CITY COUNCIL

Monday, May 26, 2014
5:30 PM

Henry Baker Hall, Main Floor, City Hall

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Revised Agenda
City Council
Monday, May 26, 2014

Open With Prayer

Recognition

Carol Lafayette-Boyd

Confirmation of Agenda

Minutes of the meeting held on May 5, 2014

Public Notice Bylaws and Related Reports

DE14-47 Jacqueline Tisher – Hope's Home: Regina Planning Commission: Application for Contract Zoning (13-CZ-8) Proposed Daycare Centre and Respite Care Facility James Hill Road and Tutor Way, Harbour Landing Phase 10 Stage 1

CR14-54 Regina Planning Commission: Application for Contract Zoning (13-CZ-8) - Proposed Daycare Centre and Respite Care Facility - James Hill Road and Tutor Way, Harbour Landing Phase 10 Stage 1

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone James Hill Road, being Lot FF in Block 72, Plan 1/4 SW 11-17-20 W2M from UH – Urban Holding 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 development shall conform to the attached plans labelled Hope's Home Harbour Landing, prepared by P3A, and dated December 20, 2013, in Appendix A-3.1-2;
   b. Space allocated for respite care facility be developed as shown on the attached site plan;

c. Execution of a shared access agreement between the owner of the subject property and the adjacent property owner for the shared driveway along James Hill Road;
d. Execution of an shared access/encroachment agreement between the owner of the subject property and the adjacent property owner for the future shared breezeway;
e. Landscaping of the lot shall comply with the requirements of Chapter 15 of the *Zoning Bylaw No. 9250*;
f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
g. 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 drop-off area on Tutor Way be at least 15 metres to the west of the intersection.

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

CR14-55 Regina Planning Commission: Application for Zoning Bylaw Amendment (13-Z-30/13-CP-11) - Harbour Landing Phase 10 Stage 1 Appendix A-1

Recommendation

1. That the application to amend the Harbour Landing Concept Plan, as depicted on the attached Appendix A-2.1-2.4, be APPROVED.

2. That the following lands in Phase 10 -1 of Harbour Landing be rezoned from UH - Urban Holding, as shown on the attached plan of proposed subdivision (See Appendix A-3), be APPROVED:
   a. Rezone from UH to DCD 12 – Suburban Narrow Lot Residential:
      i. Lots 1-7 in Block 72; and
      ii. All of Blocks 70, 73, 74, and 75.
   b. Rezone from UH to R5 – Residential Medium Density:
      i. Lots 8-54 of Block 72; and
      ii. All of Block 71
   c. Rezone from UH to R6 – Residential Multiple Housing:
      i. Parcel GG in Block 72; and
      ii. Parcel AA
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR14-56 Regina Planning Commission: Application for Contract Zoning (13-CZ-06) Proposed Additional Dwelling Unit in Apartment Building, 1936 Cameron Street

Recommendation
That the application to amend the contract zone approved under *Regina Zoning Bylaw No. 9250* for 1936 Cameron Street, being Lot 49, Block 336, Plan No 10217439 be APPROVED and the contract zone be amended as follows:

a. Replace section 5.(c) of the agreement with the following: "A maximum of nine units shall be developed in the apartment building and shall be consistent with the attached plans and elevations, prepared by Gilchuck Design and Drafting and dated October 3, 2012 and November 28, 2012.

2014-37 The Regina Zoning Amendment Bylaw, 2014 (No. 9)

2014-39 The Regina Zoning Amendment Bylaw, 2014 (No. 10)

2014-40 The Regina Zoning Amendment Bylaw, 2014 (No. 11)

Delegations, Bylaws and Related Reports

DE14-48 Chad Novak: Finance and Administration Committee: Boundary Alteration – 2014 Property Tax Exemptions

CR14-57 Finance and Administration Committee: Boundary Alteration – 2014 Property Tax Exemptions

Recommendation
1. That City Council approves the property tax exemptions outlined in this report.

2. That the City Solicitor be instructed to bring forward the necessary bylaw to provide for the property tax exemptions listed in Appendix A, Appendix B and Appendix C.

DE14-49 Chad Novak: Finance and Administration Committee: 2013 Results – General Operating Fund

CR14-58 Finance and Administration Committee: 2013 Results – General Operating Fund

Recommendation
That this report be approved by City Council as provided.

DE14-50 Judith Veresuk – Regina Downtown BID: Finance and Administration Committee: Funding Request – Downtown Visual Identity Guidelines

CR14-59 Finance and Administration Committee: Funding Request – Downtown Visual Identity Guidelines

Recommendation

1. That $34,000 be transferred from the Downtown Deferred Revenue Account and paid to Regina Downtown Business Improvement District to support the Downtown Visual Identity Guidelines Project, as recommended in this report.

2. That the City of Regina enter into an agreement with the Regina Downtown Business Improvement District to govern the management of the Downtown Visual Identity Guidelines project and the future use and ownership of the Project deliverables, to be negotiated at the discretion of the Executive Director of Community Planning and Development.

2014-41 The Properties Exempt From Taxation as Result of the 2013 Municipal Boundary Alteration Bylaw

Committee Reports

Executive Committee

CR14-60 Utilization of Reserve Funding to Purchase Service Vehicle for Radio Shop

Recommendation

That the Chief of Police and City Manager be authorized to purchase and retro-fit a new service vehicle for the radio shop operation at a cost of approximately $30,000 funded from the Regina Police Service Radio Equipment Reserve.

CR14-64 Organizational Appointments for 2014 - School Board/City Council Liaison Committee

Recommendation

1. That the following nominees of the organizational representatives for the School Board/City Council Liaison Committee be appointed for terms of office effective upon Council approval and expiring December 31, 2014:

    - Ms. Julie MacRae
    - Ms. Debra Burnett

- Ms. Katherine Gagne
- Mr. Dale West

2. That the members appointed continue to hold office for the term indicated or until their successors are appointed.

Finance and Administration Committee

CR14-61 2013 Annual Report

Recommendation

1. That the 2013 Annual Report be approved by City Council.

2. That the Director of Finance be authorized to finalize the Annual Report, including the Financial Statements, with the auditor.

Public Works Committee

CR14-62 Emergency Flood Damage Reduction Funding Agreement

Recommendation

1. City Council authorize the Acting Executive Director of City Operations or his or her designate to negotiate and approve the Emergency Flood Damage Reduction Funding Program Agreement (the "EFDRP Agreement") between the City of Regina and the Government of Saskatchewan as represented by the Saskatchewan Watershed Authority; and

2. The City Clerk be authorized to execute the EFDRP Agreement on behalf of the City.

Regina Planning Commission

CR14-63 Application for Discretionary Use (14-DU-04) Proposed House-Form Commercial Office, 2113 Smith Street

Recommendation

That the discretionary use application for a proposed House-Form Commercial Office located at 2113 Smith Street, being Lot 22, Block 406, Plan No. 98RA28309, Centre Square neighbourhood 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-3.5 inclusive, prepared by KRN Design Ltd. and dated February 11, 2014; and

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

Informational Reports

IR14-6 Regina Revitalization Stadium Project – Award of Request for Proposals #2076

Recommendation
That this report be received and filed.

IR14-7 Regina and Region Water and Wastewater Study Funding

Recommendation
That this report be received and filed.

Adjournment

AT REGINA, SASKATCHEWAN, MONDAY, MAY 5, 2014

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

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

Regrets: Councillor John Findura

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol
A/Deputy City Clerk, Erna Hall
City Manager & CAO, Glen Davies
Executive Director, Legal & Risk, Byron Werry
Executive Director, Planning, Jason Carlston
A/Executive Director, City Operations, Neil Vandendort
A/CFO, Pat Gartner
Director, Planning, Diana Hawryluk
Manager, Infrastructure Planning, Geoff Brown

The meeting opened with a prayer.

CONFIRMATION OF AGENDA

Councillor Sharron Bryce moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the delegations listed on the agenda be heard when called forward by the Mayor.

ADOPTION OF MINUTES

Councillor Wade Murray, seconded by Councillor Terry Hincks, AND IT WAS RESOLVED, that the minutes for the meeting held on April 14, 2014 be adopted, as circulated.

PUBLIC NOTICES, BYLAWS AND RELATED REPORTS

CR14-51 Regina Planning Commission: Application for Lane Closure (13-CL-07) - 235 7th Avenue, Eastview

Recommendation

1. That the application for the closure and sale of the lane as shown on the attached plan of proposed subdivision prepared by P. Shrivastava S.L.S., dated December 13, 2012 and legally described as follows, be APPROVED:

   North/south lane Plan F1625 located between Parcel 28A Plan F1625 and Parcel C Plan 102112614 between 7th Avenue and the Canadian Pacific Railway;

2. That the City Solicitor be directed to prepare the necessary bylaw.

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

CR14-52 Regina Planning Commission: Application for Zoning Bylaw Amendment (14-Z-04) Hawkstone Phase 3, Stage 2A

Recommendation

1. That the application to rezone:

   a) Parcel MR3 (Municipal Reserve) from UH-Urban Holding to PS-Public Service
   b) Proposed Parcels U1 and U2 from UH-Urban Holding to PS-Public Service
   c) Proposed Parcel MU1 from DCD12-Suburban Narrow Lot Residential to PS-Public Service.

   be APPROVED.

