	Regina Revitalization Initiative – Non-Binding MOU	July 23/12
Jul 18/12	2012 Semi-Annual Review of Closed Executive Committee Items	Aug 20/12
Aug 15/12	Final Draft Transportation Directions for Transportation Master Plan	Sept. 17/12
Sept 5/12	Community Grants Program – Bylaw Amendments	Oct. 9/12
	Interim Extra-Municipal Servicing Policy and Fee Structure	Nov. 19/12
Oct 3/12	Settlement of Pension and Long-Term Disability Lawsuits with Regina Qu'Appelle Health Region	Oct. 3/12
Dec 12/12	Appointment to the Regina Regional Opportunities Commission (RROC)	Dec 17/12
	Appointments to the Board of Directors for Regina Downtown BID	Dec 17/12
	Appointment to Regina's Warehouse Business improvement District Board	Dec 17/12
	Citizen and Organizational Appointments to Committees for 2013	Dec 17/12

March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: 101st Grey Cup Festival (November 20-24, 2013)
And Championship Game (November 24, 2013)

RECOMMENDATION OF THE EXECUTIVE COMMITTEE- MARCH 6, 2013

1. That the Executive Committee approve the total City of Regina costs of \$1,021,000 to support the 2013 Grey Cup Festival and the Championship Game as follows:
 - (a) currently funded soft costs of approximately \$155,900 for administrative staff time to be absorbed within existing budgets;
 - (b) unfunded soft costs of approximately \$540,800 for administrative overtime, backfilling of positions, contracted services, police crowd control training, increased enforcement, etc.;
 - (c) unfunded hard costs of approximately \$324,300 for transportation, equipment, police crowd control equipment, etc.;
2. That the Executive Committee approves that funding for (b) and (c) above, in the amount of \$865,100 be allocated from the General Reserve Fund.
3. That the Executive Committee to direct Administration to negotiate with the Saskatchewan Roughrider Football Club the recovery of all, or a portion of, the total unfunded costs of \$865,100 associated with this event.
4. That the Executive Committee to grant authority to the City Manager to execute an Agreement on cost recovery between the City of Regina and the Saskatchewan Roughrider Football Club.

EXECUTIVE COMMITTEE – MARCH 6, 2013

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

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Bob Hawkins, Terry Hincks, Wade Murray and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on March 6, 2013, considered the following report from the Administration:

RECOMMENDATION

Administration recommends that:

- (1) Executive Committee approve the total City of Regina costs of \$1,021,000 to support the 2013 Grey Cup Festival and the Championship Game as follows:
 - (d) currently funded soft costs of approximately \$155,900 for administrative staff time to be absorbed within existing budgets;
 - (e) unfunded soft costs of approximately \$540,800 for administrative overtime, backfilling of positions, contracted services, police crowd control training, increased enforcement, etc.;
 - (f) unfunded hard costs of approximately \$324,300 for transportation, equipment, police crowd control equipment, etc.;
- (2) Executive Committee approves that funding for (b) and (c) above, in the amount of \$865,100 be allocated from the General Reserve Fund.
- (3) Executive Committee to direct Administration to negotiate with the Saskatchewan Roughrider Football Club the recovery of all, or a portion of, the total unfunded costs of \$865,100 associated with this event.
- (4) Executive Committee to grant authority to the City Manager to execute an Agreement on cost recovery between the City of Regina and the Saskatchewan Roughrider Football Club.

CONCLUSION

The City of Regina is supportive of Regina hosting the 101st Grey Cup Championship Game and Festival as there are measurable benefits to the community from an economic standpoint and simple bragging rights. The City has very successfully hosted two prior Grey Cups however, hosting an event of this magnitude is costly and requires significant resources, both in dollars and human resource time. Although some internal records detailing direct and indirect internal costs were retained from the hosting of the 2003 Grey Cup, no true or complete costing was completed. As such, it was deemed necessary to record and assess more accurate figures for the 2013 Grey Cup Game and Festival, and to seek approval from Executive Committee to expend additional funding.

BACKGROUND

In October 2011 the Canadian Football League (CFL) awarded the 2013 Grey Cup Game (Celebration in Rider Nation 2013) to Regina. This will be the third time the CFL's Championship Game has been hosted by Regina. The events, both the Grey Cup Games and Festivals in 1995 and 2003 were deemed to be tremendously successful.

With the completion of the 100th Grey Cup Game this past November in Toronto, planning is well underway for Regina to host the 101st Game in November 2013. The Grey Cup Organizational Structure includes various committees, such as an Executive Oversight Committee, with representation from the City of Regina's City Manager, as well as an Operations Committee and a Volunteer Festival Committee. Under these umbrella committees are various smaller committees which include representation from several City of Regina administrative staff.

In addition, Administration has created an internal committee, comprised of administrative staff from various divisions who also serve on external Grey Cup Committees (Attachment A) and provide a coordinating role for the City's participation. The purpose of this internal committee is to estimate costs involved, monitor tasks and responsibilities agreed to, and to keep the Executive Leadership Team and Council apprised of City of Regina involvement on an ongoing basis.

DISCUSSION

The City of Regina, along with the CFL, the players and fans support the excitement and passion that comes with hosting the Grey Cup Festival and Game. All stakeholders involved, including and especially, the 3,000-plus volunteers, will once again prove to the country that Saskatchewan is more than capable of delivering a successful event of this magnitude, leaving everyone with a safe, festive and memorable experience.

As indicated earlier, Regina has played host to the CFL's Grey Cup on two occasions in the past. In both 1995 and 2003, Regina hosted with unprecedented success and established the calibre for all future Grey Cups to follow. In 2013, the Saskatchewan Roughriders Football Club, along with the Host Organizing Committee, will build on previous successes and once again fulfill a continuing legacy of successfully hosting such major events.

In addition to contributing to the 1995 and 2003 Grey Cup Game and Festivals, the City has successfully hosted or contributed to hosting the 2010 Vancouver Olympic Torch Relay event, the 2011 and 2012 National Infrastructure Summits, the Western Canadian Music Awards, Skate Canada Challenge 2012, Mosaic, JazzFest Regina, Summer Invasion, the Rolling Stones and numerous other events.

With any event of this magnitude, various stakeholders, including the City of Regina, are asked to contribute either directly or indirectly towards the Grey Cup Festival and Championship Game. The Executive Director of the 101st Grey Cup Festival has approached the City with a request of support for both a capital upgrade at Mosaic Stadium and operational resource support for the overall event.

Capital Upgrade Request: this involves a partial field lighting upgrade that includes the removal of the two east side field lighting towers and fixtures and the re-establishment of that field lighting onto the roof of the East Side Club Seating structure. A local electrical engineering consulting firm has reviewed the feasibility of this project.

The result of that review was to provide two options and cost estimates to complete this project. **Option 1**, which included removal of the two towers and relocation of the existing field lighting fixtures to the East Side Club Seating roof were estimated at \$130,000; while **Option 2**, removal of the two towers and new field lighting fixtures mounted on the East Side Club Seating roof, was estimated at \$205,000 (estimates do not include taxes or professional engineering fees).

A report outlining the results of the review concluded that the outcome of the proposed lighting change could not be guaranteed and could create more issues for the television broadcasters. The report also states that the proposal was reviewed with a sports field lighting specialist who only recommended a complete field lighting upgrade, including the West Side Stadium lighting, which is something the City would not support. As such, Administration does not recommend providing the funds for this request.

Discussions relative to further options on lighting upgrades are ongoing, and could result in an additional capital request.

Operational Resource Support request:

- Stadium: Use for Game Day
 Prior week for set-up
 Janitorial
 Snow removal plan
 Major utilities
- Field House: Alternate in-door practice facility
 Game Day holding area for volunteers
 Half-Time Show rehearsal space
 Safety and Security pre-event meeting area for Game Day.
- City Plaza: Tent for festival week
 Two additional weeks of set-up and tear-down time
 Provision for protecting or removing assets for Festival Tent
 Utilities Power requirements, provision for services like sewer and water. (extent of these modifications is not known at this time).
- Transit: City-wide transit program from hotels to festival events at no-charge to users
 (similar for Mosaic Festival)
 Game Day transit program from community malls and city-wide hotels to Mosaic Stadium at no-charge
- Street Closures:
 For Mosaic Stadium as required for Game Day
 For Downtown area for Festival Tent
 Grey Cup Parade
- Fire Services:
 Fire protective services at the Grey Cup Game and Festival events as determined by the Safety and Security Committee at no charge.

Staff Liaison: Senior staff person to sit on the Grey Cup 101 organizing committee and be the liaison for all City of Regina services to the Planning Committee.
Communications staff person to sit on the Grey Cup 101 Organizing Committee and assist in the areas of marketing and communications.

Policing: Festival events
Game Day crowd control
Game Day vehicle access and egress
Grey Cup Parade
Criminal Record checks

A detailed financial analysis of the costs to meet the above request is found below in the Financial Implications section of this report.

