



CITY COUNCIL

**Monday, April 8, 2013
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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**Agenda
City Council
Monday, April 8, 2013**

Open With Prayer

Presentations

Mayor's Poetry Challenge

Confirmation of Agenda

Adoption of Minutes

Advertised Bylaws, Related Communications and Related Reports

- | | |
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| CP13-13 | Kevin Reese - Application for Zoning Bylaw Amendment (12-Z-18)
Hawkstone Phase 3 |
| CR13-51 | Application for Zoning Bylaw Amendment (12-Z-18) Hawkstone Phase 3 |

Recommendation

1. That the application to rezone property located in the Hawkstone subdivision located north of Rochdale Boulevard, as shown on the attached plan of proposed subdivision in Appendix A-3, be APPROVED as follows:
 - a) proposed parcel T1 from partially UH-Urban Holding Zone and partially R6-Residential Multiple Housing Zone to R6-Residential Multiple Housing Zone in entirety, and
 - b) proposed parcel X1 from UH-Urban Holding Zone to R6-Residential Multiple Housing Zone.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

- | | |
|---------|--|
| 2013-24 | The Regina Zoning Amendment Bylaw, 2013 (No. 12) |
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Tabled Delegations and Related Reports

DE13-41	Jim Elliott - Debt Limit and Future Considerations
DE13-47	Wilma Staff -Debt Limit and Future Considerations
CR13-43	Debt Limit and Future Considerations

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.

Mayor's Reports

MR13-1	Mayor's Housing Summit – May 13 th – 14 th - Update
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Recommendation

1. That the Mayor's Housing Summit budget estimate, as proposed in draft form as "Schedule A", be approved and funded from the General Fund Reserve as required;
2. That Administration return to Council on April 29, 2013 for further planning updates related to the Mayor's Housing Summit.

Committee Reports

Community and Protective Services Committee

CR13-52	City of Regina Cultural Plan
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Recommendation

That this report be received and filed.

Executive Committee

CR13-53	Regina Exhibition Association Ltd. – Multi-Purpose Arena Operating Agreement at Evraz Place
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Recommendation

1. That City Council authorize the Deputy City Manager, Community Planning and Development to negotiate and approve an addendum to extend the current operating agreement between the City of Regina and Regina Exhibition Association Ltd. to September 30, 2013.



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2. That the City Solicitor's office be instructed to prepare an addendum to the existing operating agreement containing the terms negotiated by the Deputy City Manager, Community Planning and Development.
3. That the City Clerk be authorized to execute the addendum on behalf of the City of Regina.

CR13-54 SAMA Annual Meeting and Nomination to SAMA Advisory Committee

Recommendation

1. That Councillor Barbara Young be appointed as the delegate for Regina at the SAMA Annual Meeting on April 16, 2013.
2. That City Council make a recommendation on an appointment to the SAMA Cities Advisory Committee.

CR13-55 Citizen Appointments to Committees for 2013

Recommendation

1. That Ms. Sonia Millette be appointed to Accessibility Advisory Committee for a term expiring December 31, 2014 or until her successor is appointed.
2. That Mr. John Whyte be appointed to the Crime Prevention Advisory Committee for a term expiring December 31, 2014 or until his successor is appointed.
3. That Mr. Wayne M. Gosselin be appointed to the Environment Advisory Committee for a term expiring December 31, 2014 or until his/her successor is appointed.
4. That Mr. Daryl Posehn be appointed to the Regina Planning Commission for a term expiring December 31, 2014 or until his successor is appointed.

CR13-56 Endorsement to Accelerate the Schedule to Develop the Official Community Plan

Recommendation

That an accelerated schedule for Design Regina to develop the official community plan be endorsed.

Regina Planning Commission

CR13-57 Application for Discretionary Use (13-DU-1) Proposed Planned Group of Dwellings, Parcels A and B, SW Corner of Gordon Road and James Hill Road

Recommendation

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located at the SW corner of Gordon Road and James Hill Road, being Parcels A and B in Harbour Landing be



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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-3.3 inclusive, prepared by McGinn Architecture Limited and dated February 28, 2013;
 - b) All driveways connecting Gordon Road to Glide Crescent through the property, with the exception of designated parking areas, shall be signed as “No Parking”, the prohibition to be enforced to ensure adequate access for fire suppression equipment: and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

CR13-58 Park Naming – Fairways West MR-1 and MR-2

Recommendation

- 1, That Fairways West MR-1 (7700 Gordon Staseson Boulevard) be named Steinson Park.
- 2, That Fairways West MR-2 (7931 Gordon Staseson Boulevard) be named Bundon Park.

Bylaws and Related Reports

CR13-59 Bylaw No. 2013-9 - The Regina Zoning Bylaw Amendment Bylaw, 2013 (No. 5)

Recommendation

That this report be received and filed.

CP13-13 Memo - The Sale of Municipal Reserve at 281 Rink Avenue (Firehall Park) Bylaw

Recommendation

That this communication be received and filed.

2013-23 The Sale of Municipal Reserve at 281 Rink Avenue (Firehall Park) Bylaw

2013-26 The Housing Incentive Program Tax Exemption Bylaw, 2013 (No. 2)

2013-27 The Regina Zoning Amendment Bylaw, 2013 (No. 14)

Adjournment

AT REGINA, SASKATCHEWAN, MONDAY, MARCH 18, 2013

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

Present: Mayor Michael Fougere, in the chair
Councillor Sharron Bryce
Councillor Bryon Burnett
Councillor John Findura
Councillor Jerry Flegel
Councillor Shawn Fraser
Councillor Terry Hincks
Councillor Wade Murray
Councillor Mike O'Donnell
Councillor Barbara Young

Regrets: Councillor Bob Hawkins

Also in Attendance: Acting City Clerk, Amber Smale
City Manager, Glen Davies
City Solicitor, Byron Werry
Deputy City Manager, City Operations, Dorian Wandzura
Deputy City Manager, Community Planning & Development, Jason Carlston
Acting Deputy City Manager, Corporate Services, Chuck McDonald
Executive Director, Governance & Strategy, Jim Nicol
Director of Planning, Diana Hawryluk

The meeting opened with a prayer.

Confirmation of Agenda

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the agenda for this meeting be approved, including the adjustments from the City Clerk as follows and that the delegations be invited by the Mayor to come forward and speak.

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

TABLE DE13-41 – Jim Elliott: Debt Limit and Future Considerations to the April 8, 2013 meeting of Council.

TABLE CR13-43 – Debt Limit and Future Considerations to the April 8, 2013 meeting of City Council.

ADD DE13-46: Paule Hjertaas - Somerset Official Community Plan Amendments

Adoption of Minutes

Councillor Wade Murray moved, seconded by Councillor Terry Hincks, AND IT WAS RESOLVED, that the minutes for the meeting held on February 25, 2013 be adopted, as circulated.

Advertised Bylaws and Related Reports

DE13-37 Judith Veresuk - Application for Contract Zone Approval (12-CZ-8)

Pursuant to due notice, the delegation was not present.

Councillor Wade Murray moved, seconded by Councillor Terry Hincks, AND IT WAS RESOLVED, that this brief be received and filed.

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*;
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

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

Councillor Sharron Bryce moved, seconded by Councillor Terry Hincks, AND IT WAS RESOLVED, that this communication be received and filed.

CR13-38 Application for Zoning Bylaw Amendment (12-Z-28) – PS to R1A2370
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.

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

DE13-38 Ryan Bender - Somerset Official Community Plan Amendments

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-40, a report from the respecting the same subject.

DE13-39 James Pernu - Somerset Official Community Plan Amendments

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-40, a report from the respecting the same subject.

DE13-40 Bobby Pawar - Somerset Official Community Plan Amendments

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-40, a report from the respecting the same subject.

DE13-46 Paule Hjertaas - Somerset Official Community Plan Amendments

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-40, a report from the respecting the same subject.

CP13-11 Jacqueline East - Somerset Official Community Plan Amendments

Councillor Sharron Bryce moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that this communication be received and filed.

CP13-12 City Administration- Somerset Official Community Plan Amendments

Councillor Wade Murray moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that this communication be received and filed.

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

Recommendation

That this report be received and filed.

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, 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.

Councillor Mike O'Donnell moved that the recommendations of the Regina Planning Commission contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter the debate.

Councillor Terry Hincks took the chair.

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

The main motion was put and declared CARRIED.

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 APROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

Councillor Mike O'Donnell moved, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

2013-16 2013-16 The Regina Zoning Amendment Bylaw, 2013 (No. 9)

2013-17	2013-17 - The Regina Zoning Amendment Bylaw, 2013 (No.10)
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2013-19	2013-19 The Regina Zoning Amendment Bylaw, 2013 (No. 11)
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2013-21	2013-21 The Regina Development Plan Amendment Bylaw, 2013
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Councillor Terry Hincks moved, seconded by Councillor Shawn Fraser , AND IT WAS RESOLVED, that Bylaws No. 2013-16, 2013-17, 2013-19, and 2013-21 be introduced and read a first time. Bylaws read a first time.

Councillor Terry Hincks moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Bylaws No. 2013-16, 2013-17, 2013-19 and 2013-21 be read a second time.

No letters of objection were received pursuant to the advertising with respect to Bylaws No. 2013-16, 2013-17, 2013-19 and 2013-21.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2013-16, 2013-17, 2013-19 and 2013-21 to indicate their desire.

No one indicated a desire to address Council.

Second reading of Bylaws No. 2013-16, 2013-17, 2013-19 and 2013-21 was put and declared CARRIED. Bylaws read a second time.

Councillor Terry Hincks moved, seconded by Councillor Jerry Flegel that City Council hereby consents to Bylaws 2013-16, 2013-17, 2013-19 and 2013-21 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Terry Hincks moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaws 2013-16, 2013-17, 2013-19 and 2013-21 be read a third time. Bylaws read a third time.

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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No letters of objection were received pursuant to the public notice with respect to CR13-42 and Bylaw No. 2013-20.

The Clerk called for anyone present who wished to address City Council respecting CR13-42 and Bylaw No. 2013-20 to indicate their desire. No one indicated a desire to address Council.

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:

“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.

Councillor Mike O'Donnell moved AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

2013-20	Street Closure (Portion of 20th Avenue, Adjacent to 2875 Argyle Street and 2874 Elphinstone Street) Bylaw
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Councillor Terry Hincks moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that Bylaw No. 2013-20 be introduced and read a first time. Bylaws read a first time.

Councillor Terry Hincks moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaw No. 2013-20 be read a second time. Bylaws read a second time.

Councillor Terry Hincks moved, seconded by Councillor Sharron Bryce that City Council hereby consents to Bylaw 2013-20 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Terry Hincks moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaws 2013-20 be read a third time. Bylaws read a third time.

Delegations and Related Reports

DE13-41	Jim Elliott - Debt Limit and Future Considerations
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This item was tabled to the April 8, 2013 City Council meeting to provide time for public notice to be given.

CR13-43	Debt Limit and Future Considerations
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This item was tabled to the April 8, 2013 City Council meeting to provide 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

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-44, a report from the respecting the same subject.

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.

Councillor Bryon Burnett moved, AND IT WAS RESOLVED, that the recommendations of the Finance and Administration Committee contained in the report be concurred in.

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

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-45, a report from the respecting the same subject.

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

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. The delegation answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-45, a report from the respecting the same subject.

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

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. There were no questions of the delegation.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw 9004, this brief was tabled until after consideration of CR13-45, a report from the respecting the same subject.

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.

Councillor Mike O'Donnell moved that the recommendations of the Regina Planning Commission contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter the debate.

Councillor Terry Hincks took the chair.

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

The main motion was put and declared CARRIED.

Committee Reports

Executive Committee

CR13-46 Semi-Annual Review of Closed Items

Recommendation

That this report be received and filed.

Councillor Terry Hincks moved, AND IT WAS RESOLVED, 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.

Councillor Terry Hincks moved, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.

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.

Councillor Sharron Bryce moved, AND IT WAS RESOLVED, that the recommendations of the Public Works Committee contained in the report be concurred in.

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.

Councillor Terry Hincks moved, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.

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.

Councillor Terry Hincks moved, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.

2013-22 The Regina Regional Opportunities Commission Amendment, 2013

2013-25 The Regina Administration Amendment Bylaw, 2013

Councillor Terry Hincks moved, seconded by Councillor Shawn Fraser, AND IT WAS RESOLVED, that Bylaws No. 2013-22 and 2013-25 be introduced and read a first time. Bylaws read a first time.

Councillor Terry Hincks moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Bylaws No. 2013-22 and 2013-25 be read a second time. Bylaws read a second time.

Councillor Terry Hincks moved, seconded by Councillor Jerry Flegel that City Council hereby consents to Bylaws 2013-22 and 2013-25 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Terry Hincks moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaws 2013-22 and 2013-25 be read a third time. Bylaws read a third time.

Bylaws - Third Reading Only

2013-7 The Traffic Bylaw Amendment 2013

Councillor Terry Hincks moved, seconded by Councillor Bryon Burnett, AND IT WAS RESOLVED, that Bylaw 2013-7 be read a third time. Bylaws read a third time.

Adjournment

Councillor Sharron Bryce moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Council Adjourn.

The meeting adjourned at 8:00 pm.

Mayor

City Clerk



April 4, 2013

City of Regina
Queen Elizabeth II Court
2476 Victoria Avenue
Regina, Saskatchewan S4P 3C8

To His Worship the Mayor and Members of City Council:

RE: Application for Zoning Bylaw Amendment (12-Z-18) Hawkstone Phase 3

This letter is for information purposes only as I will not be appearing before Council regarding this zoning application. The Hawkstone Concept Plan, Zoning and the sale of land from the City to Hawkstone for Parcels T and X have been before Council a number of times in the last six months. This zoning bylaw amendment is the last approval we require from Council in order to proceed with the development of 172 rental apartments which are so desperately needed in our city. This zoning bylaw amendment matches the approved concept plan for Hawkstone; therefore, we respectfully request approval of this amendment.

Sincerely,

A handwritten signature in black ink that reads "Kevin Reese". The signature is fluid and cursive.

Kevin Reese, CMA, CA
General Manager

April 8, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Zoning Bylaw Amendment (12-Z-18) Hawkstone Phase 3

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

1. That the application to rezone property located in the Hawkstone subdivision located north of Rochdale Boulevard, as shown on the attached plan of proposed subdivision in Appendix A-3, be APPROVED as follows:
 - a) proposed parcel T1 from partially UH-Urban Holding Zone and partially R6-Residential Multiple Housing Zone to R6-Residential Multiple Housing Zone in entirety, and
 - b) proposed parcel X1 from UH-Urban Holding Zone to R6-Residential Multiple Housing Zone.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

REGINA PLANNING COMMISSION – MARCH 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 Clerk's Office; and
- Kevin Reese, representing Hawkstone Developments Ltd.

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, 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 application to rezone property located in the Hawkstone subdivision located north of Rochdale Boulevard, as shown on the attached plan of proposed subdivision in

Appendix A-3, be APPROVED as follows:

- c) proposed parcel T1 from partially UH-Urban Holding Zone and partially R6-Residential Multiple Housing Zone to R6-Residential Multiple Housing Zone in entirety, and
 - d) proposed parcel X1 from UH-Urban Holding Zone to R6-Residential Multiple Housing Zone.
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 April 8, 2013 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.
4. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

CONCLUSION

The applicant proposes to rezone to accommodate:

- Rental apartments
- The subject property is currently zoned UH-Urban Holding. Proposed zoning is R6-Residential Multiple Housing
- The subject property is located within the Hawkstone subdivision.

The Administration is recommending approval as this proposal is compliant with the Zoning Bylaw, Official Community Plan (OCP) and the Hawkstone Concept Plan.

BACKGROUND

The applicant submitted a Zoning Bylaw amendment application and plan of proposed subdivision in relation to Hawkstone Phase 3 in June 2012. During the review it was noted that City Council had not approved the sale of the most northerly 32.7 metres of proposed Parcels T and X to the applicant. As a result, the area of the Zoning Bylaw amendment was altered to exclude that portion of Parcels T and X. City Council approved Zoning Bylaw amendment No. 2012-83 for the altered area at their meeting on October 9, 2012.

At its meeting on February 25, 2013 City Council authorized the sale of this property to the applicant which enables the Administration to proceed with this report which addresses the rezoning of the entire parcels.

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

Parcel T1 is being rezoned from UH- Urban Holding (the most northerly 32.7 metres) and R6- Residential Multiple Housing to R6-Residential Multiple Housing in entirety. Parcel X1 is being rezoned from UH-Urban Holding to R6-Residential Multiple Housing to correct an Administrative error in Bylaw No. 2012-83 which referred to Parcel W instead of Parcel X.