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.

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

2014-7	A Bylaw to Provide for the Closure and sale of a Portion of the lane at 235 7th Avenue
2014-33	The Regina Zoning Amendment Bylaw, 2014 (No. 8)

Councillor Barbara Young moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaws No. 2014-7 and 2014-33 be introduced and read a first time. Bylaws were read a first time.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2014-7 and 2014-33 to indicate their desire.

No one indicated a desire to address Council.

Councillor Barbara Young moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Bylaws No. 2014-7 and 2014-33 be read a second time.

Councillor Barbara Young moved, seconded by Councillor Mike O'Donnell that City Council hereby consent to Bylaws No. 2014-7 and 2014-33 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Barbara Young moved, seconded by Councillor Shawn Fraser, AND IT WAS RESOLVED, that Bylaws No. 2014-7 and 2014-33 be read a third time. Bylaws were read a third time.

DELEGATIONS, COMMUNICATIONS AND RELATED REPORTS

DE14-45	Greg Gianoli and Clayton Crawford: Regina Planning Commission: Application for Discretionary Use (13-DU-21) Proposed Hazardous Materials (Oil) Storage Facility, 439 9th Avenue North

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Greg Gianoli and Clayton Crawford 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 CR14-53, a report from the Regina Planning Commission respecting the same subject.

DE14-46 Jim Elliott: Regina Planning Commission: Application for Discretionary Use (13-DU-21) Proposed Hazardous Materials (Oil) Storage Facility, 439 9th Avenue North

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jim Elliott 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 CR14-53, a report from the Regina Planning Commission respecting the same subject.

CP14-7 Enbridge Communications - Regina Planning Commission: Application for Discretionary Use (13-DU-21) Proposed Hazardous Materials (Oil) Storage Facility, 439 9th Avenue North

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

CR14-53 Regina Planning Commission: Application for Discretionary Use (13-DU-21) Proposed Hazardous Materials (Oil) Storage Facility, 439 9th Avenue North

Recommendation

That the discretionary use application for a proposed Hazardous Materials Storage Facility located at 439 9th Avenue North, being Parcels D and E Plan No FA4603; Parcel M Plan No. 66R35050, UH 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-3.2, prepared by Enbridge Pipelines and dated January 28, 2014;
b) In lieu of a building permit not being required for non-building related elements of the development, the applicant shall submit a detailed site plan for approval by the Director of Construction and Compliance or designate;
c) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250,* including but not limited to the Performance Regulations for Low Sensitivity Aquifer Protection Overlay Zone in Table 10.3;
d) Prior to issuance of the site plan approval (as per condition 1b), the applicant shall:
    i. Submit a pre-use baseline soil chemical characterization survey for petroleum products, trace metals, sulphates, salinity and provide a copy to the City;
    ii. Submit for review the Enbridge Safety Manual and Policies component covering storage and handling requirements for the typical construction chemicals;

iii. The applicant shall submit, to the satisfaction of the Director of Construction and Compliance, a plan to prevent trenches acting as conduits for spread of contamination through the underground piping network;

iv. Provide documentation from the Saskatchewan Ministry of Environment and/or Federal regulatory authority for approval to construct, alter, expand, operate, and decommission a hazardous substance and/ or waste dangerous goods facility.

e) The applicant shall submit a quantitative assessment of the impact of the facilities from a major incident by qualified professional for the City's information as well as for incorporation into an updated Emergency response plan. This information shall be submitted prior to the commencement of operations of the new facility, and must be to the satisfaction of the Manager of Emergency Management and Business Control.

Councillor Mike O'Donnell moved, seconded by Councillor Barbara Young, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

Councillor Mike O'Donnell moved, in amendment, seconded by Councillor Jerry Flegel, that the Discretionary Use Permit reflect the change in size of the tank from a 250,000 barrel tank to a 190,000 barrel tank.

The amendment was put and declared CARRIED.

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

COMMITTEE REPORTS

Executive Committee

CR14-54 Regina Planning Commission - Citizen Appointments

Recommendation

1. That the following citizens be appointed to the Regina Planning Commission for terms of office effective immediately, and expiring as noted for each member:

   David Edwards – term expires December 31, 2014
   Phil Selenski – term expires December 31, 2015
   Laureen Snook – term expires December 31, 2015.

2. That the members appointed to the Regina Planning Commission continue to hold office for the term indicated for each vacancy or until their successors are appointed.

Councillor Bob Hawkins moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.

ADJOURNMENT

Councillor Wade Murray moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that City Council adjourn.

Council Adjourned at 6:25 p.m.

Mayor

City Clerk

Hope's Home

There's no place like Hope…

May 20, 2014

Office of the City Clerk,

15th Floor, City Hall

Regina, SK

Re: Presentation at May 26 City Council meeting – Contract Zoning Hope's Home

Dear City Clerk,

Hope's Home is requesting to present at the May 26, 2014 City Council meeting regarding Contract zoning approval for our new development in Harbour Landing.

Following are presentation notes for Hope's Home. I will also bring brochures to distribute to City Councillors that describe our programs and services. I will present on behalf of the Board of Directors. Members of our board will be available to assist in any questions that may be asked.

Thank you,

Jacqueline Tisher

Executive Director

Hope's Home

Presentation Notes – May 26 Regina City Council meeting:

Hope's Home families, board of directors and staff are very excited about our new development in Harbour Landing. Since 2005 Hope's Home has provided daycare and respite for children with complex medical needs, supporting their families in the care of their special children. In 2013 we expanded daycare services to Prince Albert and also opened our first of two supportive living homes in Regina. Together we have celebrated many successes and have journeyed together through times of loss. Harbour Landing development is a point in our city's history that will prove to be another celebrated success.

With zoning approval, Hope's Home will be able to build a 90 space daycare center with a 10 bed respite/supportive living home for children and open our first group home for young adults with complex medical needs. With 6 locations in Regina, this development will not only help consolidate some of our services but also allow us to expand our daycare spaces and increase our recreational programming for school age children.

Harbour Landing is a growing community with many families requiring daycare. As an early learning complex care center, Hope's Home offers daycare for children with complex medical needs and their siblings but we also care for typical children within the community.

With anticipated zoning approval today, we can move one step closer in the excitement of building Hope in Regina. On behalf of the Hope's Home family, we want to thank Dundee (now Dream), Stantec, P3A, A to B Development and the City of Regina for their incredible, ongoing support in this project. Together we are making dreams come true, celebrating that "*there is no place like Hope".*

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: Application for Contract Zoning (13-CZ-8)
Proposed Daycare Centre and Respite Care Facility
James Hill Road and Tutor Way, Harbour Landing Phase 10 Stage 1

RECOMMENDATION OF THE REGINA PLANNING COMMISSION - APRIL 23, 2014

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone James Hill Road, being Lot FF in Block 72, Plan 1/4 SW 11-17-20 W2M from UH – Urban Holding 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 development shall conform to the attached plans labelled Hope's Home Harbour Landing, prepared by P3A, and dated December 20, 2013, in Appendix A-3.1-2;
    b. Space allocated for respite care facility be developed as shown on the attached site plan;
    c. Execution of a shared access agreement between the owner of the subject property and the adjacent property owner for the shared driveway along James Hill Road;
    d. Execution of an shared access/encroachment agreement between the owner of the subject property and the adjacent property owner for the future shared breezeway;
    e. Landscaping of the lot shall comply with the requirements of Chapter 15 of the *Zoning Bylaw No. 9250*;
    f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
    g. 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 drop-off area on Tutor Way be at least 15 metres to the west of the intersection.

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

REGINA PLANNING COMMISSION – APRIL 23, 2014

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office;
- John Aston, representing A to B Development Consultants and Allison Wells, representing Hope's Home and;
- Evan Hunchak, representing Dream Development.

The Commission adopted a resolution to concur in the recommendation contained in the report, after adding the following recommendation:

- That the drop-off area on Tutor Way be at least 15 metres to the west of the intersection.

Recommendation #4 does not require City Council approval.

Councillors: Jerry Flegel, Mike O'Donnell and Barbara Young; Commissioners: David Edwards, Ron Okumura, Daryl Posehn, 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 April 23, 20214, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone James Hill Road, being Lot FF in Block 72, Plan 1/4 SW 11-17-20 W2M from UH – Urban Holding 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 development shall conform to the attached plans labelled Hope's Home Harbour Landing, prepared by P3A, and dated December 20, 2013, in Appendix A-3.1-2;
    b. Space allocated for respite care facility be developed as shown on the attached site plan;
    c. Execution of a shared access agreement between the owner of the subject property and the adjacent property owner for the shared driveway along James Hill Road;
    d. Execution of an shared access/encroachment agreement between the owner of the subject property and the adjacent property owner for the future shared breezeway;
    e. Landscaping of the lot shall comply with the requirements of Chapter 15 of the *Zoning Bylaw No. 9250*;
    f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw; and
    g. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007.*

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

4. That this report be forwarded to the May 26, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to develop a vacant site into a multipurpose facility that accommodates a daycare centre, a respite care facility, a supportive living home, and accessory offices.
The proposal is consistent with the polices contained in *Regina Development Plan Bylaw No. 7877* (Official Community Plan).