RECOMMENDATION IMPLICATIONS

Financial Implications

Hosting of the Grey Cup 2013 will inject an estimated \$100 million-plus into our provincial economy with spin-offs and indirect benefits, such as a boost to our hotel, food and entertainment industries. However, there are also significant expenses incurred by various stakeholders.

In preparation for the 2013 Grey Cup, the Saskatchewan Roughriders Football Club undertook a \$14 million renovation project to Mosaic Stadium (Grey Cup Legacy Project), of which \$6.2 million was paid in the form of a loan from the Saskatchewan Government. It is our understanding that any profits generated for the Grey Cup Game by the Saskatchewan Roughriders is expected to be paid back to the Saskatchewan Government towards the loan. In addition, the Saskatchewan Roughriders submitted a \$3 million grant proposal and application to the Saskatchewan Government in June 2012. As of February 25, 2013, we are not aware of a response to this request.

One option for recovery of City funding is to have the Saskatchewan Roughriders Football Club reimburse the City first, prior to making payment towards the loan. This option requires more analysis as the loan agreement details between the Saskatchewan Roughriders and the Saskatchewan Government is not known.

As noted above, the City of Regina's total costs to fulfill the capital and operational support request of the 2013 Grey Cup Festival and Championship Game is approximately \$1,021,000. In 2003, the City of Regina recovered \$85,000 of operational costs related to the Grey Cup, but the City's total contributions cannot be accurately reflected as no true costing was completed at that time. Administration recommends that negotiations between the Saskatchewan Roughriders Football Club and City Administration occur to recover either all or a portion of the City's unfunded costs associated with the event.

There are several options when considering this funding request, including, as outlined above, providing funding from the General Fund Reserve. Another option is to deny the request. With many strategic infrastructure and operating requests putting pressure on the City's finances, all funding requests need to be carefully considered, keeping in mind that property tax revenues do not grow in a sustained fashion from the total economic input. Any contributions to the Grey Cup Game and Festival are seen as a community investment.

A detailed financial analysis of costs to fulfill the Grey Cup Festival's request is attached as Attachment B.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

The City of Regina is supportive of hosting events such as the Grey Cup Game and Festival. As such, it is strategically important to contribute to these events, taking into consideration the financial implications involved.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The Grey Cup Festival has asked that the City contribute a staff resource from Communications to participate in the Organizing Committee. As such, any communication strategies will be completed jointly.

DELEGATED AUTHORITY

City Council approval is required to approve financial resources associated with this event.

Respectfully submitted,

EXECUTIVE COMMITTEE

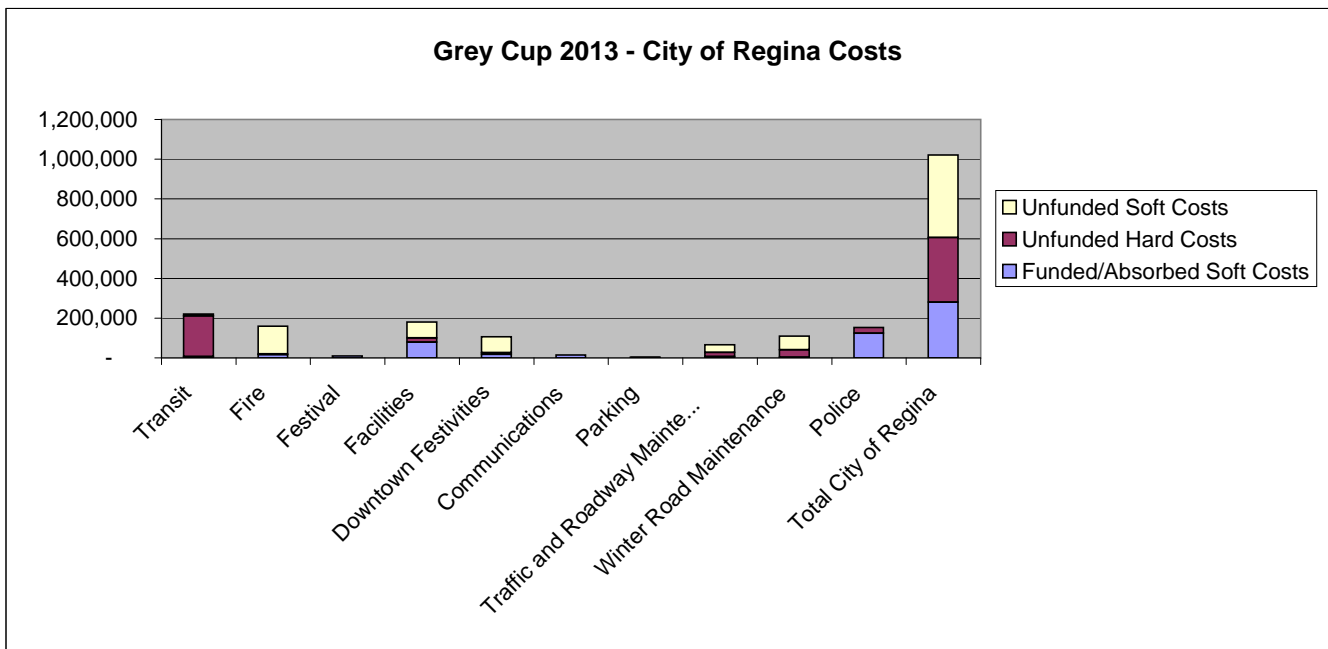


Joni Swidnicki, Secretary

**City of Regina
Grey Cup 2013 Costs**

Summary	Total Costs	Funded/Absorbed Soft Costs		Total Unfunded Costs	Unfunded Hard Costs	Unfunded Soft Costs
		Staff Time	# of Staff			
Transit	\$ 220,200	\$ 6,700	7	\$ 213,500	\$ 205,000	\$ 8,500
Fire	159,000	15,700	47	143,300	3,500	139,800
Festival	10,100	10,100	1	-	-	-
Facilities	180,500	79,300	66	101,200	21,200	80,000
Downtown Festivities	105,600	18,400	8	87,200	7,900	79,300
Communications	15,000	15,000	3	-	-	-
Parking	2,500	500	4	2,000	-	2,000
Traffic and Roadway Maintenance	65,400	6,200	2	59,200	21,700	37,500
Winter Road Maintenance (if a major snow event occurs over the weekend)	109,600	4,000	1	105,600	36,700	68,900
Total Civic	867,900	155,900	139	712,000	296,000	416,000
Police	153,100	124,800	-	28,300	28,300	-
Total City of Regina	\$ 1,021,000	\$ 280,700	139	\$ 740,300	\$ 324,300	\$ 416,000

of staff to be determined for Traffic and Road Right-of-Way and Winter Road Maintenance



2013 Grey Cup Organizational Structure

Glen Davies
Executive
Grey Cup
Committee

Sheila Harmatiuk
Liaison to Internal
And External
Committee

Informational Liaison
To Mayor /
City Council

City of Regina Internal Committee

Chairs: Ted Schaeffer and Scott Cameron

Scott Cameron
Operations/
Facilities

Ted Schaeffer
Festival

Dean Dodge
Downtown
Festivities

Tom O'Connell
Traffic/Roads

Arnie Buehler
Transportation
Logistics

Deb McEwen
(Communications
Hospitality)

Darren Wilcox
RPS

Laura Markewich
Fire

City of Regina representation on External Grey Cup 2013 Committee

Ted Schaeffer
Festival Side

Sheila Harmatiuk
Liaison to
Glen Davies

Scott Cameron
Facilities /
Operations
Side

City of Regina



March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: 2013 Flow Monitoring Program and Wastewater Model Calibration

**RECOMMENDATION OF THE PUBLIC WORKS COMMITTEE
- MARCH 7, 2013**

1. City Council authorize the Deputy City Manager of City Operations to initiate the process to engage consulting and professional engineering services for the 2013 Flow Monitoring Program and Wastewater Model Calibration. The contract value to execute the program is expected to exceed \$500,000; and,
2. City Council authorize the Deputy City Manager of City Operations the authority to award, finalize the terms for the consulting and professional engineering services contract after review of the proposals from professional engineering firms, and amend such contracts after review of consultant and professional engineering proposals.

PUBLIC WORKS COMMITTEE – MARCH 7, 2013

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

Councillors: Sharron Bryce, John Findura, Bob Hawkins, Terry Hincks and Barbara Young were present during consideration of this report by the Public Works Committee.

The Public Works Committee, at its meeting held on March 7, 2013, considered the following report from the Administration:

RECOMMENDATION

It is recommended that:

1. City Council authorize the Deputy City Manager of City Operations to initiate the process to engage consulting and professional engineering services for the 2013 Flow Monitoring Program and Wastewater Model Calibration. The contract value to execute the program is expected to exceed \$500,000; and,
2. City Council authorize the Deputy City Manager of City Operations the authority to award, finalize the terms for the consulting and professional engineering services contract after review of the proposals from professional engineering firms, and amend such contracts after review of consultant and professional engineering proposals.