The rezoning will enable the development of rental apartments on both parcels.

The surrounding land uses, within the Hawkstone subdivision, include planned low density residential development to the north, proposed medium density residential development to the east and south and future commercial development to the west.

The proposed development is consistent with the purpose and intent of the R6-Multiple Housing Zone which supports a variety of residential development options with a net density in excess of 50 dwelling units per hectare.

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.

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:

- 3.3– To achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods.
- 7.1 d) – To promote the development of sustainable suburban neighbourhoods.
- 7.12 a) – That the City should encourage/require developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and capabilities within each new neighbourhood.

The proposed development responds to the current market demand for higher density residential development and accommodates a demographic that chooses not to or is unable to purchase a dwelling.

The proposal is also consistent with the policies contained in Part C – Northwest Sector Plan of the OCP with respect to the policies regarding staged and sequential growth in the northwest part of the City.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	The subject lands were not sign posted, due to their remoteness from surrounding urban development and the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of <i>Regina Zoning Bylaw No. 9250</i> , the authority to waive the signposting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive those requirements.
Will be published in the Leader Post on:	March 16, 2013 March 23, 2013

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

DELEGATED AUTHORITY

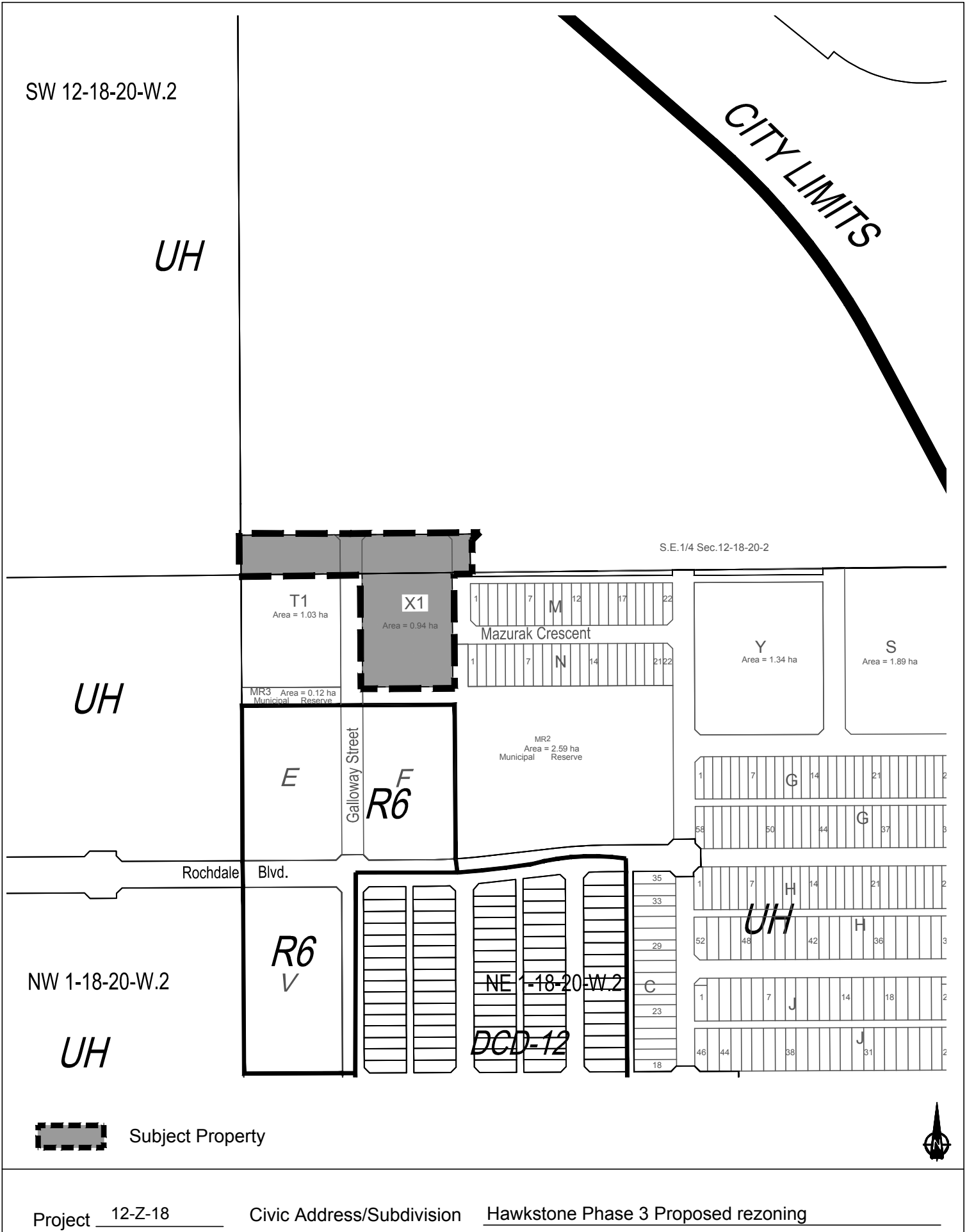
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

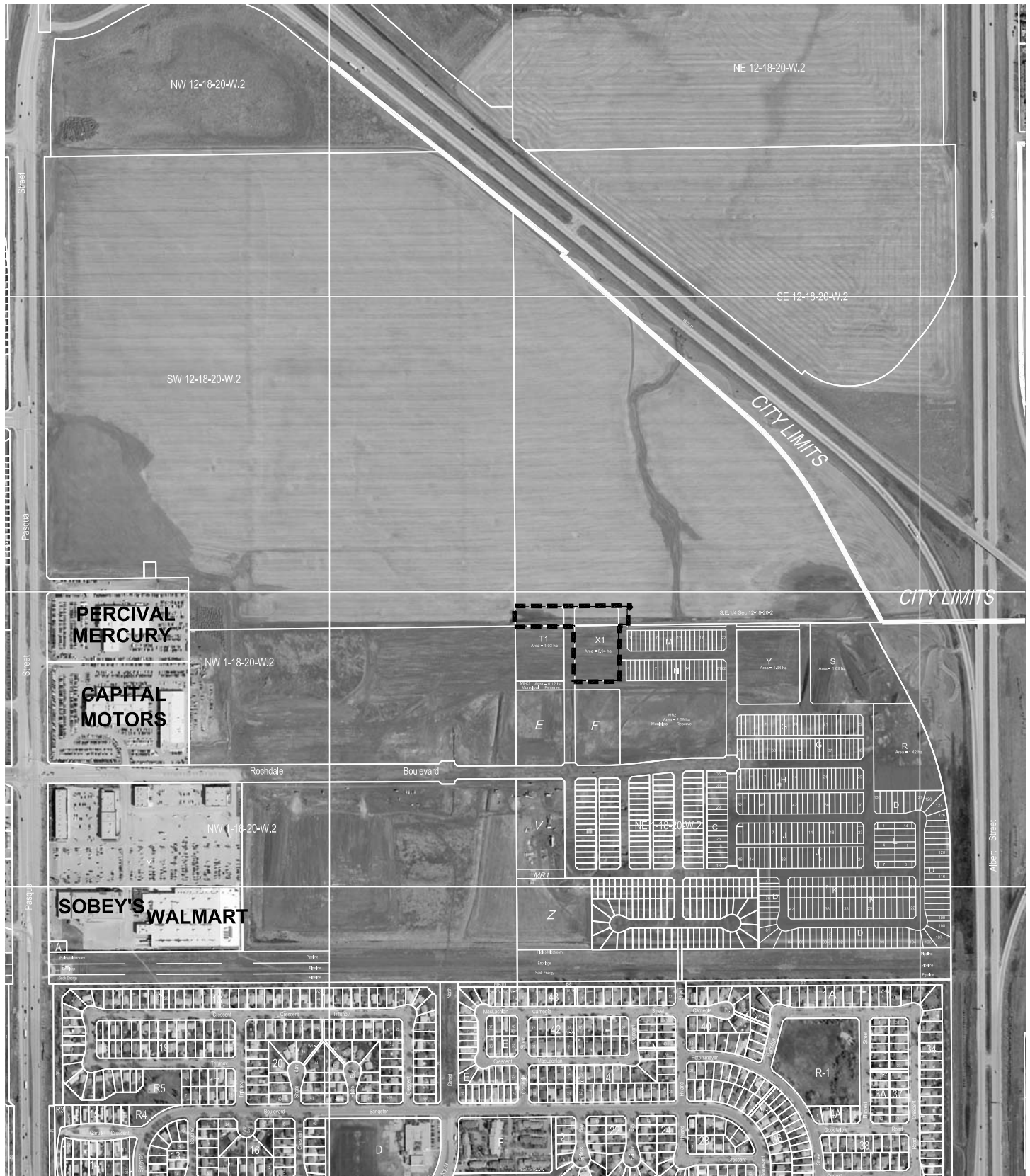
Respectfully submitted,


REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary





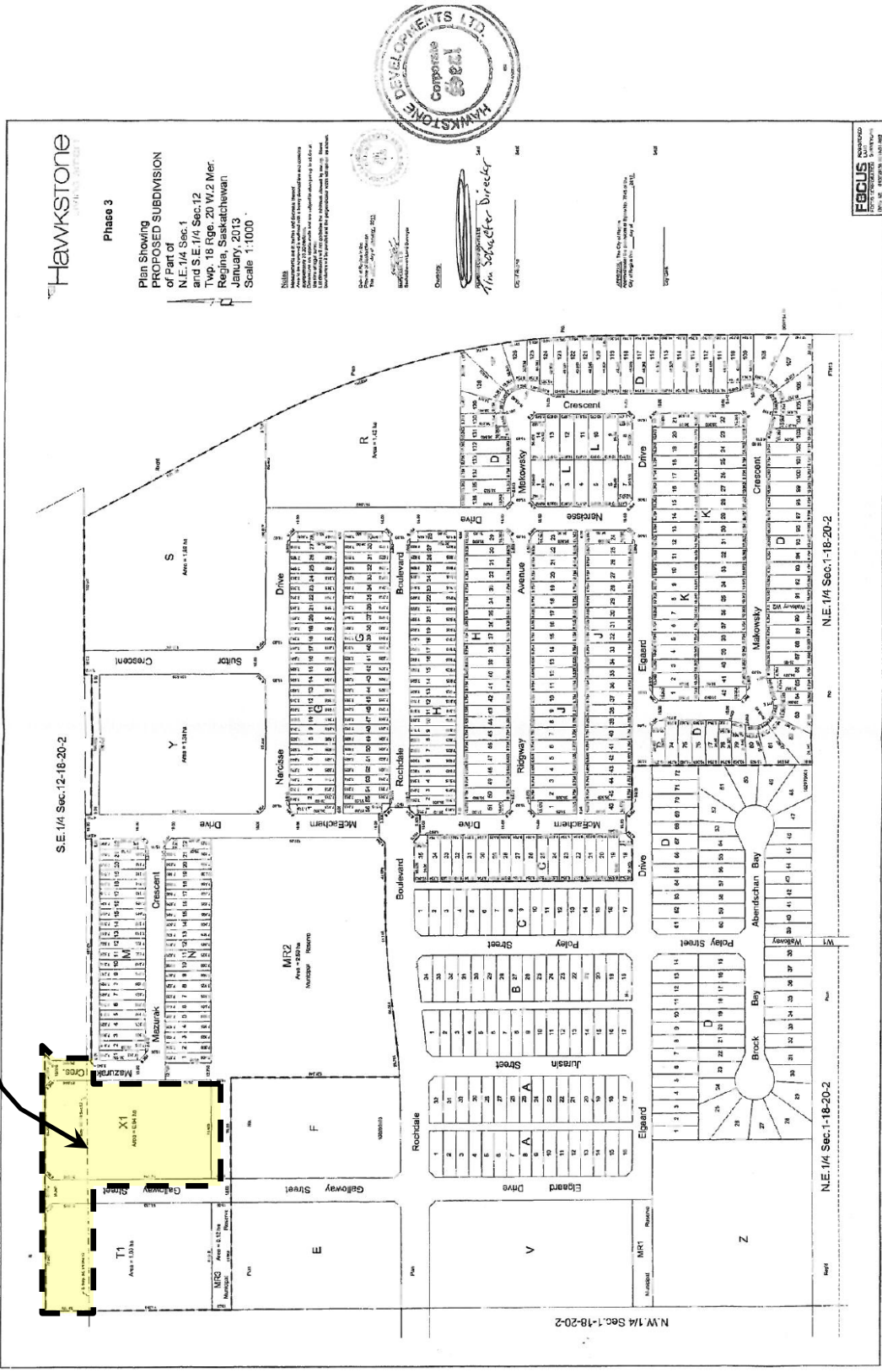
 Subject Property

Date of Photography : 2012



Project 12-Z-18 Civic Address/Subdivision Hawkstone Phase 3 Proposed rezoning

Subject Property



BYLAW NO. 2013-24

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 12)

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. 2693) 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 NE ¼ 1-18-20 W2M

Civic Address: N/A

Current Zoning: UH – Urban Holding and R6 – Residential Multiple Housing

Proposed Zoning: a. Parcel T1 to be rezoned from partially UH – Urban Holding and partially R6 – Residential Multiple Housing to R6 – Residential Multiple Housing and

b. Parcel X1 to be rezoned from UH – Urban Holding to R6 – Residential Multiple Housing

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

READ A FIRST TIME THIS 8th DAY OF APRIL 2013

READ A SECOND TIME THIS 8th DAY OF APRIL 2013

READ A THIRD TIME AND PASSED THIS 8th DAY OF APRIL 2013

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

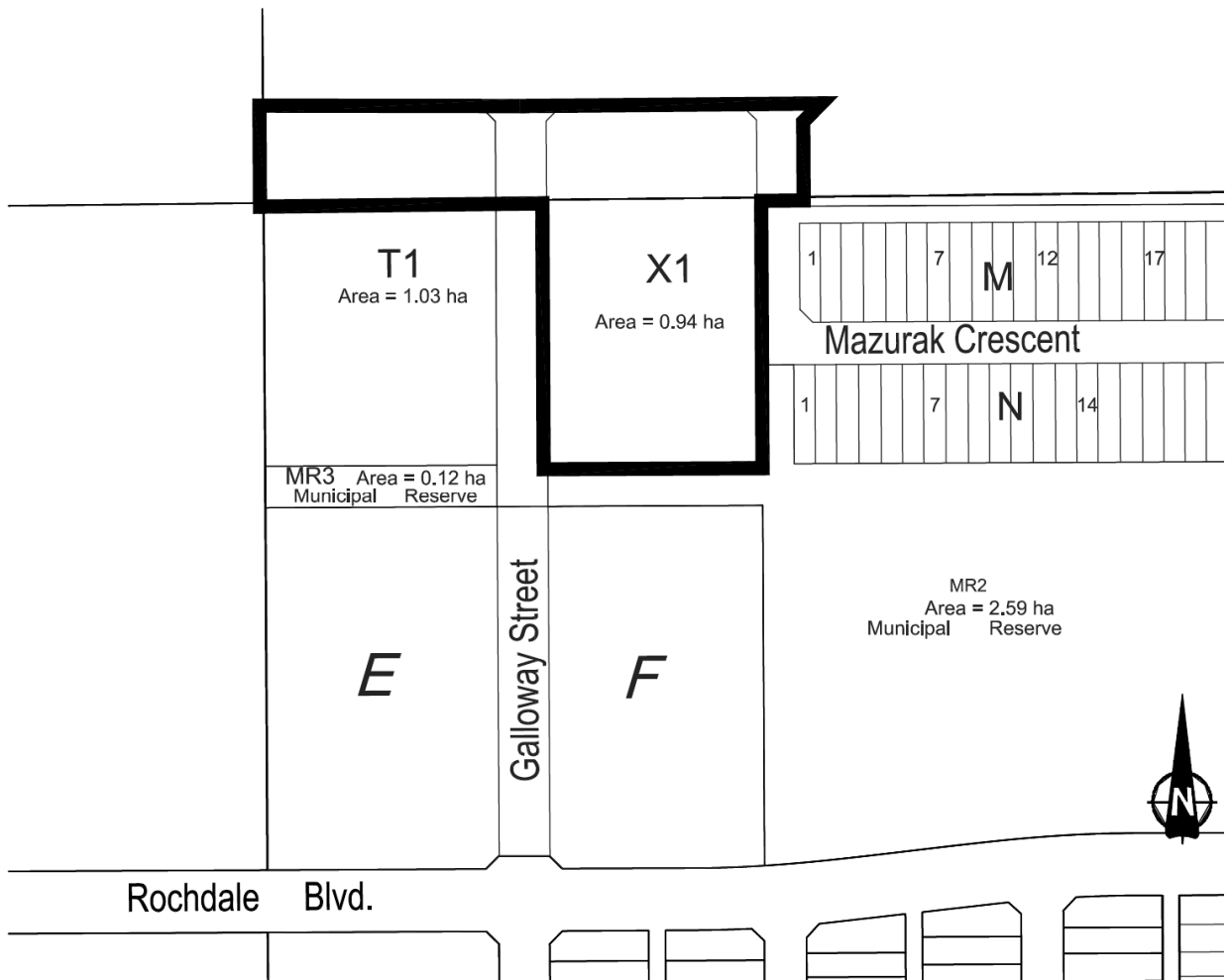
City Clerk

Approved as to form this _____ day of _____
2013.