BACKGROUND

An application has been received for rezoning and concept plan amendment for the subject property located at the SW corner of James Hill Road and Tutor Way.

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

DISCUSSION

Land use and zoning details are summarized as follows:

	Existing and Required	**Proposed**
Zoning	UH – Urban Holding	C- Contract
Land Use	Vacant	Daycare Centre, Respite Care Facility, Supportive Living Home, Accessory Office
Number of Parking Stalls Required	21 Stalls and 9 drop-off spaces	50 stalls and 9 drop-off spaces
Minimum Lot Area (m^2)	500 m^2	7541 m^2
Minimum Lot Frontage (m)	15 m	72 m
Maximum Height (m)	20 m	7 m
Building Area	Not Applicable	3120.62 m^2
Maximum Coverage %	50%	29%

The applicant (Hope's Home) proposes to develop the subject property to consolidate its services, which are currently offered at different locations in the city, at one site. There are two buildings planned for the site. The main building is proposed to accommodate a daycare for 90 children, as well as a respite care facility for ten children with high medical needs. The main building will also have offices and a library on the second floor. A secondary building is proposed to be located west of the main building on the same site, which will accommodate a supportive living home for four young adults who will be graduates of the children's programs.

The applicant proposes to connect the main building to another building sited on the lot directly south of the subject property via a breezeway across the property line. The adjacent building will be another care facility whose users will share some amenities with Hope's Home, such as the lounge and café on the south side of the main building. The users of both buildings will also share the proposed Paratransit lay-by on the east side of the property along James Hill Road. A development application for the adjacent site has not yet been received.

The applicant provides five drop-off stalls on site along the west entrance of the daycare. Four more on-street stalls will be requested along Tutor Way to accommodate vans and larger vehicles needed to transport children, which will not impact the circulation of the interior parking lot. The number of parking stalls exceeds the minimum requirement by 29 to accommodate the high ratio of staff and children at Hope's Home. In this way, on-street parking will be minimized around the property.

The subject property is currently zoned UH – Urban Holding. An application for Harbour Landing Phase 10 Stage 1 has been received and is being considered concurrently for rezoning, concept plan amendment and subdivision.

Conventional zoning does not allow the proposed breezeway connection from the main building on the site to a future building on the property to the south. The breezeway would be an encroachment of the side yard setback up to the south property line. Other than the extension of a breezeway to the south property line, the development conforms to the conventional zoning standards of *Regina Zoning Bylaw No. 9250*.

The proposed development is consistent with the purpose and intent of Contract Zoning with respect to accommodating unique development opportunities. Currently, a respite care facility is a use that is not contemplated in the *Regina Zoning Bylaw No. 9250.* To accommodate this use and the proposed future breezeway, a contract zone is necessary. The contract zone will also allow for the development of and a daycare centre.

Surrounding land uses include proposed medium density residential lands to the west and proposed high density residential lots to the north within the Harbour Landing Phase 10 subdivision. The lot directly to the south will be a proposed care facility.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

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:

- 7.0– Housing Objectives
    - Facilitating choice and integration of housing for special needs groups in the community
    - Promoting the location of daycare centres near or within larger social housing and non-profit housing projects to assist single parent households and working couple households of low to moderate income.

  - Encouraging developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and capabilities within each new neighbourhood
  - Ensuring that physically disabled persons are afforded a wide range of choice in housing in terms of the type, location, affordability and design requirements to achieve independent living.

The proposed development will offer daycare services and housing for children and young people who require medical care. This housing option is a valuable addition to the Harbour Landing subdivision. The supportive living facility provides a suitable living arrangement to help residents achieve independent living.

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

- 3.4 Facilitate Housing Choice
  - Facilitating the development and integration of a range of housing types and prices
- 7.1 Community Services
  - Encouraging institutional uses to locate near or adjacent to arterial and/or collector roads and near transit routes.

The respite care and supportive living facilities are located along collector roads, allowing easier access to the site for residents, program users, and staff.

The development is also aligned with the Regina Comprehensive Housing Strategy to address the need for housing diversity and housing for individuals with specific needs.

Transit service is not currently provided to this portion of the concept plan area. However, the future transit route is identified on the concept plan and transit service will be provided at some point in the future along James Hill Road.

<u>Other Implications</u>

The proposed development is consistent with the following policies contained in Design Regina, which was approved by City Council in December 2013 and will replace the Regina Development Plan as the city's Official Community Plan once approved by the Province including:

- providing a diversity of housing types to support resident from a wide range of economic levels, backgrounds and stages of life, including those with specific needs;
- encouraging developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all neighbourhoods;
- working with stakeholders to create and preserve barrier-free housing and housing for persons with specific needs;
- permitting group care facilities in residential and mixed-use neighbourhoods; and

- encouraging the provincial government and the community to establish locally based attainable childcare facilities, which are essential to enabling parents to secure access to employment.

Accessibility Implications

Most of the children who use the facilities on site require the use of a wheelchair. As such, both buildings on the property are barrier-free.

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

COMMUNICATIONS

Public notification signage posted on:	January 29, 2014
Will be published in the Leader Post on:	May 10, 2014 May 17, 2014
Letter sent to immediate property owners	Not Applicable
Public Open House Held	Not Applicable
Number of Public Comments Sheets Received	0

DELEGATED AUTHORITY

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

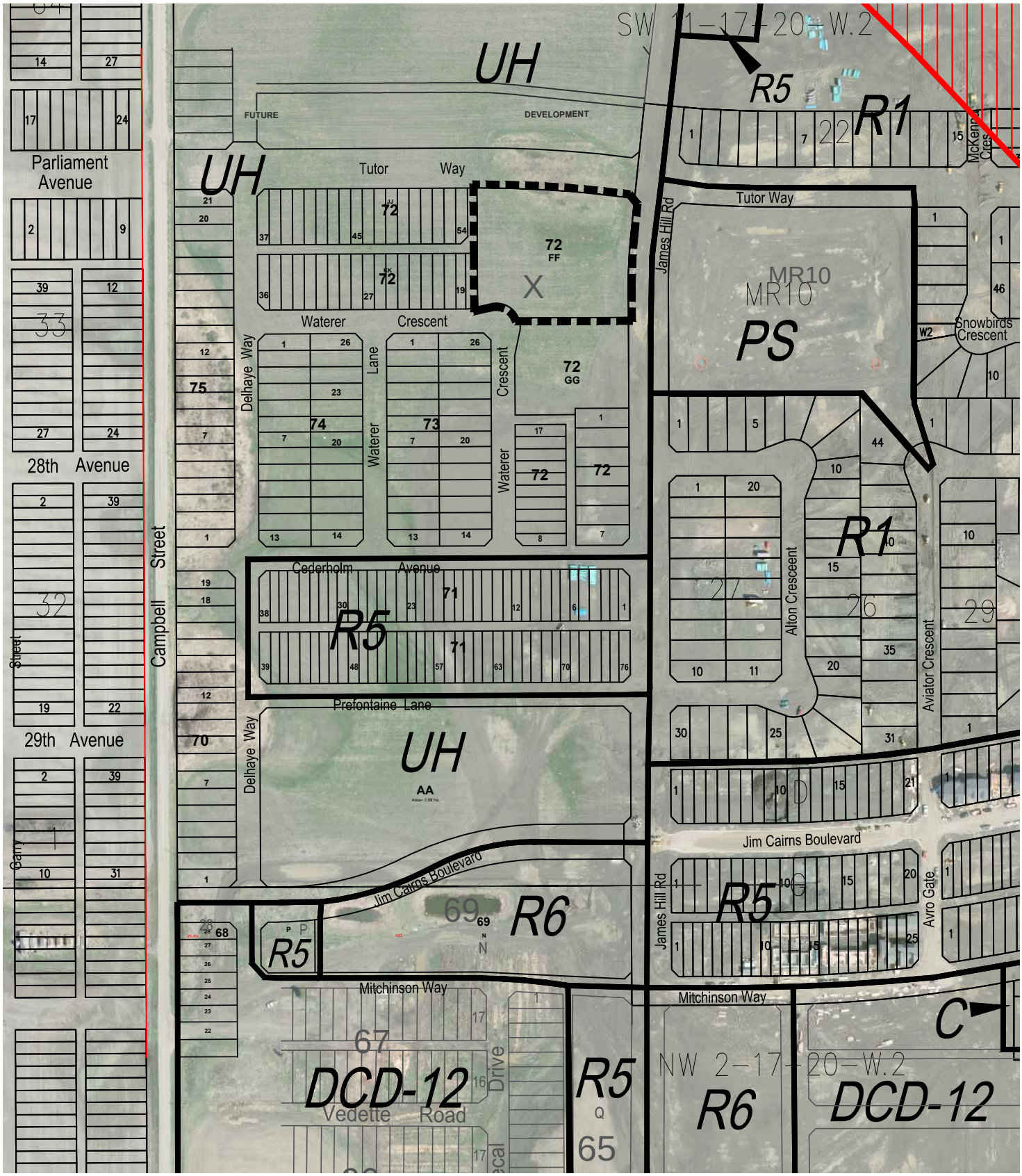
Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary

Appendix A-1



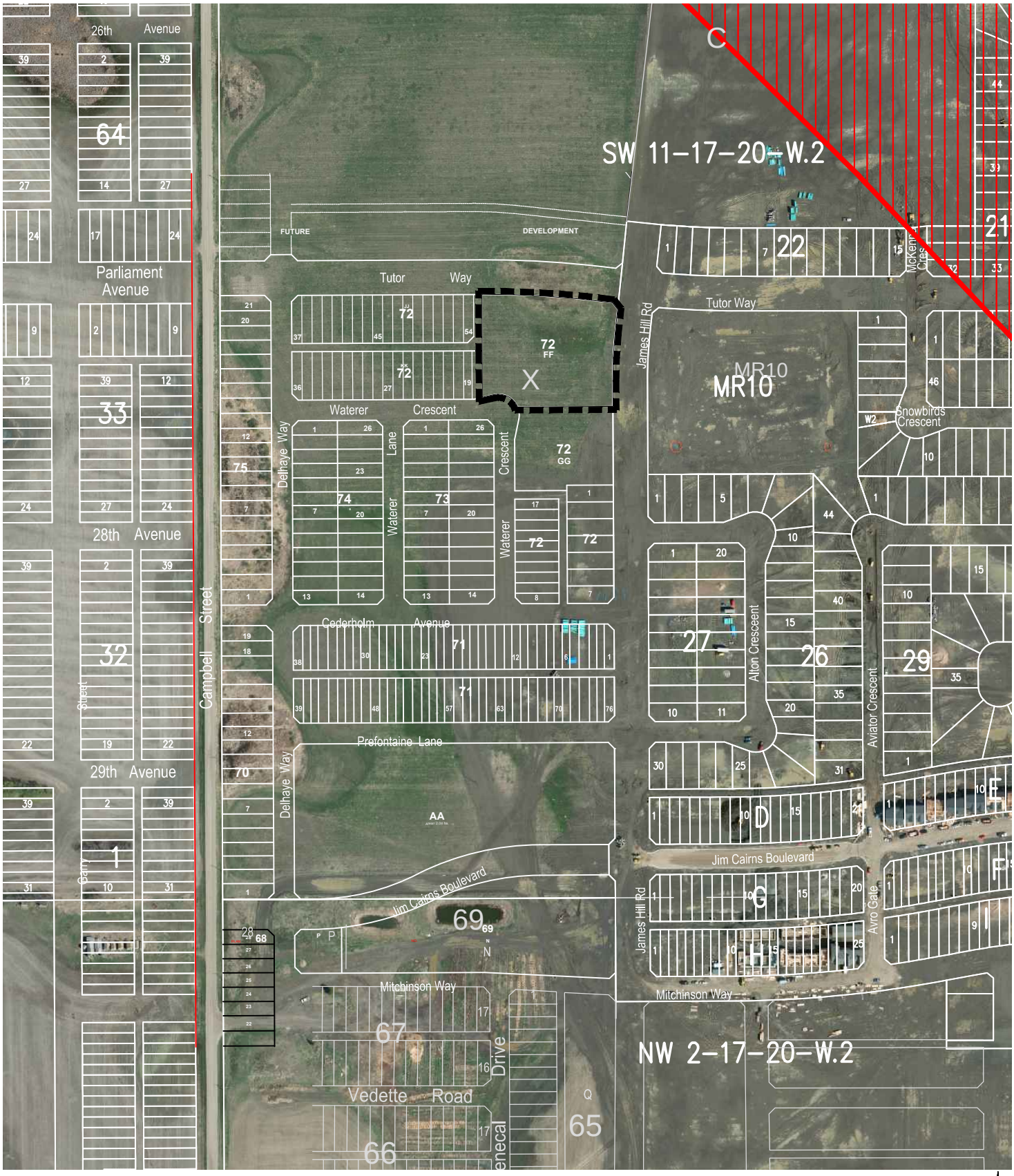
Subject Property

Project 13-CZ-08

Civic Address/Subdivision Lot FF; Block 72; 1/4 SW 11-17-20 W2M
Harbour Landing Phase 10 - Stage 1

O:\UP\DWGS\DEVELOP\CZ\2013\13-CZ-08.dwg, 19/Mar/2014 3:11:12 PM, Planning Department, Long Range Branch

Appendix A-2



Subject Property

Date of Photography: 2012

Project 13-CZ-08

Civic Address/Subdivision Lot FF; Block 72; 1/4 SW 11-17-20 W2M
Harbour Landing Phase 10 - Stage 1

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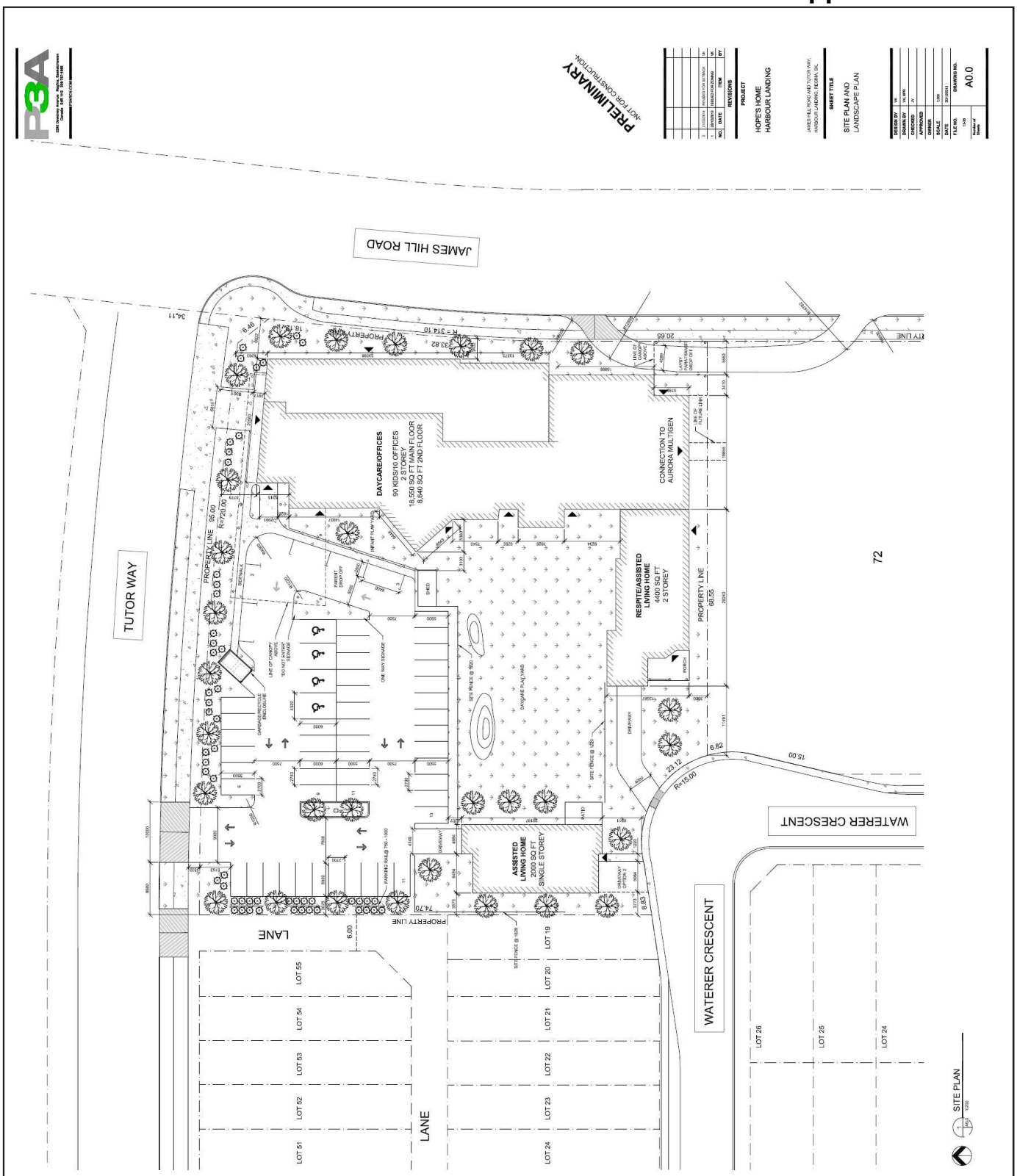
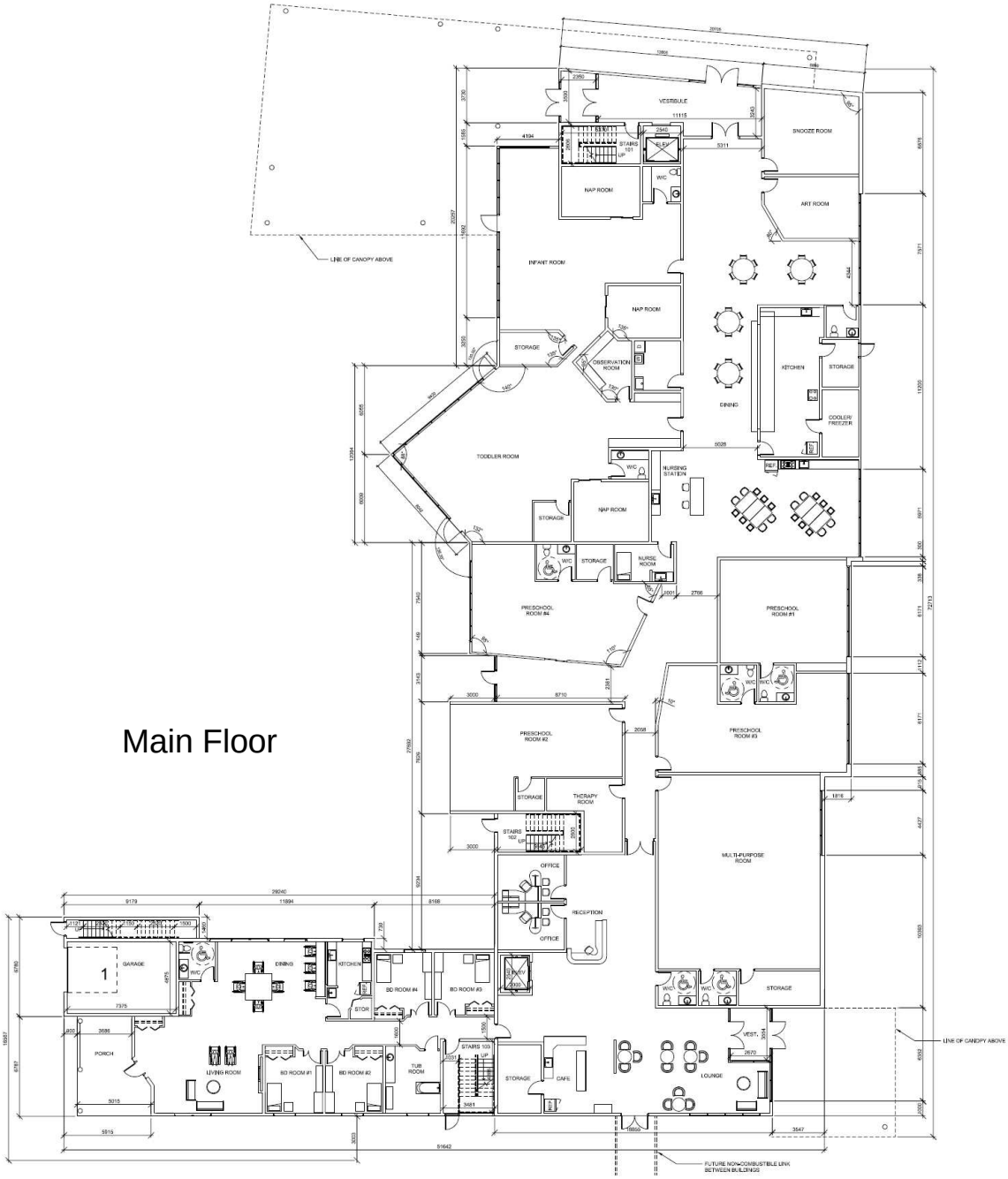
Appendix A-3.1