CONCLUSION

In order to effectively manage the sanitary sewer and drainage collection systems, reduce sanitary sewer overflow, evaluate the impact of development on system capacity, and minimize operational and capital investment costs, the City's Administration requires more comprehensive and accurate data on actual flows within the two systems. To obtain this data, engineering consultants are required to install and monitor the necessary equipment, and calibrate computer models which City engineers and planners utilize in their work. As the estimated cost for this consultant commission is anticipated to be in excess of \$500,000, City Council approval is required.

BACKGROUND

In 2011, the City of Regina experienced significant spring melt and summer rain events which resulted in flooding and impacts to property. To better mitigate such impacts in the future, consultants were commissioned to develop a Flow Monitoring Program for the entire underground sanitary sewer collection system, and to instrument and gather flow monitoring data within the downtown area.

The 2012 Flow Monitoring Program has been completed and was successful in providing improved data required for determining optimal, and more cost effective, servicing requirements for the Evraz Place/Stadium site. The consultants also identified areas of the underground sanitary sewer system that require closer investigation for inflow and infiltration from the drainage collection system. Recommendations were made to fully implement flow monitoring within the remaining areas of the City's sanitary sewer system.

In 2012, the City also undertook a preliminary drainage design study of Area #13, which is located in north central Regina and includes the neighbourhoods of Northeast and Coronation Park. This area has historically experienced extensive impacts during major storms. Additional flow monitoring data of the drainage system is required to properly complete the detailed design of capital drainage improvements planned for 2015.

Currently, City Administration has several other key initiatives underway that will benefit from more robust data and predictive modelling. These planning, engineering and operational initiatives include the Design Regina Initiative, Regina Revitalization Initiative, Downtown Serviceability Study, and various ongoing assessments of operational and maintenance programs.

DISCUSSION

Flow monitoring and model analyses are best asset management practices, identified in both the National Guide to Sustainable Municipal Infrastructure (NGSMI) InfraGuide Multi-discipline report and, the NGSMI Infiltration/Inflow Control/Reduction for Wastewater Collection Systems report.

The proposed Flow Monitoring Program for 2013 involves the:

- Re-installation of seven permanent monitors, which were purchased in 2012, in the sanitary sewer system.
- Purchase and installation of twenty-nine temporary monitors in the sanitary sewer system.

- Purchase and installation of eight temporary monitors in the storm water system within Area #13.
- Calibration of the City's existing wastewater model using data collected during 2012 and 2013.
- Provision of training to City staff to enable them to carry on with maintenance and evaluation of the model on an ongoing basis.

OPTIONS

Option 1 - 2013 Monitoring Flow Program as Proposed

Proceeding with the proposed monitoring program will ensure collection of comprehensive data and, a robust and reliable prediction of how the sanitary sewer and drainage systems may respond to changes, additions or upgrades. Combining the two monitoring programs (sanitary and drainage) will provide an overall reduction in overhead, engineering fees and equipment procurement by taking advantage of economies of scale. The estimated cost of this option is \$725,000.

Option 2 - Reduced Flow Monitoring Program

This option would include only flow monitoring of the sanitary sewer system and calibration of the model in 2013. Flow monitoring within Area #13 would be postponed until a later date. The estimated cost for this option is \$525,000 at this time and \$250,000 for monitoring Area#13 in the future. Impacts of this option involve a total incremental cost of \$50,000 and the potential for delays in delivering drainage improvements to Area #13.

Option 3 - Deferred or Absence of Flow Monitoring Program

A decision to defer or not implement the flow monitoring programs and model calibration would result in significantly less reliability and confidence in the planning and engineering evaluations determined with or from the model. In turn, this may have significant impacts on the effectiveness and costs of recommendations and decisions made in relation to the initiatives discussed within this report, particularly in regards to effects within the existing collection system. Decisions made on some of these key initiatives have the potential for longer term cost impacts many times larger than the proposed cost for Options 1 or 2. The exact scope and cost implications are dependent on the degree of error in the current model, which is unknown at this time. Preliminary flow modelling in 2012 resulted in significant changes to the evaluation of servicing options for the Evraz Site, resulting in a better solution that is better accommodated within the existing system.

RECOMMENDATION IMPLICATIONS

Financial Implications

The estimated fees for the proposed flow monitoring programs are:

Domestic Flow Monitoring Program	\$450,000
Storm Drainage Area #13 Flow Monitoring Program	\$200,000
Calibration and Training	\$75,000
Total	\$725,000

The Regina Administrative Bylaw No. 2003-69 stipulates that a project with consulting fees exceeding \$500,000 requires City Council approval.

It is expected that the City shall realise significant cost savings by combining these programs and reducing duplication of overhead, administration and a portion of program costs. It should also be noted that this project will facilitate more effective evaluation and decision making of projects, which will carry costs many times larger than this investment.

Funding for this work is available and was approved in the 2012 Capital Budget. A portion of the budget was spent on the 2012 Flow Monitoring Program, with the remaining funds carrying over for work in 2013.

Environmental Implications

This project will improve the City's ability to: minimize inflow and infiltration into the sanitary sewer system; reduce sanitary sewer overflows; and, protect public health and the environment.

Policy and/or Strategic Implications

This project supports the City's Strategic Focus by providing better data and tools to understand and narrow the gap between service levels and our ability to provide them.

It will provide needed data to comprehensively evaluate the impacts on, and needs of, infrastructure required to support community growth, infill, and urban intensification initiatives. It will also provide information that will directly inform, optimize and reduce operating and capital investment decisions.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

None with respect to this report.

DELEGATED AUTHORITY

The Public Works Committee decision on this matter requires City Council approval.

Respectfully submitted,

PUBLIC WORKS COMMITTEE



Elaine Gohlke, Secretary

March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: Amendments to Bylaw No. 2009-20 – *The Regina Regional Opportunities Commission Bylaw*

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 6, 2013**

1. That City Council approve the Regina Regional Opportunities Commission's (RROC) request to amend Bylaw No. 2009-20 as outlined in Appendix A.
2. That the City Solicitor be instructed to prepare the required bylaw amendment.

EXECUTIVE COMMITTEE – MARCH 6, 2013

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

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Bob Hawkins, Terry Hincks, Wade Murray and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on March 6, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approve the Regina Regional Opportunities Commission's (RROC) request to amend Bylaw No. 2009-20 as outlined in Appendix A.
2. That the City Solicitor be instructed to prepare the required bylaw amendment.

CONCLUSION

Correspondence has been received from RROC requesting several changes to *The Regina Regional Opportunities Commission Bylaw*. The bylaw is attached as Appendix B.

BACKGROUND

As a result of conducting a review of its governing bylaw (as required pursuant to sections 48 and 49), RROC has submitted a request to the Office of the City Clerk to have changes made to Bylaw No. 2009-20. The proposed amendments were approved by the RROC Board on January 17, 2013.

The purpose of this report is to facilitate a bylaw amendment.

DISCUSSION

Through its various committees, a thorough review of the existing bylaw was undertaken and it is proposed that amendments be made in relation to the following:

Formalizing the Vice-Chair of the Board as Chair of the Nominating and Governance Committee;

Making the Board Chair a voting and full member of the Nominating and Governance Committee;

Adding a clause stipulating quorum for the Board of Directors is to be 50% plus one; and that the Board have authority to set quorum for the Committees of the Board;

Providing clarity as to the respective roles of the RROC Board and City Council in the approval of the RROC budget.

Amalgamating the Human Resources Committee with the Nominating and Governance Committee and make any other changes necessary to accommodate said amalgamation.

Reducing the minimum number of Board and Committee meetings to be held per year.

The specifics related to each proposed amendment are outlined in the correspondence attached as Appendix A.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Strategic Implications

RROC plays an important role in creating and implementing economic development strategies and in marketing and promoting the Regina region for business and tourism. Serving on the board provides citizens with the opportunity to become involved in their community and its future. The time, effort and expertise members dedicate is invaluable and contributes significantly to Council's vision of an inclusive community.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATION PLAN

RROC has been provided with a copy of this report.

DELEGATED AUTHORITY

This report requires the approval of City Council.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "J. Swidnicki".