City Solicitor

Appendix "A"

Project: 12-Z-18



ABSTRACT

BYLAW NO. 2013-24

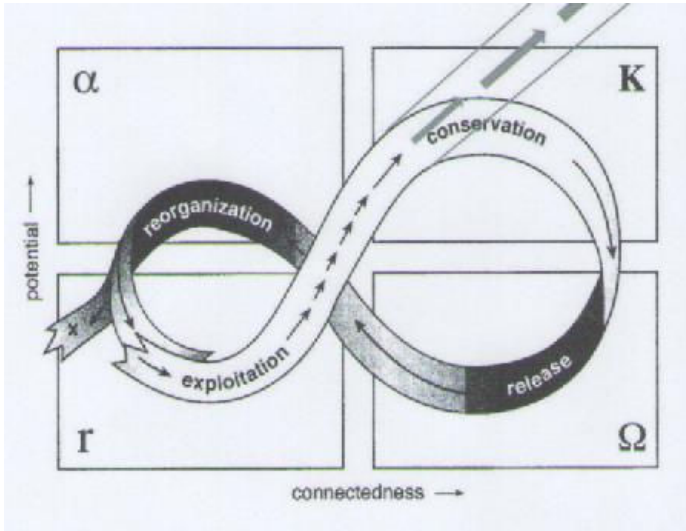
THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 12)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed zoning bylaw amendment proposes to rezone the subject properties to accommodate high density residential development. The rezoning of Parcel X1 corrects an error in the description in Bylaw No. 2012-83. Parcel X1 also includes a boundary change.
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 March 13, 2013 RPC13-18
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
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?

April 4, 2013

Ms. Judi Swidnicki
City Clerk
City of Regina
Box 1790
Regina SK.
S4P 3C8

Dear Ms. Swidnicki:

RE: Notice of Intention to Consider Debt Limit Exemption

Please place me on the April 8th list of delegations as I wish to present the enclosed brief concerning the Debt Limit Exemption to City Council.

Thank you.



Wilma Staff
2565 Winnipeg St.
Regina SK S4P1H6
Ph: 306 522 2126

April 8, 2013

To: His Worship the Mayor and Members of Regina City Council

Exemption From or Increase to the City of Regina Debt Limit

For the second time in less than a year the City of Regina is about to ask the Saskatchewan Municipal Board to approve the City's borrowing by 100 million dollars either outside the present approved debt limit or increase the 350 million dollar limit to 450 million.

Yet only last May the City of Regina assured the Saskatchewan Municipal Board and I quote ... "A debt limit of 350 million is requested on the basis that it meets the City's projected maximum requirement for the foreseeable future."

In May of 2012 the City of Regina, in support of its request for a debt limit increase to 350 million said the potential future funding for the Waste Water Plant upgrade, the Regina Revitalization Initiative (RRI) and the Regina Public Library (RPL) could exceed 200 million dollars. A portion of that increased debt was 136 million, now 149 million dollars, to fund the Waste Water Plant upgrades with the rest to fund the RRI.

Irrespective of how the City words the Saskatchewan Municipal Boards requested notice, advising the public of the City's intention to seek an exemption to the debt limit, the end result is an additional 100 million dollars of debt.

Speaking of wording according to the Notice of Intention apparently the funding for the Waste Water Treatment Plant upgrades and the same RRI that drove the May 2012 request for the 200 million dollar debt limit increase are still driving the City's application for another 100 million dollars of debt or an exemption to the debt limit. Although the Waste Water Plant upgrade is seemingly one of the major reasons for requesting the 100 million dollars of exemption to the debt limit it's really the RRI, or to be precise this 100 million dollar exemption is to repay the stadium loan. To be even more specific the real purpose for this 100 million dollar exemption or if necessary, increase to the debt limit is to fund an **entertainment facility**.

It is apparent from the following statements in the March 6th Executive Committee report that this may not be the last increase to the City's debt limit. **"If additional capital projects are identified that could require debt funding above the levels noted in this report, the City will need to ... consider applying for an increase to the debt limit ... as the current \$350 million limit is not established as an absolute maximum."**

Surprisingly and unknown until now, should the Saskatchewan Municipal Board refuse the City's request to amass more debt either through an exemption or inclusion in the debt limit for this entertainment facility apparently there is another option. **"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."**

Granted as the City has stated, there is a revenue stream to pay off this additional debt however according to the Administrations report, "it is important to note that City Council always maintains the ability to adjust mill rates and utility rates to accommodate new debt servicing requirements."

It is now apparent the City will use its authority through utility rate increases and taxation to defray any necessary shortfalls irrespective of where those shortfalls occur. Albeit the entertainment facility is not the context in which the City referred to using utility increases & taxation to fund shortfalls it was the waste water plant. However that is the point, these are the City's only assured revenue sources. Therefore any further additions to the debt should be directed toward infrastructure renewal.

There is considerable discussion, here quoted, about the impact increased debt or borrowing could have on the City's credit rating. "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 downgrade of the City's credit rating is significant. If the ratios of debt to ability to pay, is above the benchmark used by credit rating agencies the City will be forced to pay more for its borrowed money, and it may have to put off other badly needed capital related projects.

The 2008 PERC Recreation Facility Study identified and elaborated on many necessary capital projects within the City's recreation infrastructure. ... "Regina, has a large backlog of deferred maintenance and aging infrastructure. The City's recreation infrastructure was mostly built in the 1960's and 70's and is now in need of modernization, renewal and replacement."

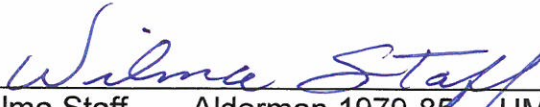
According to the consultants, "Investments must continue to be made in lifecycle functionality of existing facilities; ..." "Ongoing annual capital replacements and maintenance will need to continue. This will require increases in the annual capital lifecycle maintenance program." Despite this known need for capital repairs and maintenance there appears to be a 11.5 million dollar shortfall in what is a minimal five year recreation infrastructure budget.

It bears noting the following observation in the PERC study. Although Mosiac Stadium improvements might be an ... "**economic development project**, the consultants cannot see how it could meet local recreation needs and do not believe it should divert investment capital from other high priority recreation needs."

Although debt limit increases do not affect the City's credit rating the actual issuance of that debt could, especially when combined with the 290 million dollar unfunded liability in the City's pension plan. Clearly there is considerable potential for a downgrade of Regina's credit rating.

Over the forty years I have lived in Regina I have accepted my financial obligation, to service the capital debt for infrastructure renewal, for police and fire protection and the provision of library and recreation facilities that make Regina a livable city. Today, I and other Regina residents are confronted with a five year, 210 million dollar capital budget shortfall and a possible downgrade of the City's credit rating. It therefore seems unfair, when compared to other provinces, that we must assume a huge share of the funding, for **Saskatchewan's** professional football club stadium when, according to the City, the Province has committed to "**working with the City on developing other financing alternatives for the Stadium.**"

Respectfully submitted to Regina City Council this 8th day of April, 2013 for Inclusion with the Application for a Debt Limit Exemption


Wilma Staff Alderman 1979-85 UMA/RMA ret.

April 8, 2013

To: His Worship the Mayor
and Members of City Council

Re: Debt Limit and Future Considerations

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 6, 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 – 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:

**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.

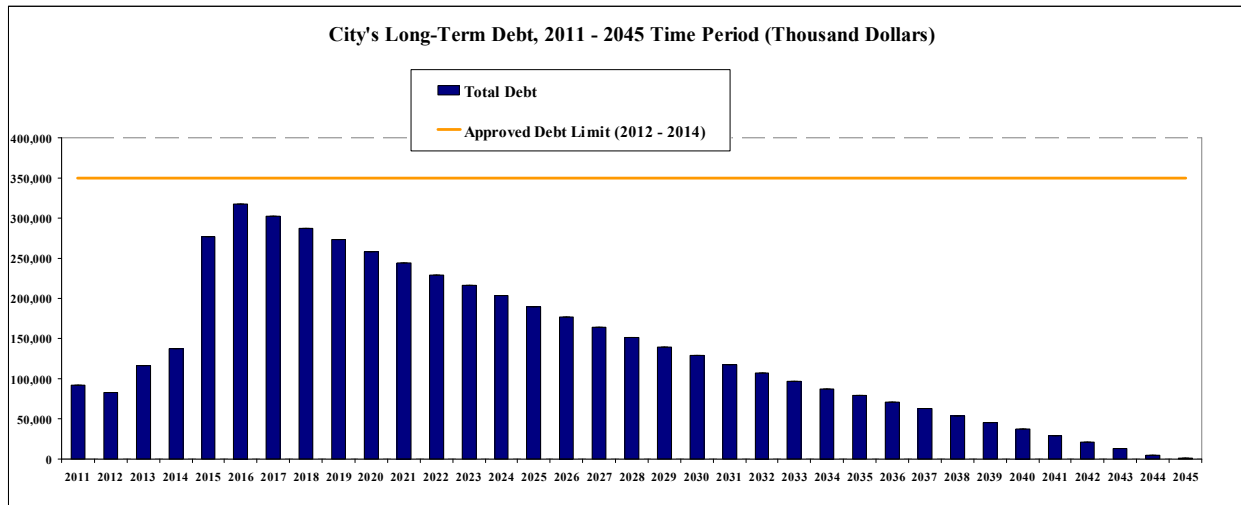
As noted in the table below, Administration has included \$15 million of general debt and \$23 million in utility debt within the total debt projected. While this debt has been approved in previous budgets, the City's cash position to date has not required this debt to be issued. However, it is prudent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

April 8, 2013

To: His Worship the Mayor
and Members of City Council

Re: Mayor's Housing Summit – May 13th – 14th - Update

RECOMMENDATION

1. That the Mayor's Housing Summit budget estimate, as proposed in draft form as "Schedule A", be approved and funded from the General Fund Reserve as required;
2. That Administration return to Council on April 29, 2013 for further planning updates related to the Mayor's Housing Summit.

CONCLUSION

Housing issues have become more of a priority for City Council and Administration given low vacancy rates and the lack of affordable housing. As Regina's economy continues to thrive and its population continues to grow, housing is more so than ever, an urgent issue that needs to be addressed. As such, Mayor Fougere is hosting a two-day Housing Summit May 13th and 14th at the Radisson Plaza Hotel Saskatchewan. The purpose of the Summit is to gather representatives from senior governments, as well as private and non-profit sectors, to provide input, make recommendations and further the necessary dialogue required to alleviate housing challenges by incorporating innovative initiatives and global best practices.

On February 25, 2013 Administration was directed to return to Council by March 31, 2013 for approval of the required budget associated with the Mayor's Housing Summit. Costs of hosting the Summit include facility rental, speaker fees, food and beverage, audio/visual services, advertising, print and design costs, etc. As noted in the attached draft budget estimate, the funding required greatly depends on the total number of delegates, both paying and non-paying.

Sponsorship and registration fees of \$275.00 per person will result in the recovery of a significant amount of costs involved. However, the unrecovered costs to the City could be in the range of \$42,500 to \$51,900, based on the number of attendees. To ensure there is no barrier to participation in the Summit, registered, non-profit housing organizations, to a maximum of two representatives from each organization, can register free of charge.

BACKGROUND

It is recognized that housing issues are complex, covering the continuum from homelessness to affordable, rental, attainable housing to market-driven housing. Although responsibility for housing rests primarily with the federal and provincial government, all senior governments and the private sector and the non-profit sector need to be engaged and involved in housing issues to make progress and better meet the housing needs of the citizens of Regina and the province, as a whole.

The Mayor's Housing Summit will be based on collaborative solutions-based approaches and will not point fingers or blame between senior levels of government or other stakeholders involved. All housing stakeholders need to contribute, play a role and take responsibility in the current housing gaps and challenges affecting growing municipalities in the province.

DISCUSSION

The Mayor's Housing Summit is guided by a Planning Committee with City representatives from Mayor's Fougere's Office, Government Relations, Planning and Sustainability and Communications, as well as Councillor Hawkins.

The Summit theme is 'Housing in a Growing Economy'. The three areas of focus are: (1) Supply: Rental and Affordable Housing; (2) Innovation in Housing; and (3) Partnerships. The Summit will offer case studies and speakers offering expertise, knowledge, experience and fact-based analysis, representing various housing aspects from homelessness, seniors' housing needs, rental requirements, Aboriginal housing, a lender's perspective, as well as innovative yet practical housing designs and models.

The Planning Committee has approached many potential speakers, however, until such time as the budget has been approved and final speakers' contracts have been signed and executed, specifics will not be announced. In addition, representatives from the City of Regina, the provincial government and the federal government will provide presentations, followed by a panel discussion on gaps between senior levels of government, and how to better collaborate and partner in housing initiatives.

The Summit is specifically designed as a call to action between housing stakeholders directly involved in the funding, planning, policy decisions and construction industry, ultimately leading to potential innovative solutions to alleviate housing pressures, while linking the three Summit outcomes below.

The outcomes of the Housing Summit are threefold: (1) provide the linkage to Regina's Comprehensive Housing Strategy recommendations; (2) a continuing planning and resource mechanism to continue the dialogue provincially, leading to potential pilot projects and innovations to further resolve housing challenges; and (3) a linkage of the planning mechanism to a national body, with a purpose similar to that described in (2) above.

RECOMMENDATION IMPLICATIONS

Financial Implications

Costs of hosting the Summit include facility rental, speaker fees, food and beverage, audio/visual services, advertising, print and design costs, etc. As noted in the attached draft budget estimate, the funding required greatly depends on the total number of delegates, both paying and non-paying.

Sponsorship and registration fees of \$275.00 per person will result in the recovery of a significant amount of costs involved. However, the unrecovered costs to the City could be in the range of \$55,000, based on the number of attendees.

Recognizing the financial implications associated with hosting the Summit, depending on the cost of registration fees and the number of delegates, and that the outcome may involve the need for the City to absorb a portion of the costs, a \$275.00 per person registration fee was agreed upon by the Committee in an effort to keep costs reasonable and affordable to all who have an interest in attending. In addition, to ensure there is no barrier to participation in the Summit, registered, non-profit housing organizations, to a maximum of two representatives from each organization, can register free of charge.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

There is a growing sense of urgency that immediate action needs to be taken to alleviate the housing pressures felt by Regina and all growing urban centres in the province and country. The City of Regina is cognizant of the fact that the primary responsibility for housing lies with the federal and provincial governments, however the City has a vested interest in seeing solutions developed in Regina. There is much the City can do by supporting, partnering and complementing housing initiatives and finding ways through policies and limited financial resources to leverage solutions.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

A communications strategy was developed and is currently being implemented. Some of the tactics include:

- On-line
- Print advertisements
- Placement of articles
- Informational advertisements in various newsletters
- Creation of a website, Regina.ca/MayorsHousingSummit.ca.
- Social media promotion
- Earned media

The Committee will play an important and active role in the promotion of the summit via their existing channels ie: homebuilders' newsletter, as well as their large networks of interested stakeholders.

DELEGATED AUTHORITY

City Council approval is required for resources allocated towards the Mayor's Housing Summit.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Sheila Harmatiuk".

Sheila Harmatiuk,
Manager of Government Relations
Governance and Strategy

SH

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Michael Fougere".