Planning Department

Project 13-CZ-08 Civic Address/Subdivision Lot FF, Block 72 Harbour Landing 10-1



P3A

2202 Dewdney Avenue Regina, Saskatchewan
Canada S4R 1H3 306.757.1900

P3ARCH.COM

PRELIMINARY
-NOT FOR CONSTRUCTION-

NO.	DATE	ITEM	BY
2	21/02/2014	REVISED FOR SETBACK	VK
1	29/12/2013	ISSUED FOR ZONING	VK

REVISIONS

PROJECT

HOPE'S HOME
HARBOUR LANDING

JAMES HILL ROAD AND TUTOR WAY,
HARBOUR LANDING, REGINA, SK.

SHEET TITLE

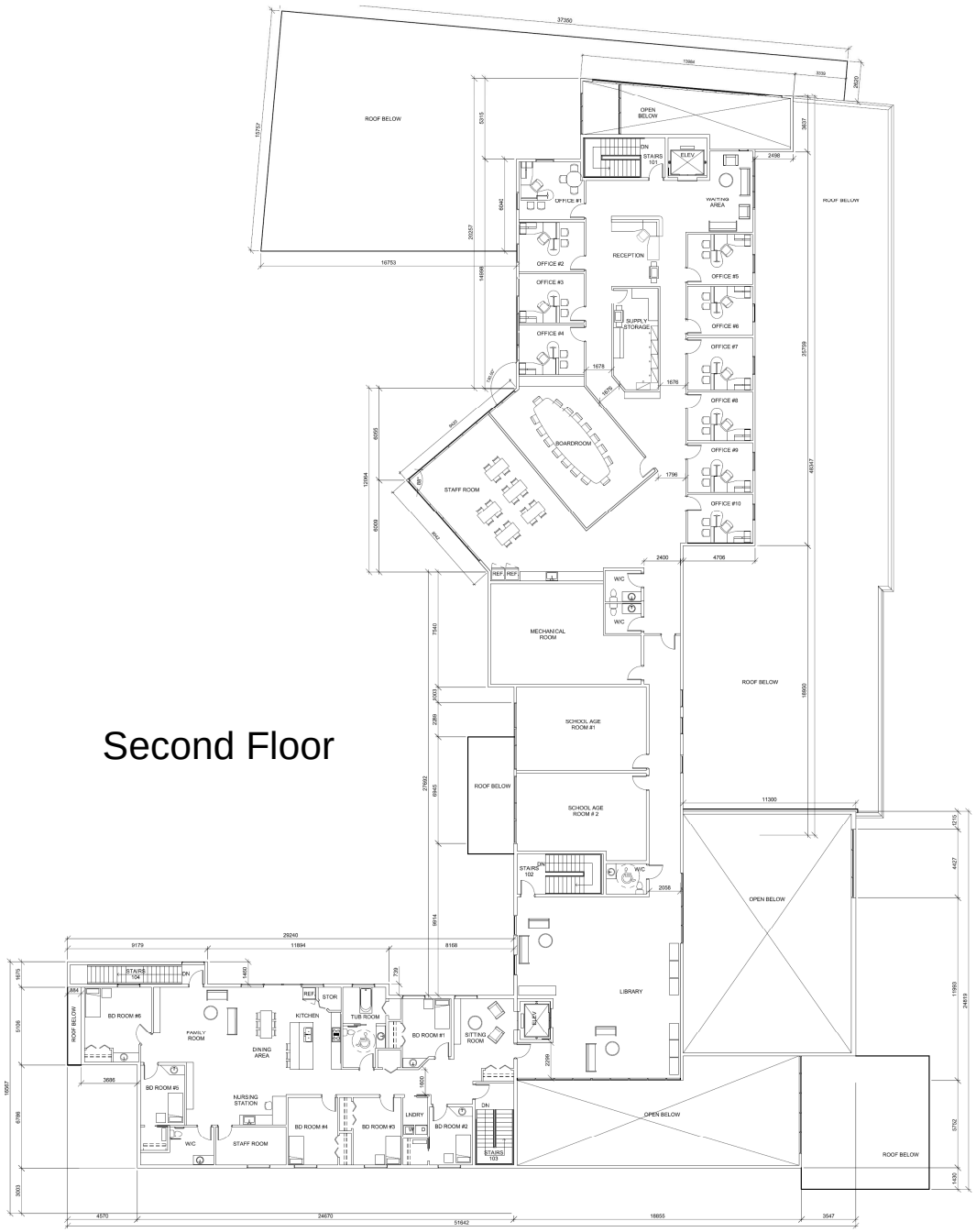
MAIN FLOOR PLAN

DESIGN BY	VK
DRAWN BY	VK, SPR
CHECKED	JY
APPROVED	
OWNER	
SCALE	1/150
DATE	20/12/2013
FILE NO.	DRAWING NO.
13-08	A1.1
Number of Sheets	

Planning Department

Project 13-CZ-08

Civic Address/Subdivision Lot FF, Block 72 Harbour Landing 10-1



PRELIMINARY
-NOT FOR CONSTRUCTION-

NO.	DATE	ITEM	BY
1	20/12/2013	ISSUED FOR ZONING	VK

REVISIONS

PROJECT

HOPE'S HOME
HARBOUR LANDING

JAMES HILL ROAD AND TUTOR WAY,
HARBOUR LANDING, REGINA, SK.