Joni Swidnicki, Secretary



Regina Regional
Opportunities Commission

APPENDIX A

February 19, 2013

Ms. Joni Swidnicki, City Clerk
City of Regina
PO Box 1790
Queen Elizabeth II Court
2476 Victoria Avenue
Regina, Saskatchewan
S4P 3C8

Dear Ms. Swidnicki:

Re: Proposed Change to RROC By-Law 2009-20

Bylaw 2009-20 requires that the Board of Regina Regional Opportunities Commission (RROC) undertake a review of the Bylaw at least every two years. Through its various committees the Board has identified a number of Bylaw changes it would like to see implemented. At the January 17, 2013 Board meeting a motion was approved to recommend Council authorize the following changes to the Bylaw:

1. *Formalize the Vice-Chair of the Board as Chair of Nominating and Governance Committee (NGC).*

While not stipulated in the Bylaw, it has been the practice to have the Board Chair also Chair the Nominating and Governance Committee. At the present time, the Vice-Chair's only responsibility is to fill in for the Chair when they are unavailable. Formalizing the Vice-Chair as the Chair of the NGC would assign a specific responsibility to that position on the Board, and remove any potential conflict that the Board Chair might have in also filling the Chair position of the NGC.

2. *Make the Board Chair a voting and full member of the Nominating and Governance Committee.*

The Bylaw stipulates that the members of the Nominating and Governance Committee are the Chairman of the Board, the Vice-Chair, Mayor and the Chairs of the Finance and Audit and Human Resources Committees. While the Bylaw stipulates the Board Chair is a member of the NGC, it also stipulates that the Chair is an ex-officio and non-voting member of all committees. Given the nature of the Nominating and Governance Committee it was felt that the Board Chair should be considered a full voting member of this particular committee. With the Chairman of the Board not able to vote, they are unable to participate fully on this committee.

3. *Add a clause stipulating quorum for the Board of Directors is to be 50% plus one; and also that the Board has the authority to set quorum for the Committees of the Board.*

Currently, quorum is not mentioned in the Bylaw, and therefore RROC is to be guided by "The Procedure Bylaw" of the City of Regina. Putting a clear stipulation regarding quorum into the RROC Bylaw makes it clear that there is guidance on quorum for Board meetings and decisions.

Giving the Board the authority to set quorum for the committees is considered appropriate given that the role of the sub-committees is to recommend decisions to the full Board for formal approval. The Board would like the discretionary ability to set quorum for Committees at 50% due to difficulties of obtaining quorum of 50% plus one given the Committees only have 4-5 members and many Board members frequently travel away from Regina on business and this has necessitated the rescheduling of numerous meetings.

4. *Amend Section 42 of the Bylaw to eliminate the conflict with Section 41, and provide clarity as to the respective roles of the RROC Board and City Council in the approval of the RROC budget:*
 - a) *In Section 42, change "budget approved by Council" to "budget submitted to Council", as the RROC Board approves the budget and Council approves the funding provided to RROC.*
 - b) *Add "or unless the net increased expenditures are greater than the retained earnings of the Commission" to the end of Section 42.*

Section 42 would then read: "...The Commission shall not, without the prior approval of the Council, authorize the expenditure of any money in excess of the gross amount of the budget submitted to the Council, unless such expenditures are offset by revenues received by the Commission in excess of the gross budgeted revenues as submitted to the Council, or unless the net increased expenditures are less than the retained earnings of the Commission."

5. *Amalgamate the Human Resources Committee (HRC) with the Nominating and Governance Committee, and remove the Chair of the HRC from the list of committee members on the NGC in Section 31 of the Bylaw. Also, remove all other references to the HRC in the Bylaw and make any other changes necessary to accommodate the requested changes.*

The HRC has limited responsibilities (mostly performance assessment of the CEO). It has been suggested by the HRC, and received the concurrence of the NGC, that the two committees be amalgamated. The benefit will be a reduction of three additional committee meetings per year. The NGC is of the opinion that the additional work is not onerous to the committee and is aligned appropriately with their existing duties.

If an amalgamation of the HRC and NGC (as noted below) goes ahead, then the position on the NGC currently designated for the HRC Committee Chair should be retained and allocated to a Board member to be chosen by nomination by the Board at the first meeting of the year. The Committee membership would then include the Chair, Vice Chair, Mayor, FAC Chair and one at large appointment from the rest of the Board.

If the amalgamation of committees were to occur, the name of the committee should be changed from Nominating and Governance Committee to Governance and Human Resources Committee.

6. *Reduce the minimum number of Board meetings to be held per year from six (6) to five (5) and reduce the minimum number of Committee meetings from four (4) to three (3).*

As mentioned above, there have been numerous occasions where obtaining quorum has been difficult and much time and confusion has been created by rescheduling of meetings and but virtue of the number of meetings that need to be held per year according to the Bylaw. In order to attract the high caliber of Board members desired, it is considered important to reduce the scheduled amount of time they are required to dedicate to Board and Committee meetings. We believe the organization is at a point where the governance of the organization will not be compromised by reducing the number of meetings stipulated per year.

We confirm that the following motion was approved by the RROC Board at its meeting on January 17, 2013: "to request that City Council amend the Bylaw in accordance with the Decision Item, incorporating the amendments above."

We request that the above changes be approved by City Council and thank you for your attention to this matter.

Yours truly,



Larry Hiles
President and CEO



Bylaw No. 2009-20

Disclaimer:

This information has been provided solely for research convenience. Official bylaws are available from the Office of the City Clerk and must be consulted for purposes of interpretation and application of the law.

Office Consolidation

THE REGINA REGIONAL OPPORTUNITIES COMMISSION BYLAW

Bylaw No. 2009-20

Including Amendments to August 20, 2012

This Bylaw has been consolidated under the authority of the City Clerk. It represents proof, in absence of evidence to the contrary of:

- a) the original bylaw and of all bylaws amending it; and**
- b) the fact of passage of the original and all amending bylaws.**

AMENDMENTS

Bylaw No. 2012-60

DATE PASSED

August 20, 2012

BYLAW NO. 2009-20

THE REGINA REGIONAL OPPORTUNITIES COMMISSION BYLAW

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

**PART I
PURPOSE AND STATUTORY AUTHORITY**

Purpose

1 The purpose of this Bylaw is to establish the Regina Regional Opportunities Commission as a municipal body and define its:

- (1) mandate;
- (2) procedures and rules of conduct;
- (3) governance structure; and
- (4) delegated authority.

Statutory Authority

2 The authority for this Bylaw is sections 55 and 100 of The Cities Act.

**PART II
INTERPRETATION**

Definitions

3 In this Bylaw:

“Audit & Finance Committee” means the Audit and Finance Committee of the Commission as established pursuant to this Bylaw;

“Chairperson” means the Chairperson of the Commission appointed pursuant to this Bylaw;

“City” means the municipal corporation of the City of Regina or the geographical area within the City limits, as the context requires;

“Commission” means the Regina Regional Opportunities Commission;

“Council” means the Council of the City;

“Directors” or “Board of Directors” means the person appointed to serve as directors of the Commission to oversee and govern the activities of the Commission pursuant to this Bylaw;

“Elector” means a person who is entitled to vote at the municipal elections of the City or of a Municipality within the Region and who is not a member of Council;

“Human Resources Committee” means the Human Resources Committee of the Commission as established pursuant to this Bylaw;

“Mayor” means the Mayor of the City;

“Municipality” means a rural municipality, city, town, village or resort village;

“Nominating and Governance Committee” means the Nominating and Governance Committee of the Commission as established pursuant to this Bylaw;

“Region” means the area determined by the Commission as the area in which the Commission is to provide services; and

“Vice-Chairperson” means the vice-chairperson of the Commission appointed pursuant to this Bylaw

PART III CREATION, FUNCTIONS AND AUTHORITY OF COMMISSION

Creation

- 4 The Regina Regional Opportunities Commission is hereby established and shall be composed of a Board of Directors appointed in accordance with this Bylaw.

Functions

- 5 The Commission shall:
- (1) create and implement an economic development strategy to grow and sustain prosperity in the City and Region;
 - (2) encourage the retention, development, attraction and growth of business and tourism products and services for those who live, work, visit and invest in the City and Region; and
 - (3) market and promote the City and Region for business and tourism.

Delegated Authority

6 Without limiting the generality of section 5, the Commission shall have the power and authority to:

- (1) employ, supervise and have control over the Commission's Chief Executive Officer or any other executive officer as may be appointed by the Commission from time to time and determine his/her:
 - (i) duties and powers;
 - (ii) conditions of employment;
 - (iii) remuneration; and
 - (iv) termination;
- (2) establish and support any or all of:
 - (i) a superannuation plan;
 - (ii) a group insurance plan; and
 - (iii) any other pension, superannuation or employee benefit program;for the benefit of the employees of the Commission and their dependents;
- (3) acquire by purchase, lease, gift or any other means any real or personal property that it requires for the purposes of this Bylaw;
- (4) subject to section 101 of The Cities Act, dispose by lease, sale or any other means of any real or personal property that it no longer requires for the purposes of this Bylaw;
- (5) engage the services of any bank or credit union and to enter into agreements with any bank or credit union;
- (6) subject to sections 133-153 of The Cities Act and upon prior approval of Council, draw, make, accept, endorse, execute and issue promissory notes, bills of exchange, bills of lading and other negotiable and transferable instruments;
- (7) subject to sections 133-153 of The Cities Act and upon prior approval of Council, borrow money upon the credit of the Commission and guaranteed by the City, and execute evidence of indebtedness for that purpose;

- (8) make and adopt policies to govern its own internal procedures and the governance and proper administration of its property affairs and interests;
- (9) enter into agreements with any person, corporation, association, or with the Government of Saskatchewan or with the Government of Canada or their agents with respect to any matter within the jurisdiction of the Commission;
- (10) generally do and authorize the doing of any things that it considers incidental or conducive to the performance of its duties or the exercise of its powers pursuant to this Bylaw;
- (11) designate a person or persons to have signing authority for the purpose of executing agreements, cheques, negotiable instruments or other documents requiring formal execution; and
- (12) delegate in writing any power contained in this section to any Director, employee or committee of the Commission.