Michael Fougere,
Mayor

“Schedule A”

Housing Summit Draft Budget:

Costs:	100 people (PAID DELEGATES)	150 people (PAID DELEGATES)	200 people (PAID DELEGATES)
Registration fee processing (\$15.27/person)	\$1,527.00	\$2,290.00	\$3,054.00
Advertising costs	\$10,000.00	\$10,000.00	\$10,000.00
Printing/Design costs	\$5,000.00	\$5,000.00	\$5,000.00
Facility rental	\$5,000.00	\$5,000.00	\$5,000.00
Food and Beverage	\$10,000.00	\$15,000.00	\$20,000.00
Mayor’s Dinner	\$6,000.00	\$9,000.00	\$12,000.00
Speakers	\$30,000.00	\$30,000.00	\$30,000.00
Audio/Visual services	\$5,000.00	\$5,000.00	\$5,000.00
Volunteer costs	\$500.00	\$500.00	\$500.00
Speakers’ gifts	\$2,000.00	\$2,000.00	\$2,000.00
* Miscellaneous	\$4,500.00	\$4,500.00	\$4,500.00
Live Streaming	\$2,500.00	\$2,500.00	\$2,500.00
Food/Mayors Dinner (40 speakers and volunteers \$160.00 each) NOT PAYING	\$6,400.00	\$6,400.00	\$6,400.00
Food/Mayors Dinner (60 non-profits @ \$160.00 each) NOT PAYING	\$9,600.00	\$9,600.00	\$9,600.00
Food/Mayors Dinner (12 on the Planning Committee @ \$160.00) NOT PAYING	\$1,920.00	\$1,920.00	\$1,920.00
TOTAL:	\$99,947.00	\$108,710.00	\$117,474.00
Sponsorship	\$20,000.00	\$20,000.00	\$20,000.00
Total Expenses	\$79,947.00	\$88,710.00	\$97,474.00
Registration fees @ \$275.00 pp	\$27,500.00	\$41,250.00	\$55,000.00
Costs to City of Regina at \$275.00 registration fee	\$52,447.00	\$47,460.00	\$42,474.00

* Miscellaneous costs include: additional advertising, printing, promotional items, etc.

April 8, 2013

To: His Worship the Mayor
and Members of City Council

Re: City of Regina Cultural Plan

**RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES
COMMITTEE – MARCH 20, 2013**

That this report be received and filed.

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE – MARCH 20, 2013

The Committee adopted the following resolution:

That this report be forwarded to the April 8, 2013 meeting of City Council for information.

Councillors: John Findura, Mike O'Donnell, Shawn Fraser and Barbara Young were present during consideration of this report by the Community and Protective Services Committee.

The Community and Protective Services Committee, at its meeting held on March 20, 2013, considered the following report from the administration:

RECOMMENDATION

That this report be received and filed.

CONCLUSION

The City of Regina is currently developing a Cultural Plan, through a process that both contributes to, and is informed by the Official Community Plan. The Cultural Plan will deliver both cultural development policies and an embedded Cultural Heritage Management Strategy.

As the assessment phase of the Cultural Plan transitions to engagement and other input methods, there are emerging topics and findings to share and reflect upon as the plan begins to take shape. The purpose of this report is to provide information on the process being used and to share preliminary findings.

BACKGROUND

On July 15, 2009, the Community & Protective Services Community allocated \$100,000 toward the development of a Cultural Plan (CPS09-14) in keeping with a recommendation from the former Regina Arts Commission (now the Arts Advisory Committee) and the Downtown Neighbourhood Plan (2009). The Cultural Plan will serve as a 'direction setting tool' for the City, providing key support to the City's strategic planning efforts.

The Administration has deferred this undertaking to conduct the work in alignment with the Official Community Plan. In August of 2012, as the Official Community Plan began to generate key goals based on the developed community priorities, the Cultural Plan was aligned into the Design Regina process to best inform the development and further implementation of those goals. The scope of the Culture Plan also has been broadened to include a more defined Cultural Heritage Management Strategy. The Plan is also supported by a \$25,000 grant from SaskCulture.

DISCUSSION

Increasingly, Canadian cities are undertaking culture planning in order to fully leverage the powerful benefits of their resources and embrace a broad definition of municipal sustainability. Over the past few years, a diversity of large and small cities have launched such plans, including Winnipeg, Saskatoon, Halifax, Calgary and Ottawa. Municipal cultural plans are seen as strategic, integrated planning tools for the use, enhancement and leveraging of cultural resources in urban and community development. Effective planning contributes to economic prosperity, social and physical attractiveness of cities, strengthening of civic pride and identity and provides another layer for comprehensive urban planning.

The City's Cultural Plan will aid in meeting the opportunities of the Imagine 2020 vision statement, to be 'Canada's most vibrant, inclusive, attractive, sustainable community, where people live in harmony and thrive in opportunity'. It will provide:

- An understanding of the economic drivers and contributions of the creative industry to the City economy;
- Clear understanding of the roles of the City, community and other levels of government in relation to cultural development;
- An extensive mapping of cultural resources; tangible and intangible;
- A cultural policy and framework for creation of key future policies including a Municipal Art Policy;
- The framework for an updated list of historic places; and
- A Cultural Heritage Management Strategy that will inform land-use and built form policies.

The plan is being prepared through the following three phases:

- Phase I: Assessment and Scoping involves reviewing the planning context, cultural mapping, cultural economy analysis, and a cultural heritage policy gap analysis;
- Phase II: Community Engagement and Draft Plan involves stakeholder interviews; community engagement; discussions with Directors Forum; and the development of a draft Cultural Plan and Heritage Management Strategy; and
- Phase III: Final Cultural Plan and OCP Policy Recommendations involves a stakeholder and community review of the draft plan, development of recommended OCP policies for culture and cultural heritage, and a report to Council for consideration.

The final plan is expected to be complete in Quarter 3, 2013.

RECOMMENDATION IMPLICATIONS

Financial Implications

Funding for this initiative has been approved through existing budgets.

Environmental Implications

There are no environmental implications to this report.

Policy and/or Strategic Implications

The Cultural Plan assessments and inputs inform the creation of the goals and policies of the Official Community Plan and expand on those goals to enhance Regina's standing as a vibrant, attractive, sustainable, inclusive community.

Other Implications

There are no other implications to this report.

Accessibility Implications

There are no accessibility implications to this report.

COMMUNICATIONS

Information on the Cultural Plan will be available via the Design Regina website, similar to the Transportation Master Plan. A stakeholder and public engagement session will occur in Quarter 2, 2013, as well as presence of the plan's work and findings at Design Regina events.

DELEGATED AUTHORITY

Community & Protective Services has the authority to review this report.

Respectfully submitted,

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE



Linda Leeks, Secretary

April 8, 2013

To: His Worship the Mayor
and Members of City Council

Re: Regina Exhibition Association Ltd. – Multi-Purpose Arena Operating Agreement at Evraz Place

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 27, 2013**

1. That City Council authorize the Deputy City Manager, Community Planning and Development to negotiate and approve an addendum to extend the current operating agreement between the City of Regina and Regina Exhibition Association Ltd. to September 30, 2013.
2. That the City Solicitor's office be instructed to prepare an addendum to the existing operating agreement containing the terms negotiated by the Deputy City Manager, Community Planning and Development.
3. That the City Clerk be authorized to execute the addendum on behalf of the City of Regina.

EXECUTIVE COMMITTEE – MARCH 27, 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, Terry Hincks, Wade Murray, Mike O'Donnell and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on March 27, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That City Council authorize the Deputy City Manager, Community Planning and Development to negotiate and approve an addendum to extend the current operating agreement between the City of Regina and Regina Exhibition Association Ltd. to September 30, 2013.
2. That the City Solicitor's office be instructed to prepare an addendum to the existing operating agreement containing the terms negotiated by the Deputy City Manager, Community Planning and Development; and
3. That the City Clerk be authorized to execute the addendum on behalf of the City of Regina.

CONCLUSION

In 2010, the City of Regina entered into a partnership agreement with Regina Exhibition Association Ltd. (REAL) to operate the newly-constructed Co-operator's Centre. The relationship between the City and REAL has provided an increased opportunity for our community and ice users to practice, play and host events in a "leading practice" arena facility.

The City of Regina and REAL agree to an extension of the current agreement for the management, operation and scheduling of the multi-purpose ice arenas (Co-operator's Centre).

The extension will be consistent with the principles and provisions of the current agreement, which has resulted in a successful partnership between the City of Regina and REAL.

BACKGROUND

In 2006, the Regina Exhibition Association Ltd. developed a Master/Revitalization Plan that reflected their vision to provide world-class facilities for trade, agriculture, business, sporting, entertainment and cultural events. The plan was initiated to address aging infrastructure, provide multi-use space to promote Regina as a host of major events and to provide significant upgrades to the Brandt Centre. The Master/Revitalization Plan was developed as a phased-in implementation plan with the schedule of implementation being dependent on available funding.

In June 2008, the City entered into a Contribution Agreement with REAL. The City provided \$20 million, which leveraged \$20 million from each of the Provincial and Federal Governments. The \$60 million contribution through the City enabled REAL to implement Phase 1 of its Master/Revitalization Plan which included the construction of six multi-purpose arena facilities, initial enhancements to the Brandt Centre and kitchen upgrades at the Queensbury Convention Centre. The multi-purpose arenas feature six regulation size ice surfaces with the main arena providing seating for approximately 1,200 spectators.

In August 2010, the City of Regina entered into an operating agreement with REAL that outlined the relationship of co-operation the parties formed with respect to the management, use, governance and scheduling of the six arenas at the Co-operator's Centre.

The addition of six arenas within the City of Regina addressed the community's need for additional ice time, provided improved arena facilities and enhanced the community's ability to attract and host major sporting events. Since opening, the facility has hosted numerous provincial, national and international events. The Co-operator's Centre will also serve as a key facility in future major events such as the 2013 Grey Cup Festival and 2014 North American Indigenous Games.

The purpose of this report is to authorize the Deputy City Manager of Community Planning and Development to negotiate and approve an addendum to extend the current operating agreement to September 30, 2013 with REAL.

DISCUSSION

The Co-operators Centre is a multi-purpose arena facility that is comprised of six regulation-size ice surfaces.

The continued relationship and agreement extension between the City and REAL provides numerous benefits in our community, including:

- Addresses prime time ice requirements. The City's eight arenas currently provide youth organizations with 10,400 hrs of prime time ice per year. With the additional six arenas at Evraz Place, youth organizations have approximately 18,000 hours of prime time ice per year;
- Reduces the safety concerns that may be associated with winter driving conditions for teams/users to travel out of Regina to access ice time;
- Consistent customer service and continuity for arena users, as the City schedules all the indoor arena ice times; and
- The Co-operators Centre provides modern, efficient facilities that have increased the opportunity for Evraz Place to attract and host major events, both ice and non-ice related that contribute to our community's economic viability and community pride.

RECOMMENDATION IMPLICATIONS

Financial Implications

To provide an enhanced indoor arena program to the community and in order to subsidize youth programs, the City allocates and subsidizes 6000 hours of prime time ice per year at the Co-operators Centre. The City pays REAL ice rental fees consistent with current market rates in Regina and the surrounding area for the use of the City's allocated ice. The extension agreement will require the City pay \$660,000 to REAL for ice time to the end of September 2013.

The City's 2013 Operating Budget allocates \$1,350,000 to fund the partnership with REAL. The net cost to the City of Regina after revenue has been realized on the rental of the 6000 hours will be \$260,000 in 2013.

Environmental Implications

There are no environmental implications as a result of this report.

Policy and/or Strategic Implications

This operating agreement is being negotiated with the REAL to ensure that Regina citizens have access to quality modern and efficient recreation facilities that will address the prime time ice requirements within our community.

Other Implications

There are no other implications as a result of this report.

Accessibility Implications

There are no accessibility implications as a result of this report.

Communications

There are no communications implications as a result of this report.

DELEGATED AUTHORITY

The recommendations require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

A handwritten signature in cursive script, appearing to read "J. Swidnicki".

Joni Swidnicki, Secretary

April 8, 2013

To: His Worship the Mayor
and Members of City Council

Re: SAMA Annual Meeting and Nomination to SAMA Advisory Committee

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 27, 2013**

1. That Councillor Barbara Young be appointed as the delegate for Regina at the SAMA Annual Meeting on April 16, 2013.
2. That City Council make a recommendation on an appointment to the SAMA Cities Advisory Committee.

EXECUTIVE COMMITTEE – MARCH 27, 2013

The Committee adopted the following resolution:

1. That Councillor Barbara Young be appointed as the delegate for Regina at the SAMA Annual Meeting on April 16, 2013:
2. That City Council make a recommendation on an appointment to the SAMA Cities Advisory Committee.

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Jerry Flegel, Shawn Fraser, Bob Hawkins, Terry Hincks, Wade Murray, 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 March 27, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the Executive Committee make a recommendation to City Council on the following appointments related to the SAMA Annual Meeting on April 16, 2013:
 - A member of City Council to be the voting delegate for Regina;
 - Any member of City Council, other than the voting delegate and Councillor Murray, who registers to attend the meeting, be appointed as a non-voting participant.
2. That the Executive Committee make a recommendation to City Council on an appointment to the SAMA Cities Advisory Committee.

CONCLUSION

The Saskatchewan Assessment Management Agency (SAMA) is holding an annual general meeting on April 16, 2013 and City Council may appoint a voting delegate and may appoint non-voting delegates.

BACKGROUND

The Saskatchewan Assessment Management Agency (SAMA) provides assessment oversight for the province and under provincial legislation has advisory committees established to assist in considering assessment policies and practices as well as legislative amendments.

SAMA has scheduled its annual general meeting for April 16, 2013 in Regina. SAMA's Bylaws require that City Council advise of the voting and non voting delegates that are attending the meeting. Voting occurs on resolutions submitted to the SAMA Board.

SAMA has a City Advisory Committee and SAMA advises there is a vacancy on the committee for the City of Regina.

DISCUSSION

The Bylaws of SAMA require that City Council appoint one voting delegate and other non-voting delegates for the SAMA Annual General meeting to be held on April 16, 2013 in the Schumiatcher Room at the Conexus Arts Centre in Regina.

Councillor Murray sits on the SAMA Board of Directors as the representative appointed by SUMA and as a SAMA Board member may be conducting business at the meeting on behalf of the board therefore City Council could appoint another member as the voting delegate.

SAMA has a City Advisory Committee which is comprised of members from Cities with a population greater than 30,000. Councillor Murray sits on the SAMA Board as the representative appointed by SUMA. Councillor Murray was also recently appointed chair of the City Advisory Committee. SAMA advises that this leaves a vacant position for the City of Regina on the City Advisory Committee. According to SAMA's bylaws the position needs to be appointed by City Council but is not restricted to Council members. In the past while the Mayor has been a member of this committee, the City Assessor acted as the city's representative at the majority of the committee meetings over the past few years.

RECOMMENDATION IMPLICATIONS

Financial Implications

The registration fees for the SAMA Annual General Meeting are within the 2013 budget.

Environmental Implications

None with regard to this report.

Policy and/or Strategic Implications

SAMA is a strategic partner in providing advice and forwarding improvements to the assessment system in the province.

Other Implications

None with regard to this report.

Accessibility Implications

None with regard to this report.

COMMUNICATIONS

A copy of this report will be provided to SAMA.

DELEGATED AUTHORITY

This report must be forwarded for consideration by City Council.

Respectfully submitted,

EXECUTIVE COMMITTEE



Joni Swidnicki, Secretary

To: His Worship the Mayor
and Members of City Council

Re: Citizen Appointments to Committees for 2013

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 27, 2013**

1. That Ms. Sonia Millette be appointed to Accessibility Advisory Committee for a term expiring December 31, 2014 or until her successor is appointed.
2. That Mr. John Whyte be appointed to the Crime Prevention Advisory Committee for a term expiring December 31, 2014 or until his successor is appointed.
3. That Mr. Wayne M. Gosselin be appointed to the Environment Advisory Committee for a term expiring December 31, 2014 or until his/her successor is appointed.
4. That Mr. Daryl Posehn be appointed to the Regina Planning Commission for a term expiring December 31, 2014 or until his successor is appointed.

EXECUTIVE COMMITTEE – MARCH 27, 2013

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

Mayor Michael Fougere, Councillors: Bryon Burnett, John Findura, Shawn Fraser, Bob Hawkins, Wade Murray, 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 March 27, 2013, considered the following report from the City Clerk:

RECOMMENDATION

1. That Ms. Sonia Millette be appointed to the Accessibility Advisory Committee for a term expiring December 31, 2014 or until her successor is appointed.
2. That Mr. John Whyte be appointed to the Crime Prevention Advisory Committee for a term expiring December 31, 2014 or until his successor is appointed.
3. That Mr. Wayne M. Gosselin be appointed to the Environment Advisory Committee for a term expiring December 31, 2014 or until his successor is appointed.
4. That Mr. Daryl Posehn be appointed to the Regina Planning Commission for a term expiring December 31, 2014 or until his successor is appointed.

CONCLUSION

Resignations have been received from Ms. Heather Petrychyn of the Accessibility Advisory Committee, Mr. Frank Flegel of the Crime Prevention Advisory Committee, Ms. Kathleen Livingston of the Environment Advisory Committee and Mr. Mark McKee of the Regina Planning Commission. City Council should fill the vacancies on these committees.

BACKGROUND

Since City Council's consideration of the annual citizen appointments to committees in December 2012, resignations have been received that created vacancies on three advisory committees and one main committee of City Council.

The purpose of this report is to facilitate the appointment of citizen representatives to the Accessibility Advisory Committee, Crime Prevention Advisory Committee, Environment Advisory Committee and the Regina Planning Commission.