SHEET TITLE

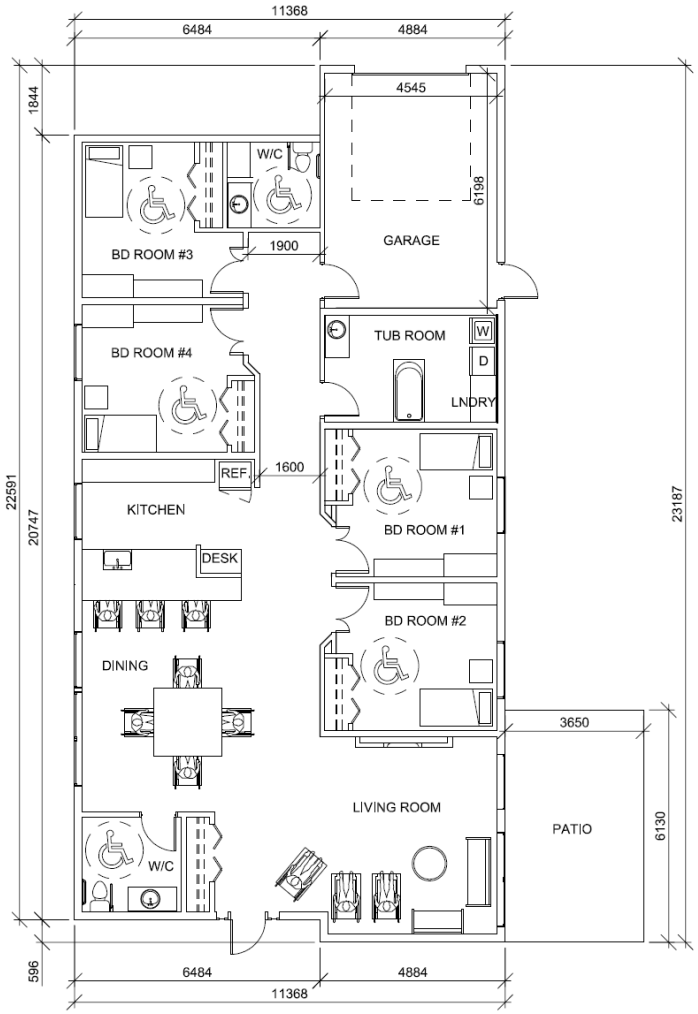
SECOND FLOOR PLAN

DESIGN BY	VK
DRAWN BY	VK, BPR
CHECKED	-/-
APPROVED	
OWNER	
SCALE	1:100
DATE	20/12/2013
FILE NO. 13-33	DRAWING NO. A1.2
Number of Sheets	

Planning Department

Project 13-CZ-08

Civic Address/Subdivision Lot FF, Block 72 Harbour Landing 10-1



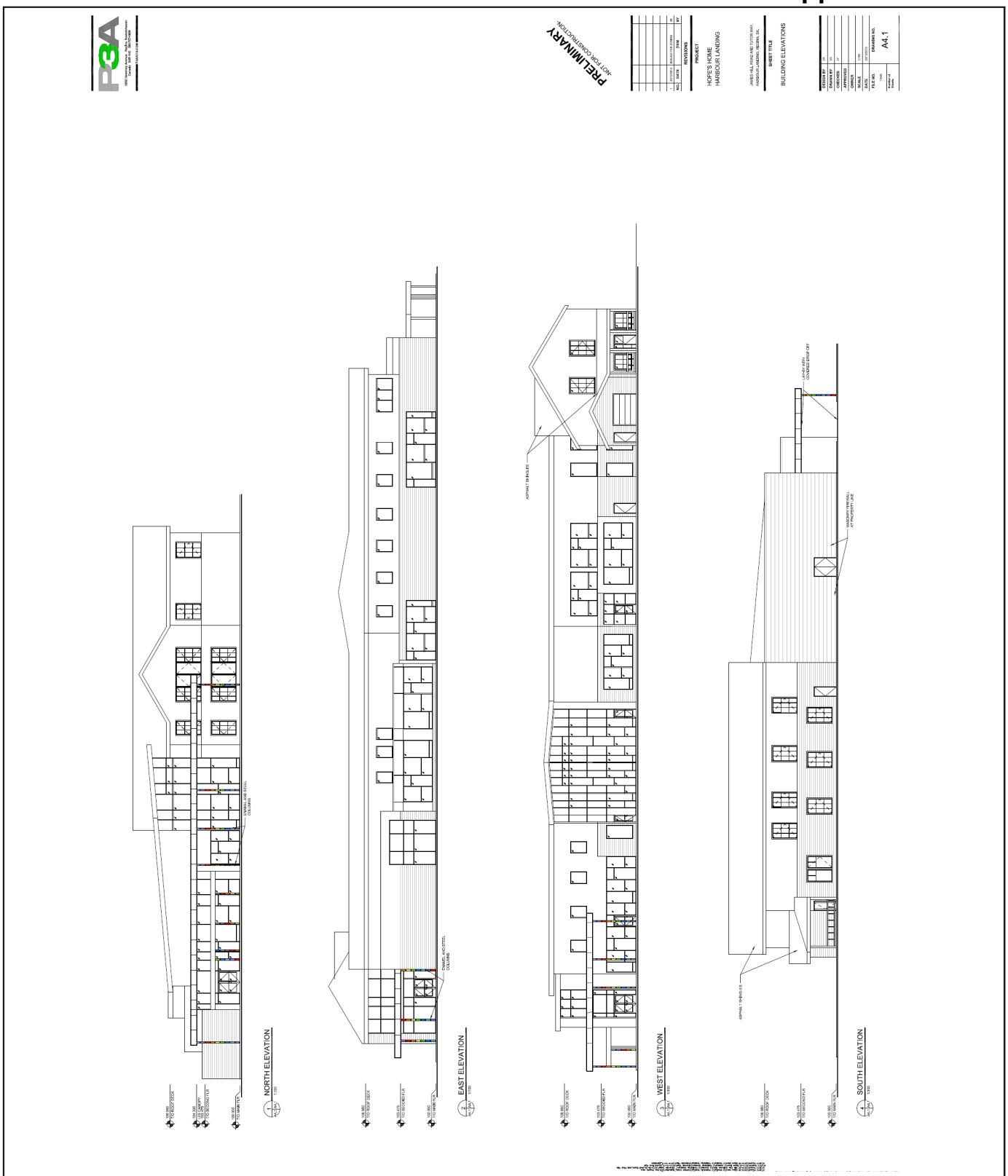
1 A2.1 MAIN FLOOR PLAN - ASSISTED LIVING HOME

1:100

P3A	PROJECT HOPE'S HOME HARBOUR LANDING	DRAWN BY	VK	DRAWING NO.
		SCALE	AS NOTED	
	TITLE ASSISTED LIVING HOME MAIN FLOOR PLAN	DATE	2014-03-20	A2.1
		FILE NO.	13-35	