PART IV GOVERNANCE STRUCTURE

Board of Directors

- 7 The Commission shall be governed by a Board of Directors composed of 10 independent Electors and the Mayor who shall be appointed by resolution of Council in accordance with this Bylaw.
- 8 An Elector shall be considered independent and thereby eligible for appointment as a Director, if he/she:
 - (1) does not work directly for the Commission;
 - (2) does not have any immediate family member employed directly by the Commission;
 - (3) does not benefit from a business relationship with the Commission that could reasonably be perceived to materially interfered with his/her independent judgment; and
 - (4) does not receive remuneration from the Commission other than as provided to Directors pursuant to this Bylaw.

For the purposes of this section, the Commission shall be deemed an entity distinct from the municipal corporation of the City of Regina, such that an Elector may still be considered eligible for appointment as a Director notwithstanding that he/she may work for, have a family member who is employed by, receive remuneration from or benefit from a business relationship with the City of Regina that is unrelated to the Commission.

Inaugural Board

9 Notwithstanding section 7, as soon as practical after this Bylaw comes into force, Council shall, by resolution, appoint the first Board of Directors who shall serve for a term ending December 31, 2010 and who shall be comprised of:

- (1) the Mayor, or his/her designate who, in the Mayor's absence, shall have proxy with full rights to attend, participate and vote at the meeting; and
- (2) five individuals named from the previous board of directors of the Regina Regional Economic Development Authority; and
- (3) five individuals named from the previous board of directors of the Regina Convention & Visitors Bureau Inc.

Regular Appointments

10 Commencing effective January 1, 2011, all Directors (except the Mayor) shall be appointed by resolution of Council from and in consideration of nominations which shall be presented by the Nominating and Governance Committee and the recommendations of the Commission.

(#2012-60, s. 2, 2012)

Mayor

11 The Mayor shall be a Director during his term of office and he/she, or his/her designate in the Mayor's absence, shall have full rights to attend, participate and vote as any other duly appointed Director.

12 The Mayor shall not be eligible to serve as Chairperson or Vice-Chairperson.

Term of Office

13 In order to establish staggered terms of office, of the first Directors appointed pursuant to section 10 some shall be appointed for a term of one year, some shall be appointed for a term of two years and some shall be appointed for a term of three years. For all subsequent appointments, Directors shall be appointed to a term up to three years.

(#2012-60, s. 3, 2012)

Maximum Term

- 14 A Director (other than the Mayor) who has served on the Board of the Commission for six consecutive years shall not be eligible for reappointment as a Director, provided however, that the time during which a Director has served as Chairperson shall not be included in determining the length of service. Such person may be appointed for a new term or terms after having left the Commission for at least one full year.

Vacancy

- 15 Where a vacancy occurs among the Directors appointed pursuant to section 10 the Nominating and Governance Committee and the Commission shall recommend to Council an Elector to fill the vacancy for the remainder of the term.

No Payment

- 16 No Director of the Commission shall be paid any payment or emolument for his or her services, but may receive indemnification for expenses incurred or advances made on behalf of the Commission as a Director. Such Director shall not be entitled to vote upon any resolution of the Board with respect to such expenses.

Indemnity

- 17 Without limiting the application of section 317 of *The Cities Act*, Directors and employee of the Commission shall be indemnified and saved harmless by the Commission from and against:
- (1) all costs, charges and expenses whatsoever that he or she sustains or incurs on about any action, suit or proceeding that is brought against him or her with respect of any act, deed, matter or thing done, made or permitted by him or her in or about the proper execution of the duties of his or her office; and
 - (2) all other costs, charges and expenses that he or she sustains or incurs in the conduct of his or her office in the affairs of the Commission; except if such costs, charges and expenses are occasioned by the wilful neglect, default, misconduct or when acting in excess of his or her proper authority.

Removal of Director

- 18 Council may, based on a resolution approved by at least two-thirds of the duly appointed Directors, remove a Director from the Board.

Commission Officers

- 19 Subject to section 12, at the first meeting of the Commission and annually thereafter (or as often as may be required), the Commission shall, by resolution, elect a

Director to act as Chairperson and a Director to act as Vice-Chairperson of the Commission.

- 20 Where the Chairperson is absent or unable to act or the office of the Chairperson is vacant, the Vice-Chairperson may exercise all the powers and shall perform all the duties of the Chairperson.
- 21 In the absence of both the Chairperson and the Vice-Chairperson the Commission may elect a Director to preside over the meeting.
- 22 The Chairperson and Vice-Chairperson shall not serve in any combination of those positions for a cumulative period of more than six years.
- 23 The Chairperson shall:
 - (1) preside at all meetings of the Board of Directors and at any general meeting of the Commission;
 - (2) be a non-voting ex-officio member of all committees of the Commission; and
 - (3) have such other powers and duties as may from time to time be assigned to him/her by the Board of Directors.

Governance Procedures

- 24 The Commission shall meet at least six times per year.
- 25 Pursuant to subsection 6(h), the Commission may establish and adopt its own policies and procedures to govern its internal procedures and meetings of the Commission.
- 26 Notwithstanding section 25, unless and until such time as the Commission has formally adopted its own policies, Bylaw No. 9004, being The Procedure Bylaw, and Bylaw No. 2002-57, being The Regina Code of Conduct and Disclosure Bylaw shall govern the meetings of the Commission and conduct of the Directors.
- 27 Every officer and Director in exercising his or her powers and in performing his or her duties, shall:
 - (1) act honestly and in good faith with a view to the best interests of the Commission; and
 - (2) exercise the care, diligence and skill that reasonably prudent person would exercise in comparable circumstances.

Committee Structure

- 28 The Commission shall be supported by three standing committees which are hereby established:
- (1) Nominating and Governance Committee;
 - (2) Audit and Finance Committee; and
 - (3) Human Resources Committee.
- 29 Subject to section 101 of The Cities Act and upon prior approval of Council, the Commission may establish other committees for any purpose, the membership of which shall consist of at least one or more Directors.
- 30 Subject to this Part, the Commission shall:
- (1) establish and adopt terms of reference to establish the functions and procedures of each of the committees established pursuant to this Bylaw; and
 - (2) review and update the said terms of reference, as required, at least every two years.

Nominating and Governance Committee

- 31 The Commission shall appoint the Mayor, Chairperson, Vice-Chairperson and the chairperson appointed to each of the Audit and Finance Committee and the Human Resources Committee to serve on the Nominating and Governance Committee.
- 32 The Nominating and Governance Committee shall be responsible for, but not necessarily limited to:
- (1) establishing competency requirements, recruiting and recommending candidates for the Board of Directors;
 - (2) reviewing and reporting on Board performance and effectiveness; and
 - (3) reviewing and recommending changes to the governance structure, policies and procedures of the Commission.

Audit and Finance Committee

- 33 The Commission shall appoint one or more Directors to serve on the Audit and Finance Committee.

- 34 The Audit and Finance Committee shall be responsible for, but not necessarily limited to overseeing and advising the Board of Directors in relation to financial matters concerning the Commission.

Human Resources Committee

- 35 The Commission shall appoint one or more Directors to serve on the Human Resources Committee.
- 36 The Human Resources Committee shall be responsible for, but not necessarily limited to reviewing and reporting with respect to performance of the Commission's executive officer(s) and on employee compensation.

Committee Governance

- 37 Subject to this Part, the Commission shall establish and adopt terms of reference to establish the functions and procedures of each of the committees established pursuant to this Bylaw.
- 38 Subject to section 101 of The Cities Act and upon prior approval of Council, the Commission may appoint other committees for any purpose, the membership of which shall consist of at least one or more Directors.

Reporting Requirements

- 39 The Commission shall, in each year, prepare:
- (1) a detailed budget in a form prescribed by the City, including but not limited to the probable capital and current expenditures and revenues of the Commission for the year next following the year in which the budget is made; and
 - (2) a work plan for a period not less than three years, including the current year, showing for each year of the plan, the estimated cost of and the proposed financing of the work.
- 40 The Commission shall submit the budget and work plan referred to in section 39 to the City annually in such manner and in advance of the next fiscal year of the Commission or at such time as Council may from time to time advise.
- 41 Upon receipt of the budget and work plan, Council shall debate and approve the payment to the Commission of such monies as required to fund the proposed budget and work plan or such other amounts and at such times as Council, in its sole discretion, directs.