DISCUSSION

Accessibility Advisory Committee

On February 6, 2013, an e-mail was received from Ms. Heather Petrychyn of the Accessibility Advisory Committee advising of her resignation.

Applications received during the 2012 fall advertisement process were revisited in order to facilitate this appointment. This is a common practice when the appointment of citizens is within three months of the original City Council appointment approval for the upcoming year. As there was a good response to the advertisement, there was an adequate pool of qualified applicants to draw from and therefore re-advertisement did not occur.

Crime Prevention Advisory Committee

On February 6, 2013, an e-mail was received from Mr. Frank Flegel of the Crime Prevention Advisory Committee advising of his resignation.

Applications received during the 2012 fall advertisement process were revisited in order to facilitate this appointment. This is a common practice when the appointment of citizens is within three months of the original City Council appointment approval for the upcoming year. As there was a good response to the advertisement, there was an adequate pool of qualified applicants to draw from and therefore re-advertisement did not occur.

Environment Advisory Committee

On March 5, 2013, an e-mail was received from Ms. Kathleen Livingston of the Environment Advisory Committee advising of her resignation.

Applications received during the 2012 fall advertisement process were revisited in order to facilitate this appointment. This is a common practice when the appointment of citizens is within three months of the original City Council appointment approval for the upcoming year. As there was a good response to the advertisement, there was an adequate pool of qualified applicants to draw from and therefore re-advertisement did not occur.

Regina Planning Commission

On December 7, 2012, an e-mail was received from Mr. Mark McKee of the Regina Planning Commission advising of his resignation.

As there were no vacancies on the Regina Planning Commission in the fall of 2012, this vacancy was advertised on February 23 and March 2, 2013 in The Leader Post. The deadline for applications was March 8, 2013.

In accordance with Council's decision on January 26, 2009 regarding the Committee Structure Review, nominating committees were established for all advisory committees consisting of representatives from the City Clerk's Office, the Committee Chair, the Councillor Liaison (if one exists), the Main Committee Chair. It should be noted that while Committee Chairs of the Advisory Committees are normally asked for their suggestions on the applications received and excused from the remainder of the meeting, this was not required in this instance as the Committee Chairs are already appointed and not reapplying for a position. Review of the applications was conducted on in February and March with the nominating group was as follows:

- a) Accessibility Advisory Committee – Absent, Main Committee Chair, Councillor Findura, Councillor Liaison, Michael Richter, current chair of the Accessibility Advisory Committee and Linda Leeks, Committee Assistant.
- b) Crime Prevention Advisory Committee – Absent, Main Committee Chair, Councillor Fraser, Councillor Liaison, Collin Pullar, current chair of the Crime Prevention Advisory Committee, and Todd Blyth, Committee Asssitant.
- c) Environment Advisory Committee – Councillor Bryce, Main Committee Chair, Councillor Fraser, Councillor Liaison, Mike Berry, current chair of the Crime Prevention Advisory Committee and Elaine Gohlke, Committee Assistant.
- d) Regina Planning Commission – Councillor Mike O'Donnell, Main Committee Chair, and Elaine Gohlke, Committee Assistant..

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no financial implications associated with the recommendations of this report.

Environmental Implications

There are no other implications associated with the recommendations of this report.

Policy and/or Strategic Implications

Serving on a committee of Council is both a privilege and means for the public to communicate with Council on behalf of the community. The time, effort and expertise members dedicate to committees of Council is invaluable and contributes significantly to Council's vision.

Accessibility Implications

There is no accessibility implications associated with the recommendations of this report.

Other Implications

There are no other implications associated with the recommendations of this report.

COMMUNICATION PLAN

Once City Council has finalized the appointments, the following communications will take place:

1. In the case of the Regina Planning Commission, all applicants will be notified in writing of the outcome of their applications. As the other committee applicants would have received this notification earlier this year, only the individual appointed will be notified.
2. An orientation will be held for new committee members prior to their first committee meeting. This session provides information on committee meetings, agendas, the Procedure Bylaw and related matters. The orientation also includes a review of committee and administrative structures and how to access information on other committees.
3. Ms. Petrychyn, Mr. Flegel, Ms. Livingston and Mr. McKee will receive a letter thanking them for their service and inviting them to the Annual Committee Reception where a plaque will be presented.

DELEGATED AUTHORITY

Citizen and organizational appointments require the approval of City Council.

Respectfully submitted,

EXECUTIVE COMMITTEE



Joni Swidnicki, Secretary

April 8, 2013

To: His Worship the Mayor
and Members of City Council

Re: Endorsement to Accelerate the Schedule to Develop the Official Community Plan

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 27, 2013**

That an accelerated schedule for Design Regina to develop the official community plan be endorsed.

EXECUTIVE COMMITTEE – MARCH 27, 2013

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

Mayor Michael Fougere, Councillors: Bryon Burnett, John Findura, Shawn Fraser, Bob Hawkins, Wade Murray, 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 March 27, 2013, considered the following report from the Administration:

CONCLUSION

The process to develop the Official Community Plan (OCP) began in 2009 with scoping, was kicked-off in earnest late 2010 and was scheduled to be completed at the end of 2013. However, the sustained strong local and regional economy has created a need to accelerate the process to ensure opportunities are not missed, align the process with discussions of regional economic development and to provide more certainty concerning future growth. As such, it is recommended that Council endorse a compressed schedule that will enable the OCP to be completed and submitted to Council through Executive Committee in July 2013 and final bylaw approval in August.

BACKGROUND

The City of Regina initiated the development of its OCP in 2009 and planned for it to be completed in late 2013. The OCP will be the City's long range plan for guiding growth, development and change for the next 25 years and will provide a city-wide policy framework to guide decisions on investments, services and actions. The OCP development process has been branded 'Design Regina'.

In April 2012, in the project's third phase, Council endorsed eight Community Priorities (Appendix A) that were the outcome of an extensive public engagement process. The community priorities provide direction to the development of policy and urban structure options in the OCP which are being developed in the fourth and final phase of the project.

That said a fifth phase, Implementation, has always been referenced as part of the OCP project to ensure efforts to continue to move the OCP forward are fostered. This is important to recognize as the OCP is a living document that is intended as a tool to provide direction for decisions while also being acted upon, reviewed, monitored and amended over time.

DISCUSSION

The OCP will be the City's long range plan for guiding growth, development and change including decisions related to investments, services and actions.

The process to develop the OCP is currently in 'Phase 4: Developing the Plan' which is the last phase in the project before implementation as depicted below:



The focus of this phase is on using the Community Priorities (Appendix A) developed in the previous phase to:

- determine an urban structure that will describe how and where our community will grow and what the structure of our city will be;
- develop policy to guide decisions on development, investments, services and actions; and
- complete the development of the OCP and take it to Council for approval. This would be followed by a process to seek provincial approval.

Phase 4 and the development of the OCP for Council review and approval has been scheduled to occur in late 2013. However, during a recent planning retreat with City Council in which the OCP was discussed, it became clear that as a result of current growth pressures, both within the City and Regional contexts, an accelerated schedule was desired. As such, it is recommended that the timeline to establish the OCP as a bylaw be compressed. This will enable the City to foster growth and development during this strong economic time while also recognize that the OCP is a living document that will evolve over time through amendments that respond to changes in the community and new data and information as it becomes available.

A compressed timeline does come with certain implications that the Administration will seek to mitigate. The implications of compressing the OCP's development schedule are described as follows:

- a) Change in Scope: One change in scope identified at this point, is that the full implementation and monitoring plan will follow the approval of the OCP, rather than be included with submission in July. Specifically, the Plan to be adopted under the compressed schedule will identify immediate actions, but not include a fully developed implementation plan. This component of the OCP will be submitted to Council subsequent to the approval of the OCP document and will be shaped by additional consultation internally and externally.

In addition to the above scope change, certain elements or policies within the Plan might not be fully flushed out and will require additional work post approval. In these cases, the Plan will simply identify this type of work and will include the follow up actions in the implementation plan.

Overall, the change in scope as described above is not viewed as significant concern, given the nature of the OCP as a living document and its ability to change over time. Furthermore, all the necessary policies, growth plans and immediate actions will be included as part of the approved plan to guide economic growth.

- b) Reduced Concurrent Planning Process: To date, there have been efforts to coordinate planning processes related to the OCP process, including the Cultural Plan and the Transportation Master Plan. Efforts to ensure alignment of policy will continue, but given the expedited OCP process, the other plans would be developed at a different pace and there could be lost opportunity to coordinate efforts in terms of public consultation, for example. The Administration will work to ensure that the necessary information from the concurrent processes is completed to feed into the OCP. These other plans will be completed and brought to Council following the approval of the OCP.

- c) Reduced Ability for Other Studies to Inform the OCP: An implication of the accelerated OCP is that other studies might not inform the process as they would have with the original schedule. As such, it is anticipated that a number of amendments will be made shortly following the initial adoption of the OCP, along with the implementation plan. This is consistent with the premise that the OCP is a living document that evolves as new information related to the economy, infrastructure and the environment etc. is learned. This allows us to respond to the needs of the community more pro-actively.

- d) Schedule contingent on no 'major issues being raised': The accelerated schedule outlined is subject to activities moving along as planned with no major concerns being brought forward as the document is reviewed by the public and stakeholders and subsequently considered by Council.

- e) Reduced Public/Stakeholder Engagement: The tight time lines will result in a reduction of the public and stakeholder engagement originally planned within the process to develop the plan. A risk in this approach is that this may result in an inability to effectively build plan ownership or buy in with the public and stakeholders. This risk is not insurmountable and will be mitigated through:

- an intensive writing workshop as a part of the process to draft the OCP content with staff to thoroughly review the policies for the various topic areas;

- education, largely through the website on how what was heard through the development of the Community Priorities informs the plan's development;
- a targeted stakeholder strategy that will be developed to engage various stakeholders at an appropriate level through the condensed process;
- facilitating a public meeting/series of meetings in mid-June before the plan is finalized; and
- re-engagement of the public and stakeholders to occur after the OCP is approved while efforts are focused on developing a detailed Implementation Plan and Monitoring Strategy.

f) Requirement for Special Meetings of Executive Committee and Council: In order to brief council through the plan's development, the Mayor and Council will be asked to attend special meetings beyond what is identified on the Council and Committee Meetings calendar.

Anticipated time frames for this consultation are drafted as follows:

- Mid-May, approximately the week of May 21: Meeting with ELT and Council to review near final draft of the content (goals, policies, and preferred urban structure) to make Council aware of the content to be used for engagement and to identify red flags that may exist in the content.
- The week of June 17: Encourage Council attendance at the Public Meeting
- Mid-end July – A special public executive meeting will be required to consider the final report. This is the opportunity for the Public and other Stakeholders to present to Council their views on the final OCP.
- End August – Due to legislated advertising requirements, final consideration of the plan by bylaw will be in August by City Council.

These risks are considered manageable given the urgency to finalize the OCP.

Other Options for Design Regina Process:

Alternate Option A: Maintain Current Schedule

The current schedule would result in consideration of a new OCP at the end of November.

Pros:

- This timeline would allow for full completion of the activities as anticipated, including greater public involvement

Cons:

- does not respond to current and emerging issues with respect to regional planning.
- does not respond to emerging development pressures occurring within the City of Regina.

Alternate Option B: Bylaw Adoption in July

The timeline of the recommended accelerated schedule option as described in this report results in the final OCP document being submitted to Executive Committee in mid to late July. The report and new OCP document will be discussed and considered by Council at the Executive Committee. From this meeting, as a bylaw, the OCP must be advertised and brought to a Council meeting for final approval. Owing to advertising requirements, the OCP bylaw would be considered at a Council meeting in mid-late August.

In this alternate option, in order to save an additional month and present the OCP to City Council by the end of July, elimination of the final component of engagement would be required. In other words, in this option there would be no public meeting or public/stakeholder input to the final version of the proposed OCP. Once the document is completed by the Administration, it would be forwarded to a special Executive Committee meeting in late June or early July, without public or stakeholder consideration. Public and stakeholders would be required to attend Executive Committee or the subsequent Council meeting (at the end of July) to provide feedback,

Pros:

- saves one month on the proposed accelerated schedule

Cons:

- eliminates public engagement from the process
- could jeopardize credibility of process with lack of public involvement
- results in a situation in which feedback on the OCP from stakeholders and public will not be known by the Administration or Council members until the actual Executive Committee meeting. This does not provide time to respond or consider the feedback in the final product.
- May draw criticism regarding process and diminish meaningful discussion around content.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no direct financial implications related to the endorsement of an accelerated schedule. Though the schedule is accelerated in terms of when it is going to be completed and taken to Council, the tasks that will need to be completed during that time or subsequent to its approval will not change significantly.

Environmental Implications

There are no direct environmental implications related to the endorsement of the accelerated schedule.

Policy and/or Strategic Implications

Accelerating the completion of the OCP will help the City and community to capitalize on current economic activity; will send the message that the City is keen to enable growth (political win); will enable the City to pursue additional work related to regional issues (annexation, GTHA, etc.); and will enable the City to direct resources to other priority work, including implementation of the OCP. Risks exist related to ensuring sufficient engagement and opportunity for Council to remain current with the progress of the program. Mitigation of these risks has been noted in this report and will continue to be monitored as the process proceeds.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Upon endorsement, a communication strategy will be developed to advise the community about the accelerated schedule and notify public and stakeholders of the upcoming opportunities to provide feedback into the Plan. This may include posting the information on the Design Regina website, creating a link from the City of Regina's main website, and using social media, such as Facebook.

DELEGATED AUTHORITY

This report requires City Council's consideration and the Administration seeks Council's endorsement.

Respectfully submitted,

EXECUTIVE COMMITTEE



Joni Swidnicki, Secretary

APPENDIX A

Community Priorities

The priorities provide clarity on where we need to focus to move towards achieving our Vision and will provide direction for the policies that will be developed in the official community plan. The priorities are described as follows:

- **Develop Complete Neighbourhoods**
Create safe and inclusive neighbourhoods that are easy to get around and that have a mix of housing choices, amenities, and services. Community input will drive a proactive approach to city planning.
- **Embrace Built Heritage and Invest in Arts, Culture, Sport and Recreation**
Enhance quality of life, community identity and pride by supporting heritage preservation, arts, culture and four season sport and recreation activities which will foster community vibrancy and cohesiveness.
- **Support the Availability of Diverse Housing Options**
Support a variety of housing choices to ensure people from all walks and stages of life are welcomed to live in Regina.
- **Create Better, More Active Ways of Getting Around**
Make it easier for people of all abilities to travel by investing in public transit in appropriate locations and planning for all active forms of transportation. This includes providing access routes so all people can more easily travel from home to work and to other destinations.
- **Promote Conservation, Stewardship & Environmental Sustainability**
Reduce the city's environmental footprint; prioritize the conservation of land, water, and energy; and embrace new operational measures, such as leading practices for waste management.
- **Achieve Long Term Financial Viability**
Spend money wisely to ensure the City's ability to manage its services and amenities both now and in the future. This includes considering the full costs of operating before committing to projects or services and to search out new ways to generate revenue to ensure the City has the financial resources to meet customers' needs.
- **Foster Economic Prosperity**
Support a vibrant and diverse economy that provides opportunities for residents to prosper and Regina to flourish.
- **Optimize Regional Cooperation**
Work cooperatively with surrounding municipalities, agencies, levels of government and other stakeholders to determine and evaluate opportunities to collaborate to plan for and potentially deliver services regionally.

April 8, 2013

To: His Worship the Mayor
and Members of City Council

Re: Application for Discretionary Use (13-DU-1) Proposed Planned Group of Dwellings,
Parcels A and B, SW Corner of Gordon Road and James Hill Road

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
-MARCH 27, 2013**

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located at the SW corner of Gordon Road and James Hill Road, being Parcels A and B in Harbour Landing 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-3.3 inclusive, prepared by McGinn Architecture Limited and dated February 28, 2013;
 - b) All driveways connecting Gordon Road to Glide Crescent through the property, with the exception of designated parking areas, shall be signed as “No Parking”, the prohibition to be enforced to ensure adequate access for fire suppression equipment: and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.

REGINA PLANNING COMMISSION – MARCH 27, 2013

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- Paul Moroz, representing Dundee Developments; and
- Denis Jones, representing Deveraux.

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, Dallard Legault, 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 27, 2013, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for a proposed planned group of dwellings (apartments) located at the SW corner of Gordon Road and James Hill Road, being Parcels A and B in Harbour Landing 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-3.3 inclusive, prepared by McGinn Architecture Limited and dated February 28, 2013;
 - b) All driveways connecting Gordon Road to Glide Crescent through the property, with the exception of designated parking areas, shall be signed as "No Parking", the prohibition to be enforced to ensure adequate access for fire suppression equipment: and
 - c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*
2. That pursuant to Section 18D.1.1 of the Zoning Bylaw, City Council waive the requirement to post a public notification sign on the subject lands, due to their remote location and the current unavailability of direct public access.
3. That this report be forwarded to the April 8, 2013 meeting of City Council.