Planning Department

Project 13-CZ-08 Civic Address/Subdivision Lot FF, Block 72 Harbour Landing 10-1

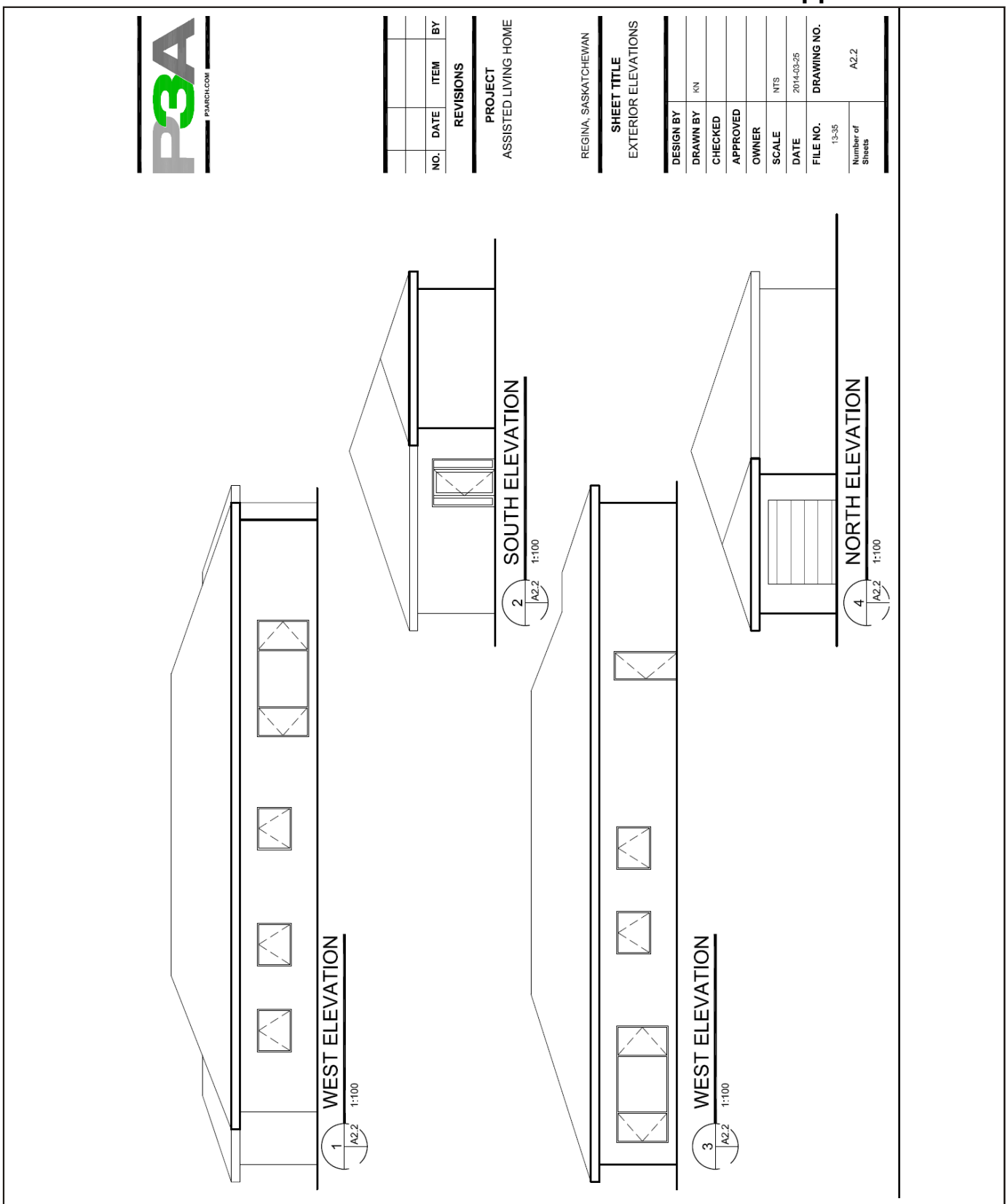


Planning Department

Project 13-CZ-08

Civic Address/Subdivision Lot FF, Block 72 Harbour Landing 10-1

Appendix A-3.6



Planning Department

Project 13-CZ-08

Civic Address/Subdivision Lot FF, Block 72 Harbour Landing 10-1

CR14-55

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: Application for Zoning Bylaw Amendment (13-Z-30/13-CP-11)
Harbour Landing Phase 10 Stage 1 Appendix A-1

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – APRIL 23, 2014

1. That the application to amend the Harbour Landing Concept Plan, as depicted on the attached Appendix A-2.1-2.4, be APPROVED.

2. That the following lands in Phase 10 -1 of Harbour Landing be rezoned from UH - Urban Holding, as shown on the attached plan of proposed subdivision (See Appendix A-3), be APPROVED:

   a. Rezone from UH to DCD 12 – Suburban Narrow Lot Residential:
      i. Lots 1-7 in Block 72; and
      ii. All of Blocks 70, 73, 74, and 75.
   b. Rezone from UH to R5 – Residential Medium Density:
      i. Lots 8-54 of Block 72; and
      ii. All of Block 71
   c. Rezone from UH to R6 – Residential Multiple Housing:
      i. Parcel GG in Block 72; and
      ii. Parcel AA

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

REGINA PLANNING COMMISSION – APRIL 23, 2014

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Evan Hunchak, representing Dream Development.

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

Councillors: Jerry Flegel, Mike O'Donnell and Barbara Young; Commissioners: David Edwards, Ron Okumura, Daryl Posehn, 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 April 23, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend the Harbour Landing Concept Plan, as depicted on the attached Appendix A-2.1-2.4, be APPROVED.

2. That the following lands in Phase 10 -1 of Harbour Landing be rezoned from UH - Urban Holding, as shown on the attached plan of proposed subdivision (See Appendix A-3), be APPROVED:

    a. Rezone from UH to DCD 12 – Suburban Narrow Lot Residential:
        i. Lots 1-7 in Block 72; and
        ii. All of Blocks 70, 73, 74, and 75.
    b. Rezone from UH to R5 – Residential Medium Density:
        i. Lots 8-54 of Block 72; and
        ii. All of Block 71
    c. Rezone from UH to R6 – Residential Multiple Housing:
        i. Parcel GG in Block 72; and
        ii. Parcel AA

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

4. That this report be forwarded to the May 26, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The subject properties are located within the Harbour Landing subdivision and is currently zoned UH – Urban Holding.

The proposed zoning amendments will facilitate the next sequential phase of development within Harbour Landing. The concept plan amendments will result in a marginal increase in dwelling units and population for this phase of Harbour Landing. The proposed density will result in the addition of approximately 125 residents in the subdivision, bringing the projected population of Phase 10-1 to 953.

The proposed concept plan amendment is consistent with policies contained within the Official Community Plan (OCP) and is compatible with existing development and uses contained in the Harbour Landing Concept Plan area.

BACKGROUND

A Concept Plan and Zoning Bylaw Amendment application has been received to amend the Harbour Landing Concept Plan, in order to accommodate development of the proposed Phase 10

Stage 1 subdivision. The Harbour Landing Concept Plan was originally approved by City Council on August 20, 2007, and most recently amended on September 17, 2012.

The proposed amendments are being considered pursuant to *Regina Development Plan Bylaw No. 7877* (Regina's Official Community Plan, or 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

The applicant is proposing amendments to the Harbour Landing Phase 10 Stage I subdivision within the Harbour Landing concept plan. Both the proposed and existing concept plans are shown in Appendix A-2.1 and A-2.5 respectively. To accommodate the demand for variety and choice in the housing market, the amendments to the concept plan will result in an estimated increase in dwelling units and population as reflected in the table below. Harbour Landing Phase 10 Stage 1 has a total area of 12.67 ha with a proposed gross density of 31.7 units/ha. The projected increase in population is 125 residents.

The previous approved concept plan situated high-density residential lots along Campbell Street and medium-density residential lots along Jim Cairns Boulevard. The proposed concept plan locates the high-density lots to the corner of Tutor Drive and James Hill Road and along Jim Cairns Blvd. The medium density lots front Tutor Drive and are situated behind the high density lots along Jim Cairns Blvd. The changes in the concept plan will position higher density developments along collector roads.

A care home and daycare is being proposed for the high-density designated Parcel FF in Block 72. This is the subject of a separate application. As such, Parcel FF is not being rezoned as part of this application. A development application for the parcel has been received and is being considered to rezone it to C - Contract in order to accommodate this use. A future senior's home is also being planned for Parcel GG.

Concept Plan Amendment Summary		
	Existing Concept Plan	**Proposed Concept Plan**
No. of Dwelling Units	322	399
Population	828	953
Low Density Units	166	99
Medium Density Units	36	123
High Density Units	120	180

Zoning and land use details are summarized as follows:

Land Description	**Description of Development**	**Current Zone**	**Proposed Zone**
Lots 1-7 in Block 72 and all of Blocks 70, 73, 74, and 75.	Low-density residential lots	UH – Urban Holding	**DCD 12 – Suburban Narrow Lot Residential**
Lots 8-54 of Block 72 and all of Block 71	Medium-density townhome lots	UH – Urban Holding	**R5 – Residential Medium Density**

Parcel GG in Block 72 and Parcel AA	High-density residential lots	UH – Urban Holding	**R6 – Residential Multiple Housing**

Surrounding land uses include:

- proposed Phase 9 subdivision to the south, which will contain low, medium, and high-density residential development;
- approved Phase 4 subdivision to the east, which is currently under development with low and medium density residential lots, as well as Municipal Reserve MR10;
- undeveloped lands to the north, the future use of which is pending approval; and
- lands currently under agricultural production, which have recently been annexed to the City of Regina, to the west.

Connection to Devonia Park

Future urban development is planned to the west of Harbour Landing (Harbour Landing West Neighbourhood). The lands include the Devonia Park subdivision, which is an area subdivided in the early 1900s. A re-plotting of land would be required to redesign the lands west of Harbour Landing, which will involve sufficient agreement or ownership of lots. The Administration has decided that the Devonia Park subdivision plan must be retained in the event that a re-plotting scheme of this area does not occur. As such, the road right-of-way dedications on the plan of proposed subdivision have been aligned to ensure connections exist into the street and block pattern of Devonia Park.

Traffic Implications

The Administration required the applicant to provide a trip generation analysis for Harbour Landing based on the proposed concept plan changes. The applicant has provided transportation data for the Harbour Landing subdivision to city engineering staff and has determined that the existing road network can accommodate the proposed concept plan changes to Phase 10-1 of Harbour Landing. If the proposals to develop the care home and daycare on Parcel FF and the senior's home on Parcel GG are approved, there will be a reduction in trip generation rates from a typical high density development.

Servicing

The applicant has submitted servicing analysis that demonstrates that proposed water and wastewater infrastructure will have the capacity to accommodate increased water demand and increased flows due to densification of the subdivision. City engineering staff has reviewed this analysis and concurs on the analysis.

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:

- Achieving a mix of housing types and densities to suit different lifestyles, income levels and special needs in existing and future neighbourhoods;
- Promoting the development of sustainable suburban neighbourhoods;
- Achieving a compact urban form by favouring developments of new areas with higher densities; and
- Encouraging 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 subdivision will provide various housing options for residents including detached dwellings, town houses and apartment buildings. The proposal will contribute to sustainable development and a compact urban form.

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

The policy also intends for a variety of housing types to be accommodated in new development areas and that higher density housing along the roads defining the edges of neighbourhoods may consist of townhouses, apartments and planned groups of dwellings. In addition, the location of medium-higher density housing should take advantage of areas of higher activity and traffic.