Expenditures not to exceed Budget

- 42 The Commission shall not, without the prior approval of the Council, authorize the expenditure of any money in excess of the gross amount of the budget approved by the Council, unless such expenditures are offset by revenues received by the Commission in excess of the gross budgeted revenues as approved by the Council.

Audit

- 43 The City shall cause an annual audit of the accounts of the Commission to be made at least once in every fiscal year by an auditor who shall be a chartered accountant and who shall be appointed by the City.
- 44 The Commission shall give the auditor such information and permit such inspections as are necessary to enable the audit to be carried out and shall cause a certified statement of each audit, showing the receipts and expenditures of the Commission for the preceding fiscal year and investments, if any, held by the Commission for the preceding fiscal year and investments, if any, held by the Commission at the time of the audit for that year, to be laid before the first meeting of the Directors of the Commission held after the completion of the audit and to be presented to Council as part of the City's audited financial statements.

Business of Prior Year

- 45 The Commission shall, in each fiscal year, submit to the Council a report on its business for its preceding fiscal year.

Fiscal Year

- 46 The fiscal year of the Commission shall coincide with the fiscal year of the City and the Commission shall submit its annual audited statement to Council, together with such information as may be required to be incorporated into the municipal public accounts for the immediately preceding year.

Dissolution of Commission

- 47 If, in the opinion of Council, the Commission fails to carry out its functions in a satisfactory manner or if Council otherwise determines such action to be in the best interests of the City, Council may dissolve the Commission and or direct the Commission to turn over the management and operation of the assets of the Commission to the City and or its nominee and the Commission shall forthwith comply with the direction.

Bylaw Review

- 48 This Bylaw shall be reviewed by the Commission before the expiration of two years from the date of its passage and thereafter at intervals of three years.
- 49 The Commission shall, following the review required pursuant to section 48, submit a report of the review and recommendations for amendments, if any, to Council.

Transition and Consequential Amendments

- 50 Pursuant to Bylaw No. 8859, being The Regina Regional Economic Development Authority Bylaw, Council hereby directs that all management and operation of assets and liabilities of the municipal body known as The Regina Regional Economic Development Authority shall be turned over to the Commission as of the date this Bylaw comes into force.
- 51 Council hereby directs that all management and operation of assets and liabilities that transferred to the City upon the dissolution of the non-profit corporation known as the Regina Convention & Visitors Bureau Inc. shall be turned over to the Commission as of the date they are transferred to the City.
- 52 Bylaw No. 8859, being The Regina Regional Economic Development Authority Bylaw is hereby repealed.
- 53 This Bylaw shall come into force and take effect on April 28, 2009.

READ A FIRST TIME THIS 27TH DAY OF APRIL 2009.

READ A SECOND TIME THIS 27TH DAY OF APRIL 2009.

READ A THIRD TIME AND PASSED THIS 27TH DAY OF APRIL 2009.

S. BRYCE
Deputy Mayor

J. SWIDNICKI
City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2009-20

THE REGINA REGIONAL OPPORTUNITIES COMMISSION BYLAW

PURPOSE:	The purpose of this bylaw is to establish the Regina Regional Opportunities Commission and repeal the Regina Regional Economic Development Authority.
ABSTRACT:	This bylaw establishes the Regina Regional Opportunities Commission and defines its mandate, procedures, governance and delegated authority. The bylaw also repeals <i>The Regina Regional Economic Development Authority Bylaw</i> .
STATUTORY AUTHORITY:	The statutory authority for this bylaw is sections 55 and 100 of <i>The Cities Act</i> .
MINISTER'S APPROVAL:	Not required.
PUBLIC HEARING:	Not required.
PUBLIC NOTICE:	Pursuant to subsection 101(o) of <i>The Cities Act</i> this bylaw required public notice as it provides for the setting of remuneration for members of the Commission. Public notice was given pursuant to section 102 of <i>The Cities Act</i> by publication in The Leader Post on April 18, 2009 and posting on the City's website and at City Hall.
REFERENCE:	Executive Committee, April 1, 2009, E09-23
AMENDS/REPEALS:	This bylaw repeals Bylaw No. 8859, being <i>The Regina Regional Economic Development Authority Bylaw</i> .
CLASSIFICATION:	Administrative
INITIATING DIVISION:	City Manager's Office
INITIATING DEPARTMENT:	Quality & Innovation Branch

March 18, 2013

To: His Worship the Mayor
and Members of City Council

Re: Penny Discontinuance Policy – Changes to *The Regina Administration Bylaw No. 2003-69*

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 6, 2013**

That the City Solicitor be instructed to prepare the necessary bylaw amendments to *The Regina Administration Bylaw, Bylaw No. 2003-69* to allow for rounding on cash transactions where pennies are not available.

EXECUTIVE COMMITTEE – MARCH 6, 2013

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

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Bob Hawkins, Terry Hincks, Wade Murray and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on March 6, 2013, considered the following report from the Administration:

RECOMMENDATION

That the City Solicitor be instructed to prepare the necessary bylaw amendments to *The Regina Administration Bylaw, Bylaw No. 2003-69* to allow for rounding on cash transactions where pennies are not available.

CONCLUSION

In 2012 the Federal Government announced discontinuance of the penny. In February 2013 financial institutions terminated distribution of pennies and thus rounding will be required for cash transactions where pennies are not available. Due to the discontinuance of the penny, a policy has been created to ensure clarity and consistency in cash handling throughout the City. The Penny Discontinuance Policy is being provided, as attached Appendix A, for information purposes only since Administration has authority to establish financial policies. Council is only being requested to amend *The Regina Administration Bylaw, Bylaw No. 2003-69* to allow for rounding on cash transactions where pennies are not available.

BACKGROUND

In 2012, the Federal Government announced discontinuance of the penny. The last penny was created in May 2012. In February 2013 financial institutions will terminate distribution of pennies and thus rounding will be required for cash transactions where pennies are not available.

DISCUSSION

Pursuant to clause 25(1) of *The Regina Administration Bylaw, Bylaw No. 2003-69*, the Administration currently has the power to establish accounting and financial policies and practices to ensure effective financial management of the City and therefore may set up a policy to determine the method for rounding and other relevant issues. Due to the discontinuance of the penny, a policy has been created to ensure clarity and consistency in cash handling throughout the City. The Penny Discontinuance Policy, as attached Appendix A, addresses such issues as rounding for sales and refund transactions, treatment of cash overages and shortages, and other related miscellaneous issues.

In addition to this policy, the Administration recommends that changes to *The Regina Administration Bylaw No. 2003-69* be made to allow for rounding to be done on cash transactions where pennies are not available. A Bylaw amendment is required because most fees charged are set by Council (either by resolution or bylaw) and now what is actually charged to customers may be slightly different for some cash transactions due to rounding. This policy is not intended to amend any fees that have been approved by City Council. It is simply to allow for rounding of cash transactions where pennies are not available.

Since rounding will only occur on cash transactions where pennies are not available and would be at most 4 cents per transaction, it is expected that rounding will have a minimal financial impact on the City. Due to the expected low risk impact, these changes are intended to result in a process that requires minimal or no reprogramming of computer systems.

This policy is consistent with the Federal Government recommendations and a similar method of rounding will be used by all Federal Government entities. It is expected that most cities, businesses, etc. will use a similar policy. Specifically, the cities of Red Deer and Prince Albert are planning to implement a similar policy.

RECOMMENDATION IMPLICATIONS

Financial Implications

Some transactions will be rounded due to the Penny Discontinuance Policy, however it is expected that the financial impact to the City will be very minimal.

Environmental Implications

None related to this report.

Policy and/or Strategic Implications

A clear policy encourages a consistent process with regards to rounding and other cash handling issues.

Other Implications

None related to this report.

Accessibility Implications

None related to this report.

COMMUNICATIONS

A communications approach will be taken to inform the public that the penny is discontinued and the City of Regina will round cash transactions to the nearest nickel when pennies are not available for change.

This approach will include: a City Page ad; signage where cash transactions occur; Service Regina 'On Hold' message; and notification on Regina.ca.

DELEGATED AUTHORITY

This report requires City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "Joni Swidnicki".

Joni Swidnicki, Secretary

Appendix A

Corporate Policy

Policy Title:	Applies to:	Reference #
Penny Discontinuance Policy	City of Regina Administration	209-FIN-13
Approved by:	Dates:	Total # of Pages
Deputy City Manager & CFO	Effective: 04-01-2013	3
	Last Review: N/A	
	Next Review: 01-01-2015	
Authority: Regina Administration Bylaw 2003-69, Section 25 (f) and (l)		

NOTE: Corporate policies are posted on InSite. These documents are updated, added and deleted on an ongoing basis; therefore, it is your responsibility to ensure you are using a current copy.