CONCLUSION

The applicant proposes to develop:

- A planned group of apartment buildings that will contain rental units
- 160 units in three four-storey buildings
- The subject property is currently zoned R6-Residential Multiple Housing Zone
- The subject property is located within Harbour Landing Phase 8
- Compliant with applicable zoning, Official Community Plan (OCP) and Harbour landing Concept 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	R6	R6
Land Use	vacant	Low rise apartment buildings
Number of Dwelling Units	n/a	160
Building Area	n/a	4301.49 m ²

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	240 stalls 1.5 stalls per unit	236 stalls + 4 motorcycle stalls as per Section 14B.3.11
Minimum Lot Area (m ²)	500 m ²	16090.00 m ²
Minimum Lot Frontage (m)	15 m	230.36 m
Maximum Building Height (m)	13 m	12.76 m
Gross Floor Area	n/a	17205.96 m ²
Maximum Floor Area Ratio	3.0	1.07
Maximum Coverage (%)	50%	26%

Surrounding land uses include an approved townhouse/garden suite development to the north (12-DU-35), vacant land zoned for medium density residential development to the east and south and the City limits to the west.

The proposal requires screening and buffering along all property lines. The landscaping area provided is sufficient to meet the requirements of the Zoning Bylaw.

The proposed development is consistent with the purpose and intent of the R6 with respect to:

- Encouraging higher density housing along major arterial streets
- Supporting a variety of residential development options with a net density in excess of 50 dwelling units per hectare.

The density of this development (100 units per hectare) conforms to the approved Harbour Landing Concept Plan which identified the property for high density residential development.

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.

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

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:

- 3.3– To achieve a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods.
- 7.1 d) – To promote the development of sustainable suburban neighbourhoods.
- 7.1 g) – To encourage higher density housing and mixed use development along or adjacent to major arterial streets.
- 7.12 a) – That the City should encourage/require developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and capabilities within each new neighbourhood.
- 7.14 c) – That the City shall ensure that higher density residential development is compatible with adjacent land uses and will not be affected by noise from industrial uses or major truck transportation routes.

The proposed development responds to the current market demand for higher density residential development and accommodates a demographic that chooses not to purchase a dwelling. Gordon Road is a major arterial roadway but is not a designated truck route. The development is located in an area of Harbour Landing that does not contain any industrial land uses and no such uses are proposed in the vicinity.

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

- 5.2– A variety of housing types will be accommodated in new areas. High density housing along road defining the edges of neighbourhoods may consist of townhouses, apartments and planned groups of dwellings.

The Southwest Sector Plan recognizes the need to provide a mix of housing types within new communities to meet the needs of various household types and incomes while endeavouring to achieve a compact urban form. This development proposes a planned high density residential rental complex comprised of three four storey apartment buildings.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides eight parking stalls for persons with disabilities which exceed the minimum requirements by three stalls.

The Uniform Building and Accessibility Standards Act requires 5% of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms and kitchens, and balconies. For this proposal, this equates to two barrier-free units per building for the 48 unit buildings and three for the 64 unit building. The buildings will also be equipped with elevators.

COMMUNICATIONS

Public notification signage posted on:	The subject lands were not signposted, due to their remoteness from surrounding urban development and the current unavailability of direct public access to the site. The Administration acknowledges that according to Section 18D.1.1 of <i>Regina Zoning Bylaw No. 9250</i> , the authority to waive the signposting requirement rests exclusively with City Council. Although occurring after the fact, a recommendation has been provided for Council to waive those requirements.
Letter sent to immediate property owners	Due to the remoteness of the development there were no residents within the minimum 75 metre radius of the site to notify.

DELEGATED AUTHORITY

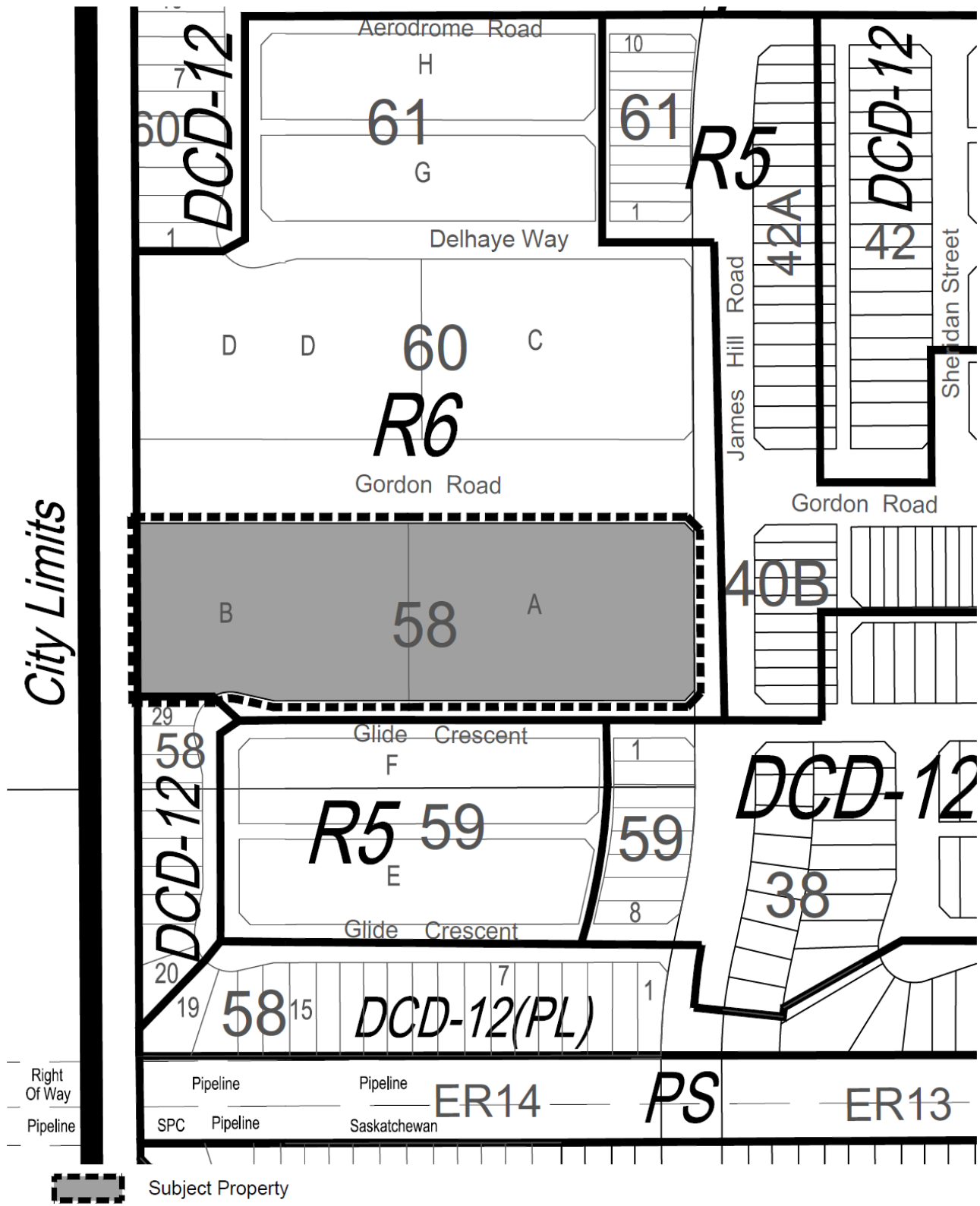
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary

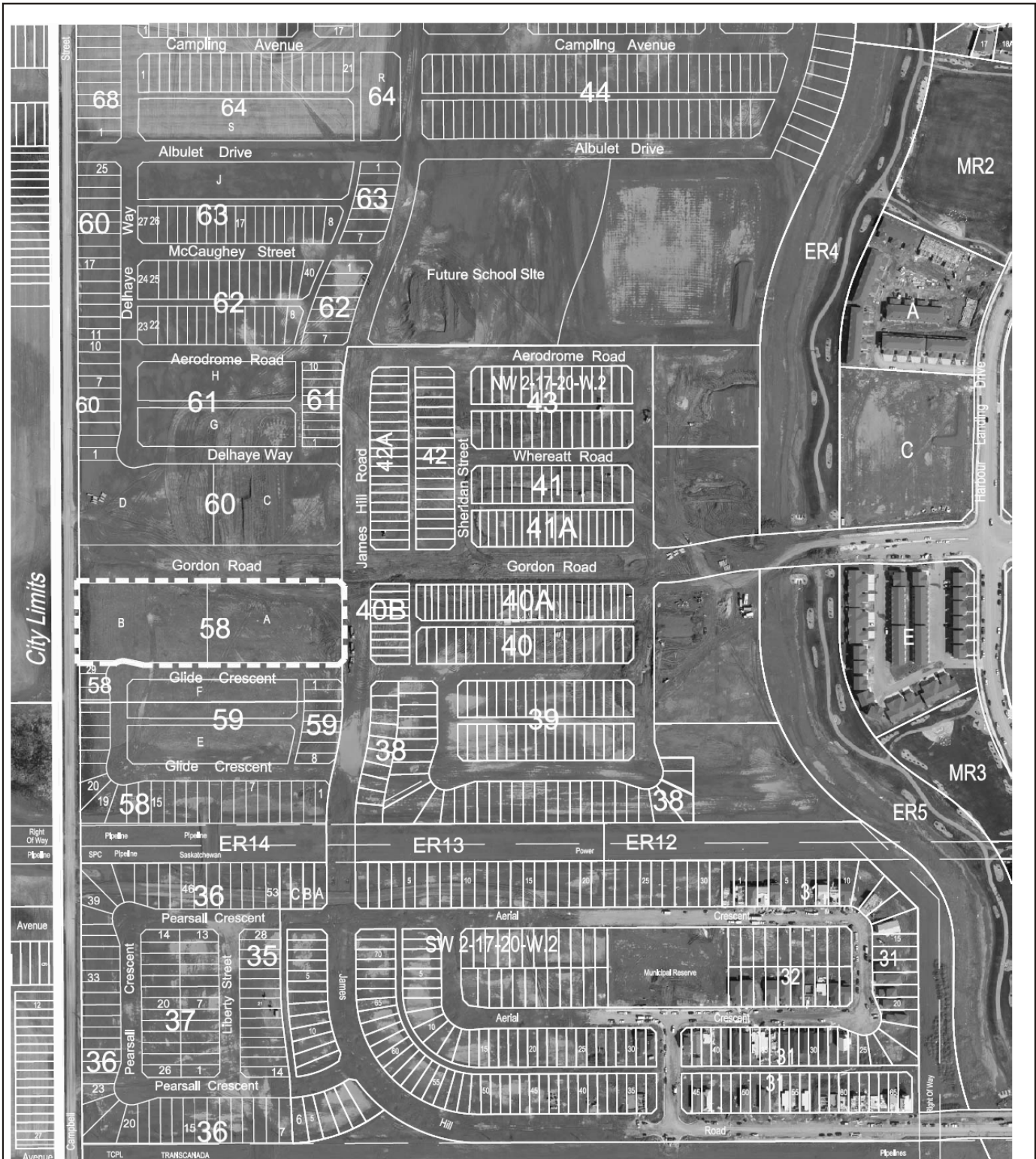


Planning Department

Project 13-DU-1

Civic Address/Subdivision

Harbour Landing Phase 8



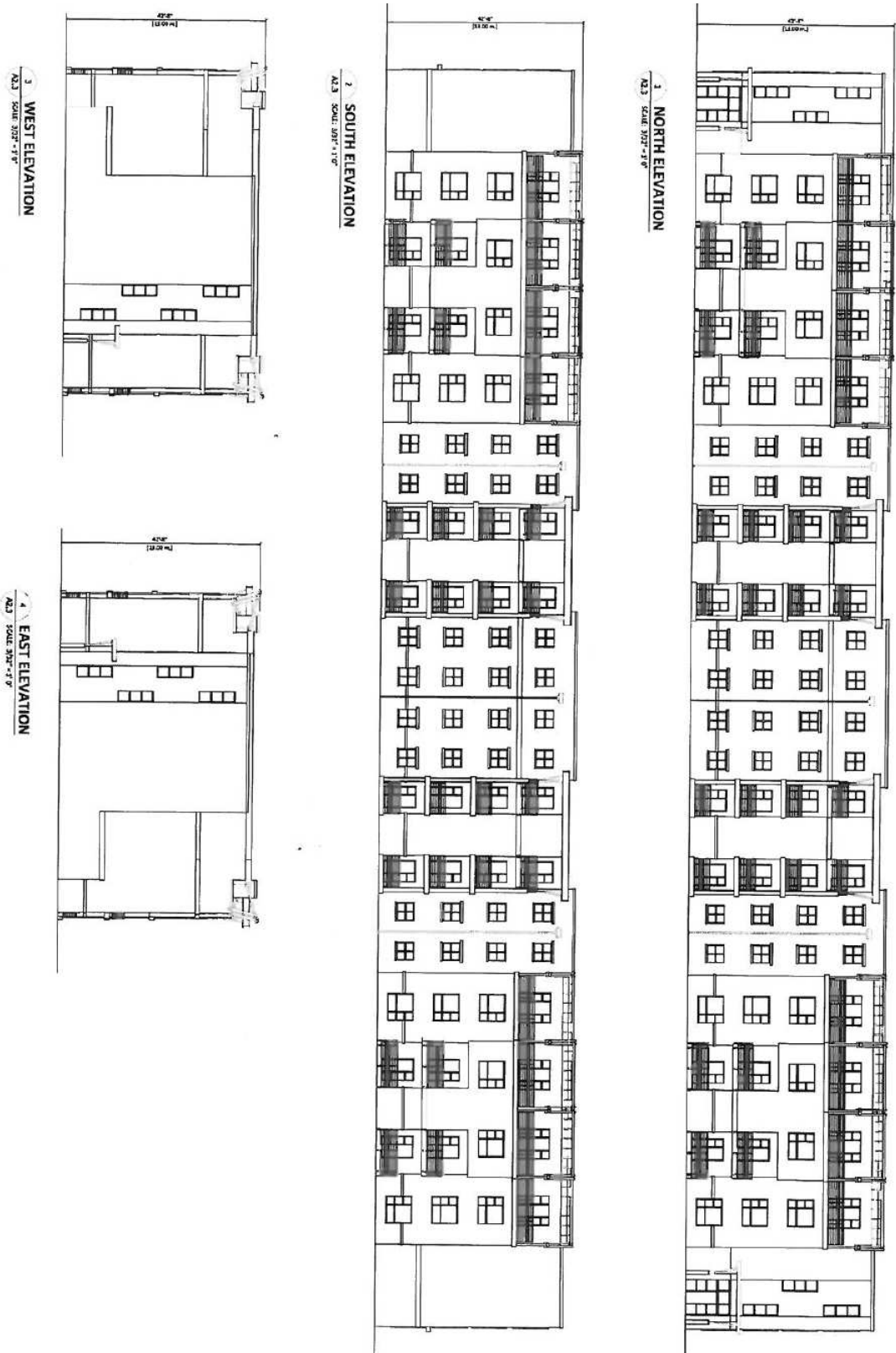
Subject Property

Date of Photography : 2009

Planning Department

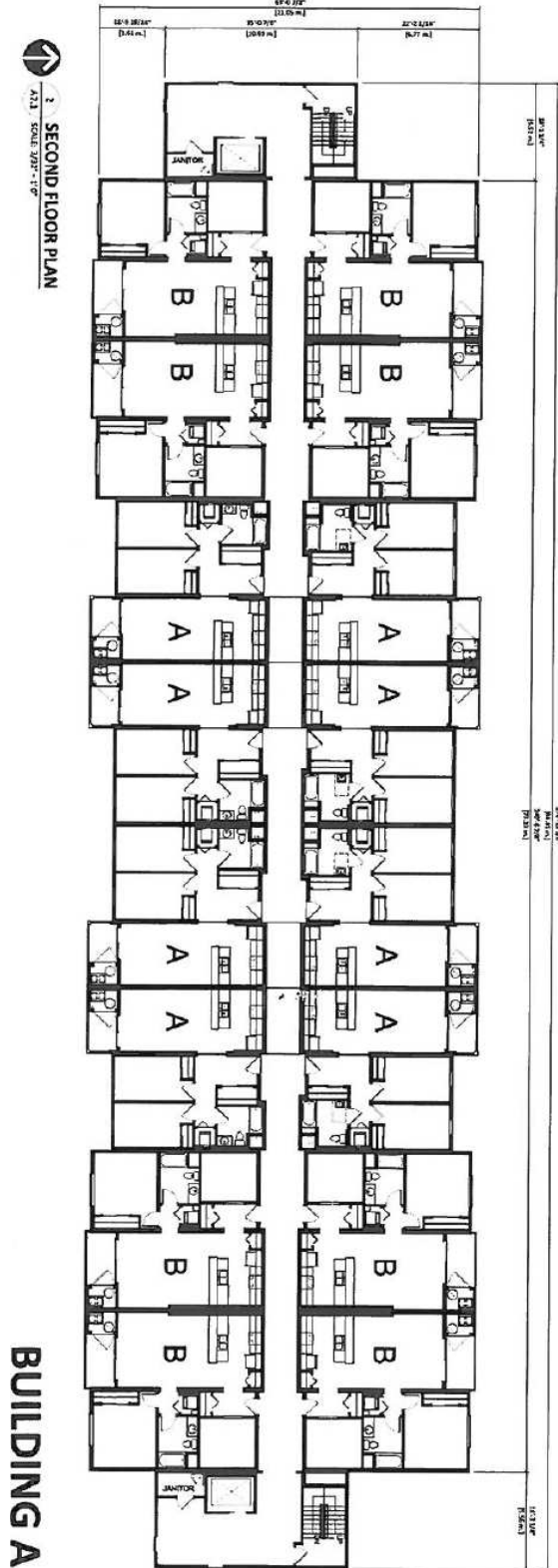
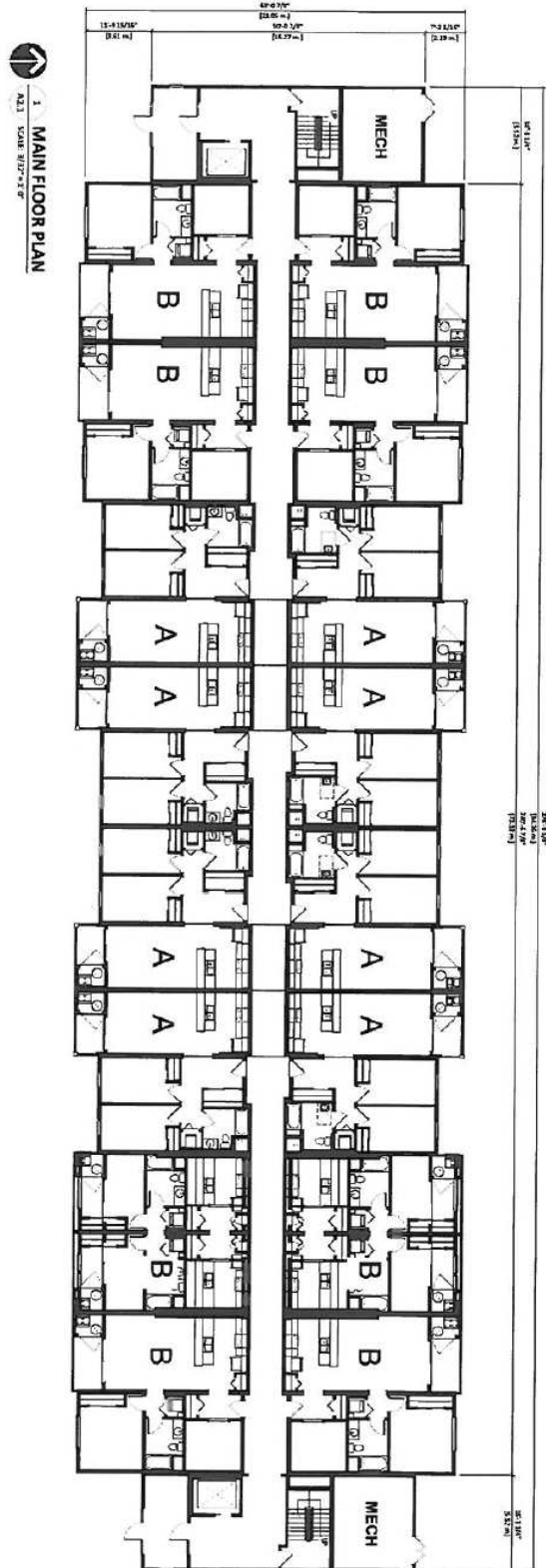
Project 13-DU-1

Civic Address/Subdivision Harbour Landing Phase 8



Planning Department

Project 13-DU-1 Civic Address/Subdivision Harbour Landing Phase 8

**Planning Department**

Project 13-DU-1

Civic Address/Subdivision Harbour Landing Phase 8

April 8, 2013

To: His Worship the Mayor
and Members of City Council

Re: Park Naming – Fairways West MR-1 and MR-2

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
-MARCH 27, 2013**

- 1) That Fairways West MR-1 (7700 Gordon Staseson Boulevard) be named Steinson Park.
- 2) That Fairways West MR-2 (7931 Gordon Staseson Boulevard) be named Bundon Park.

REGINA PLANNING COMMISSION – MARCH 27, 2013

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, Dallard Legault, 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 27, 2013, considered the following report from the Administration:

RECOMMENDATION

- 1) That Fairways West MR-1 (7700 Gordon Staseson Boulevard) be named Steinson Park.
- 2) That Fairways West MR-2 (7931 Gordon Staseson Boulevard) be named Bundon Park.
- 3) That this report be forwarded to the April 8, 2013 meeting of City Council for approval.

CONCLUSION

In accordance with the City's Park Naming Policy and Procedures, which were adopted by Council in June 2005 (CR05-101) and amended in May 2007 (CR07-86), the Administration has consulted with the developers and applicable community associations and zone board to name Fairways West MR-1 and MR-2. The developer, Harvard Developments, has requested that the parks be named in honour of two individuals who made significant contributions to the community. No other requests were brought forth by the community.

Both proposed names are consistent with the City's Park Naming Policy and therefore have been approved by the internal Civic Naming Committee. The Prairie View Community Association and the West Zone Board were informed of the names and have not raised any concerns. As a

result, the Administration is recommending that Council approve the request from Harvard Developments.

BACKGROUND

The Administration is in the process of naming two parks – Fairways West MR-1 and MR-2. The Park Naming Policy requires the Administration to consider requests from the developers, community associations and zone board. Names are first submitted to an internal Civic Naming Committee which considers the names within the context of the Park Naming Policy and Procedures, adopted by Council in June 2005 (CR05-101) and amended in May 2007 (CR07-86). Upon approval by the Civic Naming Committee, names can be assigned to public open space with Council approval.

In October 2012, the developer for the Fairways West subdivision contacted the City of Regina regarding the naming of the parks for this area. At that time they informed the Administration that they would be requesting the names “Steinson” and “Bundon” in honour of two individuals that had made significant contributions to the community.

DISCUSSION

The names “Steinson” and “Bundon” have been approved by the Civic Naming Committee, as consistent with the criteria for park names. The names are also supported by the community association and zone board that represent the neighbourhood where the parks will be located.

1) Steinson

Edward Grant Casey Steinson established and operated the Harvard Developments Inc. leasing team. A realtor who was heavily involved with real estate reform, Steinson (who went by Casey) served in many capacities on the Association of Regina Realtors Inc., including President, and was on the Board of Directors for the Saskatchewan Real Estate Association. Steinson was involved with the development of the provincial *Real Estate Broker's Act* and the Saskatchewan Real Estate Commission. He was also a long-time member of the Queen City Kinsmen. When he passed away in 2009 of a rare cancer; the *Good Mourning Fund* was endowed at the Regina Palliative Care Inc. in his honour to support palliative and bereavement care.

2) Bundon

Mo Bundon is Senior Vice President and Chief Operating Officer of Harvard Developments Inc. He is the former Chairman of the University of Regina Board of Governors and the current Chairman of the Board of Regents for Athol Murray College of Notre Dame. Bundon, the Co-Founder and Director of One Life Makes A Difference, a charitable foundation created to assist Regina inner-city students with educational opportunities, was instrumental in establishing the Mother Teresa Middle School of Regina and is its current Director. In 2010, Bundon received the Saskatchewan Order of Merit and the University of Regina, Distinguished Service Award. He has also received the Canadian Red Cross Humanitarian Award, the United Way of Regina President's Award, the President's Citation Award from Sask Sport Inc., the Frank Germann Alumnus Volunteer of the Year Award (Athol Murray College of Notre Dame) and the Athol Murray College of Notre Dame Medal of Honour.

As a result of the community support for the proposed names, the Administration is recommending approval of the developer's request.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no financial implications for the City. Costs related to signage will be incurred by the developer.

Environmental Implications

There are no environmental implications for this initiative.

Policy and/or Strategic Implications

The Park Naming Policy contributes to the harmony of the City of Regina by providing an opportunity for Community Associations, as well as other public organizations to participate in public process, allowing them to be informed and engaged in what is happening within their community.

Other Implications

There are no other implications for this initiative.

Accessibility Implications

There are no accessibility implications for this initiative.

COMMUNICATIONS

The City of Regina has consulted with Community Associations and Zone Board with respect to the naming of these neighbourhood parks and they are supportive of the recommendations. Signage will be placed in each park.

DELEGATED AUTHORITY

In accordance with the Open Space Park Naming Policy and Procedures, City Council approval is required to name park space.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary

April 8, 2013

To: His Worship the Mayor
and Members of City Council

Re: Bylaw No. 2013-9 - The Regina Zoning Bylaw Amendment Bylaw, 2013 (No. 5)

RECOMMENDATION

That this report be received and filed.

CONCLUSION

Passage of Bylaw No. 2013-27 will correct an administrative error in Bylaw No. 2013-9 that was passed by City Council on February 25, 2013.

BACKGROUND

City Council gave three readings to and passed Bylaw No. 2013-9 on February 25, 2013. The bylaw contained an error in the civic description of the property being rezoned. The bylaw referred to 490 Angus Street North but should have referred to 490 North Angus Road.

DISCUSSION

On February 25, 2013, City Council considered report CR13-24, a report from the Regina Planning Commission that concerned the rezoning of a portion of Parcel Y2 to the owner of the adjacent residential lot. The rezoning would enable the sale and consolidation of the lands to the residential property owner as shown on the Plan of Proposed Subdivision attached as Appendix A-1.

When the required zoning bylaw amendment was drafted it contained an error in the civic description of the portion of Parcel Y2 to be rezoned. The bylaw referred to 490 Angus Street North but should have referred to 490 North Angus Road. Passage of a new zoning bylaw amendment is required to correct this error.

Re-advertisement of the bylaw amendment is not required.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The City Solicitor's office advised that since the legal description and the accompanying map of the property were correct there was no need to re-advertise the amendment.

DELEGATED AUTHORITY

Bylaw amendments require City Council approval.

Respectfully submitted,



For: Diana Hawryluk, Director
Planning

Report prepared by:
Sue Luchuck, Senior City Planner

Respectfully submitted,



Jason Carlston, Deputy City Manager
Community Planning Development

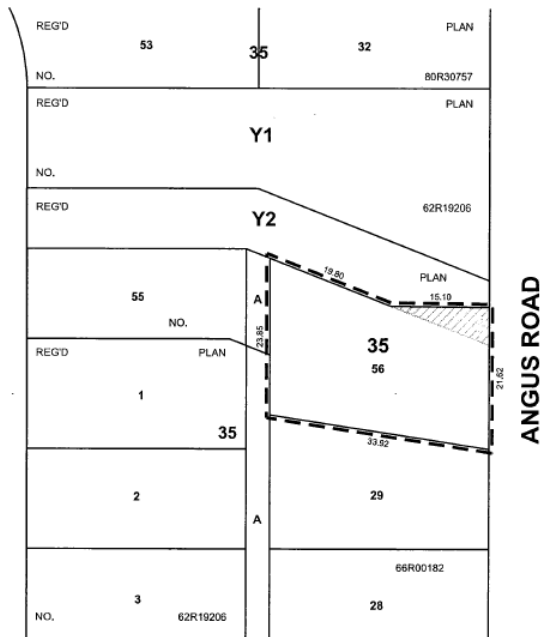
NOTES:

- 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 0.07 ha (0.18 ac)

DEC 19th/2012
DATE


SCOTT L. COLVIN
SASKATCHEWAN LAND SURVEYOR

MERLIN CRESCENT



PLAN OF PROPOSED SUBDIVISION
OF PART OF
PARCEL Y2, REG'D PLAN No. 66R00182
AND ALL OF
LOT 30, BLOCK 35,
REG'D PLAN No. 66R00182
AND PART OF
LOT 31, BLOCK 35, PLAN No. 101192329
NE1/4 SEC 36, TWP 17, RGE 20, W2 Mer
REGINA, SASKATCHEWAN
2012

SCALE = 1: 500

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: LOTS 30 & 31, BLOCK 35

SHIRLEY ELIZABETH SUTHERLAND

OWNER: PARCEL Y2

CITY OF REGINA

REDUCED DRAWING
*** NOT TO SCALE ***



R-0355-12-PPS
12/19/2012 1:56 PM

Planning Department

Project **12-Z-31**

Civic Address/Subdivision

Parcel Y2, 490 North Angus Road

Memo

April 5, 2013

To: City Council

Re: Bylaw 2013-23

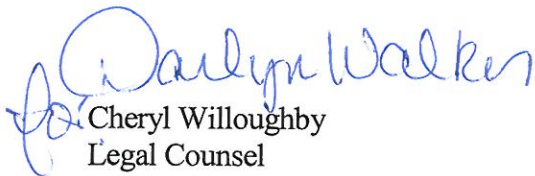
The Sale of Municipal Reserve at 281 Rink Avenue (FireHall Park) Bylaw
Our File No.:4890*BYL 13687

Bylaw No. 2013-23 will be presented to City Council on April 8, 2013.

This bylaw will repeal Bylaw 2013-14, being Sale of Municipal Reserve at 281 Rink Avenue (FireHall Park) Bylaw which was passed by City Council on February 25, 2013. As Bylaw 2013-14 did not meet the public notice requirements under section 207(6)(a) of *The Planning and Development Act*, the bylaw is repealed, the proposed sale advertised and a new bylaw presented to City Council.

Thank you.

Yours truly,



Cheryl Willoughby
Legal Counsel

BYLAW NO. 2013-23

THE SALE OF MUNICIPAL RESERVE AT 281 RINK AVENUE
(FIREHALL PARK) BYLAW

PURSUANT TO SECTION 199(2) OF THE PLANNING AND DEVELOPMENT ACT,
2007, THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 Bylaw 2013-14, being the *Sale of Municipal Reserve at 281 Rink Avenue (Firehall Park) Bylaw*, is repealed.
- 2 The portion of the municipal reserve located at 281 Rink Avenue (Firehall Park) described as the southeastern 37.48 square metres as shown on the property map attached as Schedule "A" which forms part of this bylaw, be sold.
- 3 Administration is authorized to do all such other things as may be necessary to effect the intent of this Bylaw.
- 4 This Bylaw comes into force upon Ministerial approval.

READ A FIRST TIME THIS 8TH DAY OF APRIL 2013

READ A SECOND TIME THIS 8TH DAY OF APRIL 2013

READ A THIRD TIME AND PASSED THIS 8TH DAY OF APRIL 2013

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

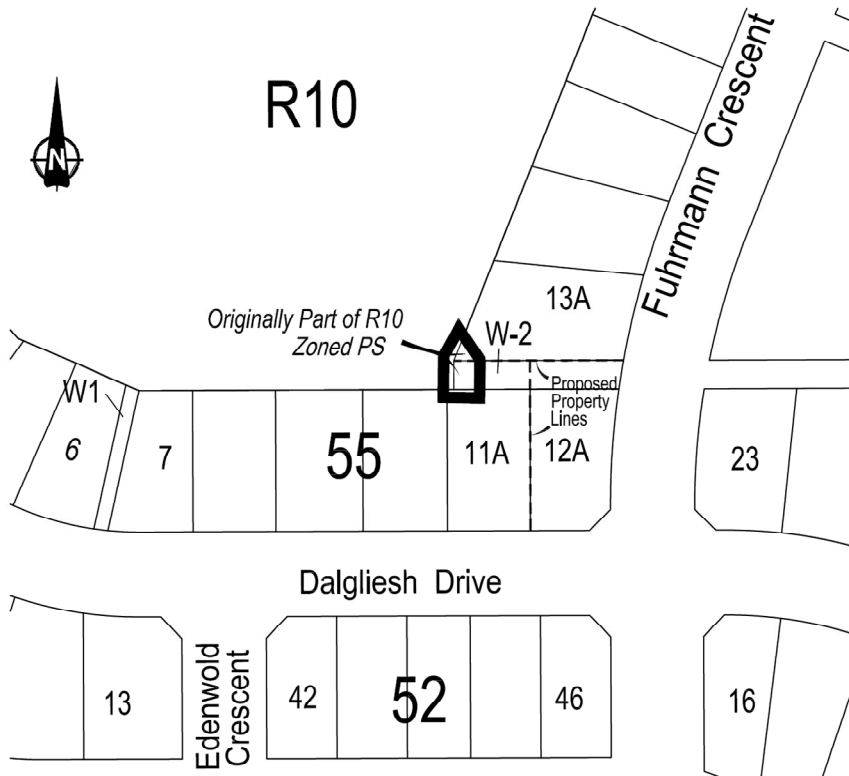
City Clerk

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

Ministry of Government Relations

Appendix "A"

Project: 12-Z-26



ABSTRACT

BYLAW NO. 2013-23

THE SALE OF MUNICIPAL RESERVE AT 281 RINK AVENUE
(FIREHALL PARK) BYLAW

PURPOSE:	The purpose of this Bylaw is to allow for the sale of a portion of municipal reserve located at 281 Rink Avenue (Firehall Park).
ABSTRACT:	This Bylaw allows for the sale of a portion of Municipal Reserve located at 281 Rink Avenue (Firehall Park)
STATUTORY AUTHORITY:	Section 199(2) of <i>The Planning and Development Act, 2007</i>
MINISTER'S APPROVAL:	Ministerial approval is required pursuant to s. 199(2) of the Planning and Development Act, 2007
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 January 30, 2013 RPC13-7
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Administrative
ORIGINATING DEPARTMENT:	Planning Department Community Planning and Development

BYLAW NO. 2013-26

THE HOUSING INCENTIVE PROGRAM TAX EXEMPTION BYLAW, 2013 (No. 2)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to provide a Housing Incentive Tax Exemption to the owners of properties that qualify under the City of Regina's Housing Incentives Tax Exemption Policy.

Authority

- 2 The authority for this Bylaw is section 262(4) of *The Cities Act*.

Exemption

- 3 The following properties are exempt from taxation equal to 100 percent of the property taxes otherwise payable on each property, commencing January 1, 2013 and concluding December 31, 2017, unless sooner ended pursuant to the provisions of the Tax Exemption Agreement for:

- (a) the property located at 809 Cameron Street and legally described as:

Surface Parcel #111926448, 109598631 and 111926460

Lots 2, 3 and 46

Block 20

Plan Nos. H4670, Extension 21, H4670, Extension 0 and 101153472, Extension 22

As described on Certificates of Title 97R61588, 97R61588, descriptions 21 and 22

- (b) the property located at 1529 Elphinstone Street and legally described as:

Surface Parcel #109470708

Lot 39

Block 230

Plan No. Old 33, Extension 0

As described on Certificate of Title 01RA21693

- (c) the property located at 301 – 2313 Montreal Street and legally described as:

Surface Parcel #166128183

Unit #9

Plan No. 102083699, Extension 0
As described on Certificate of Title 142251274

- (d) the property located at 1203 Rae Street and legally described as:

Surface Parcel #111738304
Lot 21
Block 147
Plan No. 101205706, Extension 13
As described on Certificate of Title 95R25291, description 13

- (e) the property located at 861 Retallack Street and legally described as:

Surface Parcel #109600118
Lot 16
Block 22
Plan No. H4670, Extension 0
As described on Certificate of Title 97R08509

- (f) the property located at 1767 Toronto Street and legally described as:

Surface Parcel #107033228
Lot 17
Block 293
Plan No. Old 33, Extension 0
As described on Certificate of Title 98RA22045

- 4 The exemptions in section 3 shall be governed by the form of Tax Exemption Agreement attached hereto as Schedule "A".
- 5 The exemptions in section 3 shall apply to a subsequent owner of an exempt property if the new owner is eligible under the Housing Incentive Tax Exemption Policy and complies with the terms of the applicable Tax Exemption Agreement.
- 6 The City Clerk is authorized to sign and seal the Agreements referred to in section 3 on behalf of the City of Regina.

Coming Into Force

7 This Bylaw comes into force on the day of passage of the Bylaw, or on the date the Agreement is executed, whichever is later.

READ A FIRST TIME THIS 8th DAY OF April 2013.

READ A SECOND TIME THIS 8th DAY OF April 2013.

READ A THIRD TIME AND PASSED THIS 8th DAY OF April 2013.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Schedule "A"

**TAX EXEMPTION AGREEMENT
HOUSING INCENTIVE PROGRAM – SINGLE FAMILY DWELLING
Street Address, Regina, Saskatchewan**

Agreement dated _____, 20____
(City Clerk to put in date)

Between:

**CITY OF REGINA
(the "City")**

- and -

"Full Name of Owner"
(the "Owner")

The Parties agree as follows:

Definitions

1 **"City Assessor"** means the City of Regina City Assessor or his or her designate;

"Manager" means the Deputy City Manager of Community Planning and Development or his/her designate.

"Property" means the real property located at "Street Address" and legally described as:

"Insert Legal Description"

Tax Exemption

2(1) Pursuant to subsection 262(4) of *The Cities Act*, and subject to the terms of this Agreement, the City grants an exemption from taxation on the Property equal to _____ percent of the property taxes levied with respect to the Property, commencing "Date and Year", and concluding "Date and Year", on the condition that the Owner obtain an occupancy permit for the Property by December 31, 2012.

(2) If the Owner fails to obtain an occupancy permit by December 31, 2012, the City may terminate the tax exemption under this Agreement by written notice to the Owner, and the taxes on the Property for the year 2013 will become due and owing as of the date of the termination, including any penalties incurred to December 31, 2013.

(3) The Manager will conclusively determine whether or not the Owner has adhered to the deadline for obtaining an occupancy permit as well as any of the other requirements set out in this Agreement.

- (4) The Manager has the sole discretion and authority to allow extensions of the deadline outlined in this section if the Owner makes a written request for an extension addressed to the Manager.
- (5) Where the Manager allows for an extension, the extension and the terms of conditions of this extension must be set out in writing.
- (6) Where an extension of the deadlines had been allowed by the Manager and the Owner has failed to comply with the deadline set out in the extension, the City may terminate the tax exemption under this Agreement by written notice to the Owner, and the taxes on the Property for the year 2013 and any subsequent years will become due and owing.

Terms and Conditions of Exemption

- 3(1) The exemption does not apply to portions of the Property used or intended to be used for non-residential purposes.
- (2) The exemption shall apply only to new Owner-occupied infill residential development constructed on the Property.
- 4 The exemption from taxation does not include special taxes, local improvement levies, utility charges, development fees or other such charges or fees properly imposed by the City or other taxing authority.
- 5 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor.

Owners' Covenants

- 6 The Owner shall promptly:
 - (a) notify the City of the date of occupancy of the property and of any occurrences which would discontinue or terminate the tax exemption;
 - (b) provide the City Assessor with any information or documents requested by the City Assessor to complete and check the assessment of the Property; and

- (c) provide the Manager with any information, documentation, or access to the Property requested by the Manager to check the progress of construction for the purposes of this Agreement;

7 The Owner shall obtain an occupancy permit by the deadline set out in this agreement unless this deadline has been extended in accordance with this Agreement.

Continuation

8 The tax exemption will continue only for so long as the Owner complies with the terms of this Agreement.

Cessation or termination

9(1) The tax exemption will cease if:

- (a) the Owner becomes bankrupt or insolvent or is so adjudged;
 - (b) the Owner makes a general assignment for the benefit of creditors;
 - (c) the Property is no longer occupied exclusively by the Owner and his immediate family as a residential dwelling unit, unless such change has been expressly approved in writing by the Manager;
 - (d) the improvements on the Property do not conform to all civic and provincial laws governing the construction and use of the improvements, including any zoning bylaws and *The Uniform Building and Accessibility Standards Act*; or
 - (e) the Owner does not keep the taxes current on portions of the property which are not exempt;
- (2) If the tax exemption ceases by reason of an event in subsection (1), the full amount of the taxes on the Property for the year in which the event occurred and any subsequent years will become due and owing as of the date of the termination, including any penalties incurred.
- (3) The Manager may terminate this Agreement by written notice to the Owner, if the Owner fails to meet any obligation under this Agreement or violate any provision under this Agreement.

Notices

- 10(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by prepaid registered mail, addressed:

To the City:

Deputy City Manager, Community Planning and Development
Division
2476 Victoria Avenue
P.O. Box 1790
Regina, SK S4P 3C8

To the Owner:

"Name of Owner"
"Address of Owner"

or to such alternate address as either Party may, from time to time, by notice advise.

- (2) If a notice is mailed pursuant to the subsection (1), it is deemed to be given on the third business day after the date of such mailing.
- (3) If postal service is interrupted or substantially delayed, any notice shall be hand-delivered.

Notification of Sale of Property

- 11(1) The Owner will notify the Manager in writing within 15 days prior to the transfer of the title in the event that the Property is sold.
- (2) This agreement is not assignable without the prior written consent of the City.
- (3) The City may assign this Agreement to a new Owner of the Property who satisfies the criteria established for the tax exemption.

Amendments

- 12(1) The Agreement may be amended by written agreement between the Parties.
- (2) For the purposes of subsection (1), the Manager may authorize any amendments to the Agreement.

General

- 13 In the event that this Agreement or any part of it is found to be invalid or ultra vires of Council, then the City shall not be liable to the Owner for any amount of the tax exemption which would have otherwise have been granted to the Owner.
- 14 This Agreement may be executed by the Parties in separate counterparts, each of which when so executed and delivered to all of the Parties shall be deemed to be and shall be read as a single agreement among the Parties. In addition, execution of this Agreement by any of the Parties may be evidenced by way of a faxed transmission of such Party's signature (which signature may be by separate counterpart), or photocopy of such faxed transmission, and such faxed signature, or photocopy of such faxed signature, shall be deemed to constitute the original signature of such Party of this Agreement.
- 15 Any Party delivering an executed counterpart of this Agreement by facsimile shall also deliver a manually executed counterpart of this Agreement, but the failure to do so does not affect the validity, enforceability or binding effect of this Agreement.
- 16 This Agreement shall not become effective until adopted by bylaw of the Council of the City and fully executed by all parties to the Agreement.

IN WITNESS WHEREOF, each Party has executed this Agreement on the date indicated below.

CITY OF REGINA

City Clerk

Witness

"Full name of Owner"

*If the corporate seal of the corporation is not affixed, then each Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

AFFIDAVIT OF EXECUTION

CANADA)
 PROVINCE OF SASKATCHEWAN)

I, "Full Name of Witness", of Regina, Saskatchewan, MAKE OATH AND SAY THAT:

- 1 I was personally present and did see "Full Name of Owner" named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein;
- 2 The same was executed at Regina, Saskatchewan, on _____, 20__, and that I am the subscribing witness thereto;
- 3 I know "Full Name of Owner", and she/he is in my belief the full age of eighteen years.

SWORN BEFORE ME at)
 Regina, Saskatchewan,)
 on _____ 20__.)
)
)
)
)

 Signature of Witness

A COMMISSIONER FOR OATHS in
 and for the Province of Saskatchewan OR
 Being a Solicitor.
 My Commission expires _____

NOTE – City employees should not sign this document as either the witness or the Commissioner for Oaths

AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA
SASKATCHEWAN

I, _____ of Regina, Saskatchewan,
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am a Director or Officer of _____ named in the Tax Exemption Agreement to which this Affidavit is attached.
2. I am authorized by _____ to execute the Tax Exemption Agreement without affixing the Corporate Seal of the Corporation.

Sworn/Affirmed before me at _____,
 on _____, 20____
Month Date

 A Commissioner for Oaths in and for the Province of
 Saskatchewan.
 Being a lawyer —or—
 My commission expires:

 Signature of Signing Authority

NOTE – City employees should not sign this document as the Commissioner for Oaths

ABSTRACT

BYLAW NO. 2013-26

THE HOUSING INCENTIVE PROGRAM TAX EXEMPTION BYLAW, 2013 (No. 2)

PURPOSE:	To provide a Housing Incentive Tax Exemption to the owners of properties that qualify under the Housing Incentives Tax Exemption Policy.
ABSTRACT:	The Bylaw provides a tax exemption for the years 2013 to 2017 for the properties located at 809 Cameron Street, 1529 Elphinstone Street, 301 – 2313 Montreal Street, 1203 Rae Street, 861 Retallack Street and 1767 Toronto Street.
STATUTORY AUTHORITY:	Section 262(4) of <i>The Cities Act</i> .
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Housing Incentives Tax Exemption Policy (CR09-122)
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Administrative
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning Department

I:\wordpro\bylaw\2013\2013-26 the housing incentive program tax exemption bylaw no 2 2013

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No. 14)

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. 2692) is amended as it pertains to the property shown on attached Appendix “A” and legally described and being rezoned as followed:

**Land Description: Portion of Surface Parcel #166218958
Parcel Y2, Plan No. 66R00182, Extension 1**

Civic Address: 490 Angus Road North

Current Zoning: PS – Public Services

Proposed Zoning: R1 – Residential Detached

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

READ A FIRST TIME THIS 8^h DAY OF APRIL 2013

READ A SECOND TIME THIS 8th DAY OF APRIL 2013

READ A THIRD TIME AND PASSED THIS 8th DAY OF APRIL 2013

Mayor

City Clerk

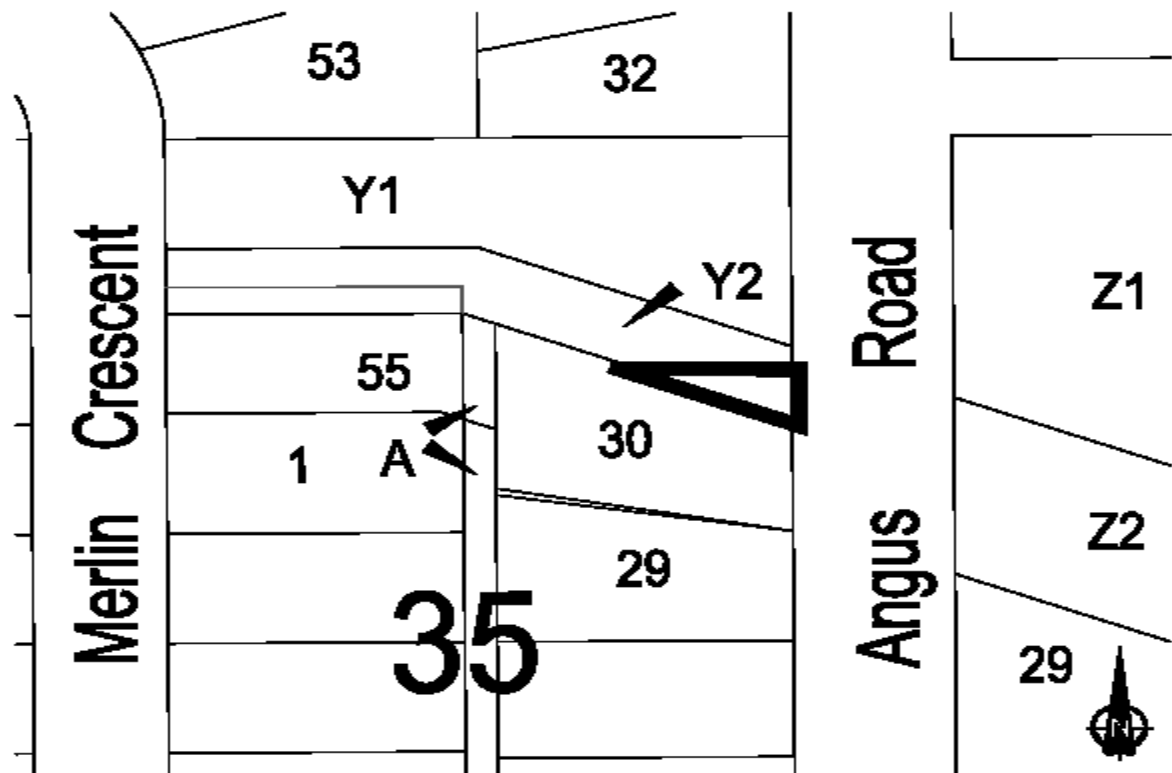
(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Approved as to form this _____ day of _____, 2013.

City Solicitor



ABSTRACT

BYLAW NO. 2013-27

THE REGINA ZONING AMENDMENT BYLAW, 2013 (No.14)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed zoning bylaw amendment will create a new residential lot. A portion of Parcel Y2 shown on the map will be subdivided and consolidated with the adjacent property (Lot 30 and part of Lot 31, Block 35) to accommodate the driveway which was partially constructed on Parcel Y2. That portion of Parcel Y2 requires rezoning to R1- Residential Detached to correspond to the zoning of the adjacent property
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 January 30, 2013 RPC13-9
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
ORIGINATING DEPARTMENT:	Planning Department Community Planning and Development