1.0 Purpose

In 2012 the Federal Government announced discontinuance of the penny. In February 2013 financial institutions will terminate distribution of pennies and thus rounding will be required for cash transactions where pennies are not available.

The purpose of this policy is to clarify the impact of the discontinuance of the penny on the City's cash handling processes. Due to the expected low risk impact of the discontinuation of the penny, this policy is intended to result in a process that requires minimal or no reprogramming of computer systems.

2.0 Scope

This policy applies to all City employees engaged in handling of cash from customers.

3.0 Definitions

In this Policy:

"Accounts receivable" – an amount owing by a customer on account. One example of this for the City of Regina would be a utility account.

"Cash system" – manual or computerized system used to enter a transaction at the time of collection of cash (e.g. CLASS, POS, etc.).

"Cash transaction" – coins or paper bills. Cash transactions do not include credit card, debit cards, or cheques.

“Price” – the price for a good, service, or fee charged by the City including but not limited to property tax, utilities, fines, licences, fees, programs, and sales of goods.

“Refund” – includes a refund of a credit on account but does not include a transaction where cash is immediately provided back to the customer at the point of sale where the customer has over paid. This latter example is dealt with in the “sales” sub-section of the rounding section 4.2.

4.0 Policy

4.1 Legal Authority

The Regina Administration Bylaw, No. 2003-69

- Pursuant to Section 25 (f) and (l) of *The Regina Administration Bylaw No. 2003-69*, the Deputy City Manager of & CFO has the authority to create, amend, and approve financial policies, where applicable.

4.2 Rounding

Sales

Rounding does not apply to payments made by debit cards, credit cards, direct debit, cheque, etc. Rounding only applies to cash transactions where the customer does not provide pennies or the City does not have pennies on hand for change as follows:

- Price or accounts receivable owed by customer is divisible by 5 cents
 - No rounding required.
- Price or accounts receivable owed by customer not divisible by 5 cents:
 - The price or accounts receivable is rounded to the nearest nickel (i.e. if the amount ends in 1, 2, 6, or 7 cents, round down; if the amount ends in 3, 4, 8, or 9 cents, round up).
 - The amount entered in the cash system is the non-rounded price or accounts receivable. This ensures the customer does not owe any amount as a result of rounding after the transaction is processed.
 - Due to rounding, the actual cash collected will be greater or less than the amount entered in the cash system. This difference will be treated as a cash overage or shortage.

Example of rounding - Price for an item is \$4.96. Customer pays \$4.95 in cash. \$4.96 would be entered in the cash system. Cash would be short by 1 cent for this transaction.

Refunds

Cash refunds to customers are to be rounded up to the nearest nickel.

This rounding policy is consistent with the recommendations the Federal Government provided to Canadian businesses and is also the rounding method that will be implemented by all Federal Government entities.

4.3 Cash Overages/Shortages

- Cash overages/shortages should be monitored to ensure they are not significant. The Corporate Accounting Branch will determine what amount is significant.
- Where possible the cash shortage/overage due to rounding should be tracked separately from other cash shortages/overages.

4.4 Other

- Pennies will continue to be accepted as legal tender.
- City staff are encouraged to set prices at amounts divisible by 5 cents to reduce or eliminate the need for rounding.
- Managers of City staff handling cash should ensure all staff are given a consistent City-wide message in communicating this policy to customers.
- Cash collection areas should display signage as necessary.

5.0 Roles & Responsibilities

5.1 City Council

- Approval not required.

5.2 Deputy City Manager & CFO

- Amends and approves the Penny Discontinuance Policy

5.3 Finance Department

- Assists cash collection areas as required in a financial advisory capacity

5.4 Cash Collection Areas

- Perform rounding according to this policy
- Communicate to customers
- Monitor cash overages and shortages
- Follow all relevant cash handling policies and procedures
- Display signage as necessary

6.0 Reference Material

- *Federal Government Website* <http://www.fin.gc.ca/1cent/index-eng.asp>

BYLAW NO. 2013-22

THE REGINA REGIONAL OPPORTUNITIES COMMISSION
AMENDMENT BYLAW, 2013

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 Bylaw No. 2009-20, being *The Regina Regional Opportunities Commission Bylaw*, is amended in the manner set forth in this Bylaw.
- 2 Section 3 is amended by repealing the definition of “Human Resources Committee”.
- 3 In section 3, the following definition is added after the definition of “Elector”:

“**“Governance and Human Resources Committee”** means the Governance and Human Resources Committee of the Commission as established pursuant to this Bylaw;”
- 4 Section 3 is amended by repealing the definition of “Nominating and Governance Committee”.
- 5 *The Regina Regional Opportunities Commission Bylaw* is amended by striking out “Nominating and Governance Committee” wherever it appears and in each case substituting “Governance and Human Resources Committee”.
- 6 Subsection 23(2) is amended by striking out “all committees of the Commission” and substituting “the Audit and Finance Committee”.
- 7 Section 24 is amended by striking out “six” and substituting “five”.
- 8 The following section is added after section 24:

“24.1 Quorum for the Board of Directors shall be a majority of the Directors.”
- 9 Section 25 is amended by striking out “6(h)” and substituting “6(8)”.
- 10 Section 28 is amended by striking out “three” and substituting “two”.
- 11 Subsections 28(2) and (3) are repealed and the following substituted:

“(2) Audit and Finance Committee.”

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

City Solicitor

- 12 Subsection 30(1) is repealed and the following substituted:
- “(1) establish and adopt the terms of reference for each of the committees established pursuant to this Bylaw;
 - (1.1) establish and adopt the functions and procedures, including procedures relating to meetings and quorum for each of the committees established pursuant to this Bylaw; and”
- 13 Section 31 is repealed and the following substituted:
- “31 The Commission shall appoint the Mayor, Chairperson, Vice-Chairperson and the chairperson appointed to the Audit and Finance Committee and one at large appointment from the rest of the Board to serve on the Governance and Human Resources Committee.”
- 14 The following section is added after section 31:
- “31.1 The Vice-Chair will be appointed Chair of the Governance and Human Resources Committee.”
- 15 Section 32 is amended by repealing subsections (2) and (3) and substituting the following:
- “(2) reviewing and reporting on Board performance and effectiveness;
 - (3) reviewing and recommending changes to the governance structure, policies and procedures of the Commission; and
 - (4) reviewing and reporting with respect to the performance of the Commission’s executive officer(s) and on employee compensation.”
- 16 Sections 35 and 36 are repealed.
- 17 Section 42 is repealed and the following substituted::
- “42. The Commission shall not, without the prior approval of the Council, authorize the expenditure of any money in excess of the gross amount of the budget submitted to the Council, unless such expenditures are offset by revenues received by the Commission in excess of the gross budgeted revenues as submitted to the Council, or unless the net increased expenditures are less than the retained earnings of the Commission.”

18 This Bylaw comes into force on the date of passage.

READ A FIRST TIME THIS 18th DAY OF March 2013.

READ A SECOND TIME THIS 18th DAY OF March 2013.

READ A THIRD TIME AND PASSED THIS 18th DAY OF March 2013.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2013-22

THE REGINA REGIONAL OPPORTUNITIES COMMISSION AMENDMENT BYLAW, 2013

PURPOSE: To amend bylaw 2009-20, being *The Regina Regional Opportunities Commission Bylaw*

ABSTRACT: To amend the procedures and governance structure of the Commission and its Committees.

STATUTORY
AUTHORITY: Section 55 and 100 of *The Cities Act*

MINISTER'S APPROVAL: N/A

PUBLIC HEARING: N/A

PUBLIC NOTICE: N/A

REFERENCE: Executive Committee, March 6, 2013, EX13-17

AMENDS/REPEALS: Amends Bylaw 2009-20

CLASSIFICATION: Administrative

INITIATING DIVISION: Office of the City Manager

INITIATING DEPARTMENT: Office of the City Clerk

BYLAW NO. 2013-25

THE REGINA ADMINISTRATION AMENDMENT BYLAW, 2013

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend Bylaw 2003-69, being *The Regina Administration Bylaw*, to allow for rounding to be done on cash transactions where pennies are not available.
- 2 Bylaw 2003-69, being *The Regina Administration Bylaw*, is amended in the manner set forth in this Bylaw.
- 3 The following section is added after section 24.3:

“24.4 Where pennies would be required to pay for, make change available or provide a refund on cash transactions for a good, service, or fee charged by the City, including any Council approved fees or charges, the City is authorized to round the price, the change provided or the refund in accordance with any policy approved by the Deputy City Manager of Corporate Services.”
- 4 This Bylaw comes into force on April 1, 2013

READ A FIRST TIME THIS 18th DAY OF March 2013.

READ A SECOND TIME THIS 18th DAY OF March 2013.

READ A THIRD TIME AND PASSED THIS 18th DAY OF March 2013.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

ABSTRACT

BYLAW NO. 2013-25

THE REGINA ADMINISTRATION AMENDMENT BYLAW, 2013

PURPOSE:	To allow for rounding to be done on cash transactions where pennies are not available.
ABSTRACT:	In 2012 the Federal Government announced discontinuance of the penny. In February 2013, financial institutions terminated distribution of pennies thereby making it necessary for rounding to be used for cash transactions where pennies are not available. This Bylaw authorizes the City to round any prices charged, change provided or refunds provided on cash transactions where pennies would be required. This rounding is authorized for any fees or charges imposed by the City including Council approved fees and charges. Rounding will be done in accordance with any policy approved by the Deputy City Manager of Corporate Services.
STATUTORY AUTHORITY:	Section 8
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Report EX13-18 from the March 6, 2013 meeting of the Executive Committee
AMENDS/REPEALS:	Amends Bylaw 2003-69, <i>The Regina Administration Bylaw</i>
CLASSIFICATION:	Administrative
INITIATING DIVISION:	Corporate Services
INITIATING DEPARTMENT:	Financial Services

BYLAW NO. 2013-7

THE REGINA TRAFFIC AMENDMENT BYLAW, 2013

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 Bylaw No. 9900, being *The Regina Traffic Amendment Bylaw* is amended in the manner set forth in this bylaw.

Statutory Authority

- 2 The statutory authority for this Bylaw is clause 8(1)(f) and clause 8(3)(b) of *The Cities Act*.
- 3 Section 1 is amended by adding the following definition after the definition of “Director”:

““**disability parking permit**” means any valid temporary or permanent permit, plate, plaque or other form of notice card designed to be displayed in a vehicle and depicting thereon the international symbol of the disabled, duly issued by the Saskatchewan Abilities Council or another agency or governmental jurisdiction recognized to have issuing authority;”

- 4 Section 1 is amended by adding the following definition after the definition of “non-ambulatory”:

““**obstruction**” means anything that unduly interferes with the movement of traffic, pedestrians or constitutes a threat to public safety.”

- 5 Clause 10(1) is repealed and the following substituted:

“10. (1) No person shall operate a vehicle on any public highway in excess of the speed limit established as follows:

- (a) The speed limits for the following streets are set out in the table below:

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

City Solicitor

Description	From	To	Limit (km/h)
9 th Avenue North	Pasqua Street	West City Limit	70
12 th Avenue	Lorne Street	Scarth Street	20
13 th Avenue	150 m. West of Campbell Street	West City Limit	70
25 th Avenue	Campbell Street	Lewvan Drive	70
Albert Street	South City Limit	400 m. South of Gordon Road	70
Albert Street	400 m. North of Ring Road	200 m. South of North City Limits	70
Albert Street	200 m. South of North City Limits	North City Limits	100
Arcola Avenue	50 m. East of Victoria Avenue	Hwy #1 Entrance Ramp	60
Arcola Avenue	150 m. East of Prince of Wales Drive	Hwy #1 Entrance Ramp	70
Arcola Avenue	East City Limit	150 m. East of Prince of Wales Drive	80
Broad Street	150 m. South of Hillsdale Street	23 rd Avenue	70
Campbell Street	Hill Avenue	25 th Avenue	70
Century Crescent	All	All	30
Courtney Street	Hill Avenue	Dewdney Avenue	70
Dewdney Avenue	West City Limit	Courtney Street	80
Frederick W. Hill Mall	All	All	20
Fleet Street	50 m. North of the CNR tracks	50 m north of Highway No. 46	60
Fleet Street	50 m. North of Highway No. 46	North City Limit	70
Fleming Road	Dewdney Avenue	South City Limit	60
Highway #1 Bypass	780 m. East of Albert Street	Victoria Avenue	100
Hill Avenue	Campbell Street	Courtney Street	70
Lewvan Drive	150 m. North of Parliament Avenue	150 m. South of 13 th Avenue	80
Lewvan Drive	South City Limit	150 m. North of Parliament Avenue	70
McDonald Street	East City Limit	100 m. East of Kress Street	70
Pasqua Street	150 m. North of 9 th Avenue North	150 m. North of Pasqua Gate	60
Pasqua Street	150 m. North of Pasqua Gate	North City Limit	70
Pinkie Road	Dewdney Avenue	North City Limit	70
Pinkie Road	South City Limit	Dewdney Avenue	80
Pioneer Drive	All	All	30
Prince of Wales Drive	50 m. North of Assiniboine Avenue	50 m. South of Quance Street	60
Ring Road	200 m. East of Pasqua Street	Pasqua Street	70
Ring Road	Victoria Avenue	200 m. East of Pasqua Street	100
Ross Avenue	150 m. West of Park Street	150 m. East of Winnipeg Street	70
Saskatchewan Drive	150 m. West of McTavish Street	Lewvan Drive	70
St. Chads Crescent	All	All	40
Victoria Avenue	East City Limit	150 m. East of Park Street	70
Wascana Parkway	150 m. North of Grant Road	23 rd Avenue	70
Winnipeg Street	50 m. North of 9 th Avenue North	North City Limit	60

6 Section 34 is repealed and the following substituted:

- “34. (1) No person shall park a vehicle on any street where angle parking is provided except:
- a) in accordance with signs or markings designating a parking stall;
 - b) where the angle of the parking stall is less than 90 degrees with the leading edge of the vehicle’s bumper within 0.3 meters of the curb; and
 - c) where the vehicle measures less than six meters in overall length.

34. (2) No person shall back a vehicle into a parking stall that is less than 90 degrees.”

7 Subsection 43(2) is repealed and the following substituted:

- “43. (2) No person shall park or stop a vehicle on private property within a stall on private property marked by signs as reserved for persons with disabilities, unless the vehicle displays:
- a) a valid Disability Parking Permit; and
 - b) if the stall is contained within a lot for which payment for parking is required, a valid permit (ticket) or other proof of payment as is required for that lot is prominently displayed in the front windshield of the vehicle.”

8 Subsection 50(1) is repealed and the following substituted:

- “50. (1) No person shall park or stop a vehicle in any on-street parking stall or zone marked by signs as reserved for persons with disabilities unless the vehicle prominently displays, in the front windshield, a Disability Parking Permit.”

9 Section 62 is repealed and the following substituted:

- “62. (1) The Deputy City Manager is hereby authorized to issue monthly or annual parking permits to any person who has been issued a Disability Permit.
- (2) Any vehicle prominently displaying, in the front windshield, a Disability Parking Permit and a valid City of Regina Parking Permit

for Persons with Disabilities issued for that vehicle by the Deputy City Manager pursuant to subsection (1), may park for up to three hours in a metered parking stall with a time limit of one hour or more, on payment of a fee set forth in Schedule “J”.

- (3) This permit is not valid in Wascana Centre, University of Regina, Regina Airport or at any Hospital.
- (4) This permit must be prominently displayed on the front windshield of the vehicle so as to be clearly visible.”

10 Subsection 65(1) is repealed and the following substituted:

“65 (1) No person shall occupy any public highway, pedestrian mall, sidewalk or boulevard or cause any encroachment or obstruction thereon.”

11 Subsection 65(2) is repealed and the following substituted:

“65 (2) Notwithstanding subsection (1), the Director may issue a temporary street use permit for temporary use of a public highway, sidewalk, boulevard or pedestrian mall.”

12 Section 68 is repealed.

13 Schedule “J” is amended as follows:

“Section	Description	Fee
63.1	Business Motor Vehicle Parking Permit	\$65.00/vehicle/year
72	Overdimensional Load Permit	\$50 for any load over 3.7 meters in width, 25 meters in length or 4.2 meters in height”

14 Schedule “K” is amended as follows:

“Section	Amount	Description
34(1)(b)	\$50.00	Parked in angle parking stall with the leading edge of vehicle more than 0.3 meters away from curb.
34(2)	\$50.00	Backing a vehicle into a parking stall that is less than 90 degrees.”

Coming Into Force

15 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 25th DAY OF February 2013.

READ A SECOND TIME THIS 25th DAY OF February 2013.

READ A THIRD TIME AND PASSED THIS 18th DAY OF March 2013.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2013-7

THE REGINA TRAFFIC AMENDMENT BYLAW, 2013

PURPOSE:	To amend <i>The Regina Traffic Bylaw</i> No. 9900.
ABSTRACT:	The Bylaw amends a variety of sections of the bylaw dealing with cords across sidewalks, speed limits, angle parking, private property, parking zones for people with disabilities, parking permit for persons with disabilities, temporary street use permits, fees and charges and notice of violation.
STATUTORY AUTHORITY:	Section 8 of <i>The Cities Act</i>
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Public Works Committee, February 14, 2013, PW13-4
AMENDS/REPEALS:	Bylaw No. 9900
CLASSIFICATION:	Administrative
INITIATING DIVISION:	City Operations
INITIATING DEPARTMENT:	Traffic Control and Parking