Although the proposed development is not currently within 365 metre walking distance of a transit stop or transit route, the overall concept plan area has been designed accordingly to achieve this policy objective. In this case, future transit service is planned for James Hill Road, which will ensure that this area will be fully within 365 m walking distance of transit services.

Other Implications

The proposal is also consistent with the policies contained within *Design Regina*, which was approved by City Council in December 2013 and will replace the *Regina Development Plan* as the city's Official Community Plan once approved by the province. *Design Regina* encourages developers to provide a greater mix of housing to accommodate households of different incomes, types, stages of life and abilities in all neighbourhoods.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	February 12, 2013
Will be published in the Leader Post on:	May 10, 2014 May 17, 2014

DELEGATED AUTHORITY

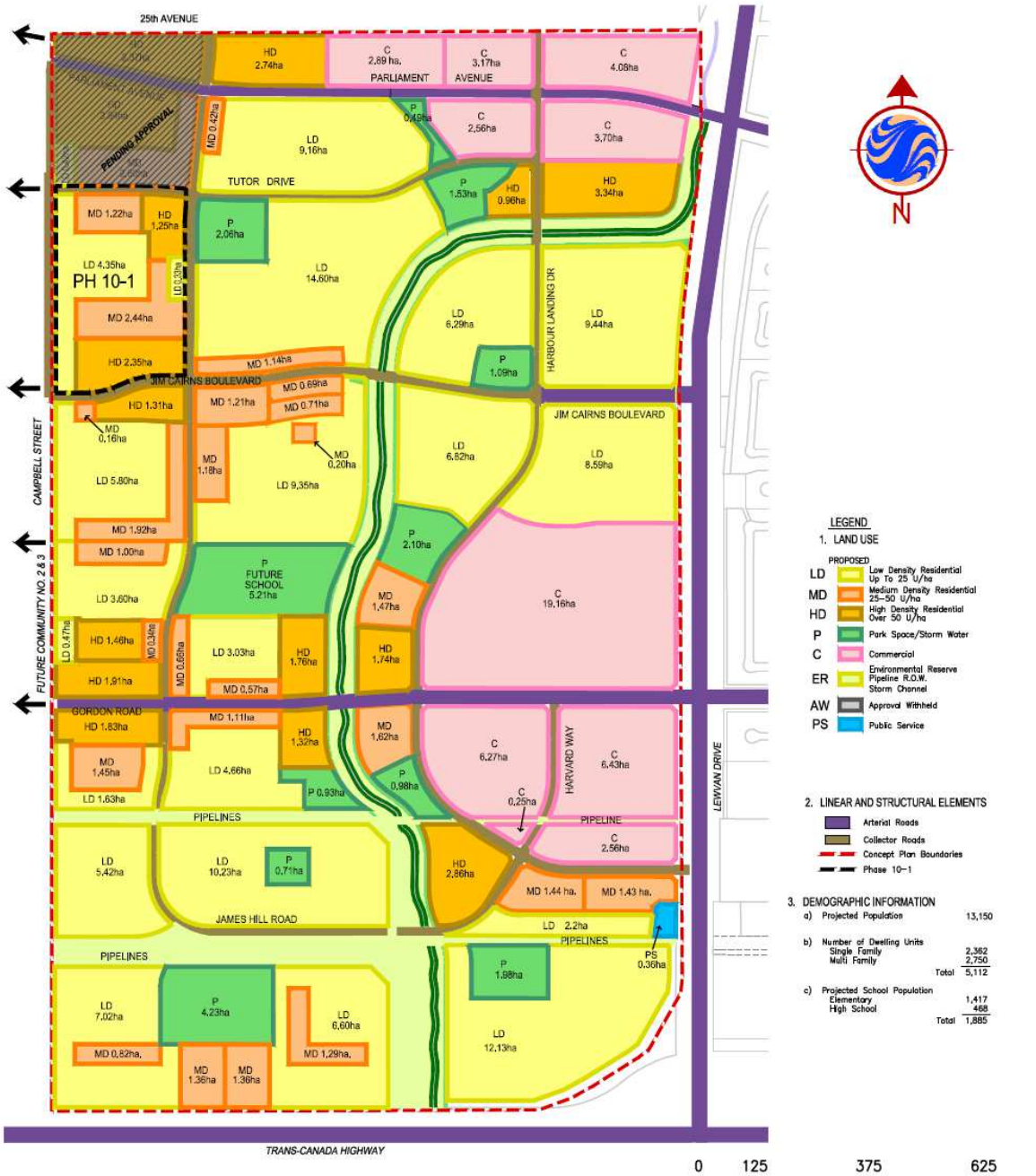
City Council's approval of concept plan amendments is required pursuant to Part IV and V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary



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2013-10-09 02:07PM By: jhovdebo

MARCH, 2014
113100520

ORIGINAL SHEET - ANSI A

Stantec Consulting Ltd.
300, 1919 Rose Street
Regina SK Canada
S4P 3P1
Tel. 306.781.6350
Fax. 306.359.0233
www.stantec.com

Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

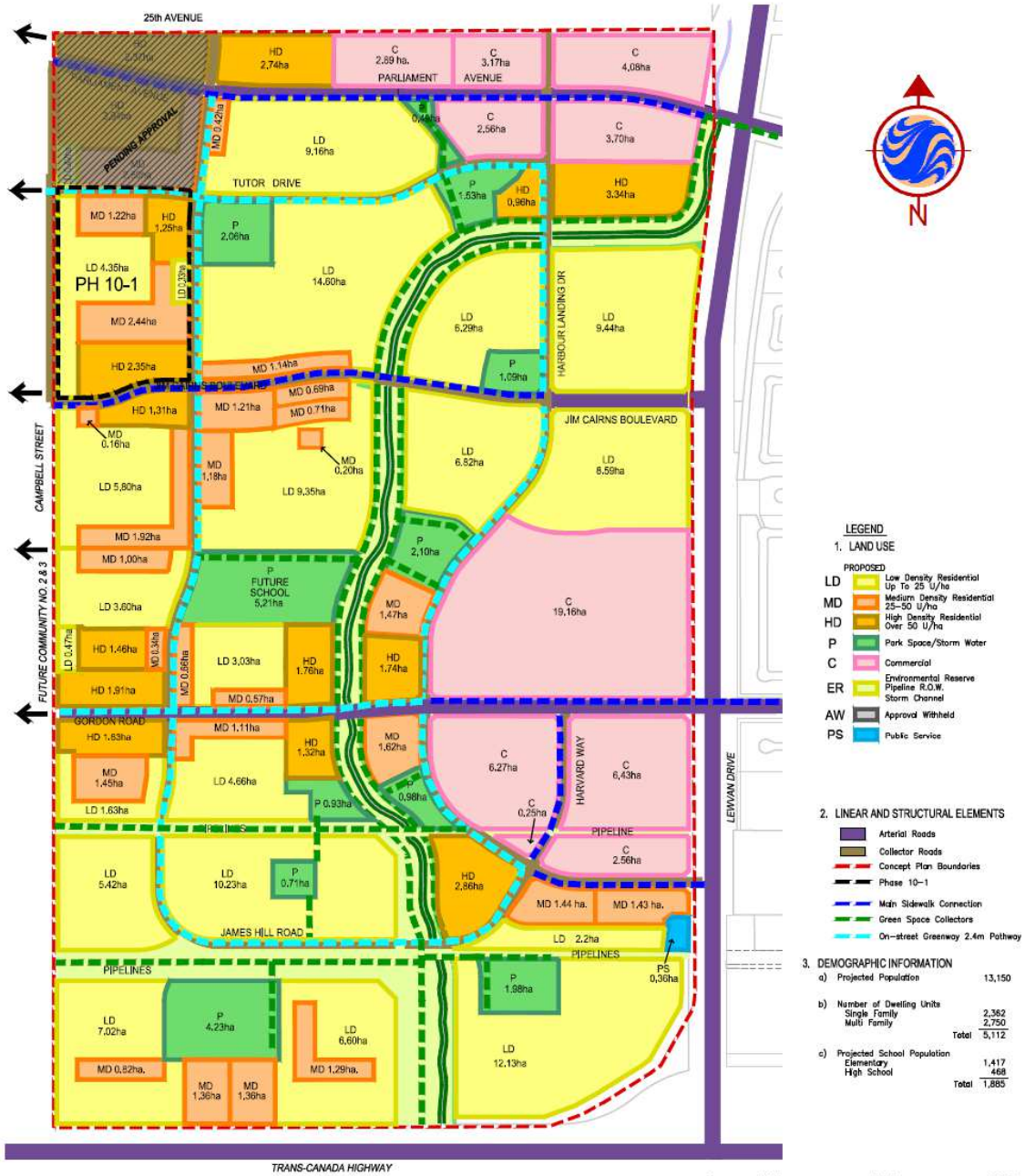
Figure No.
2.0

Title
PROPOSED CONCEPT PLAN

Planning Department

Project 13-Z-30/13-CP-11

Civic Address/Subdivision Harbour Landing Phase 10-1



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2013-10-09 02:07PM By: jhovdebo

MARCH, 2014
113100520

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www.stantec.com

Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.
2.1

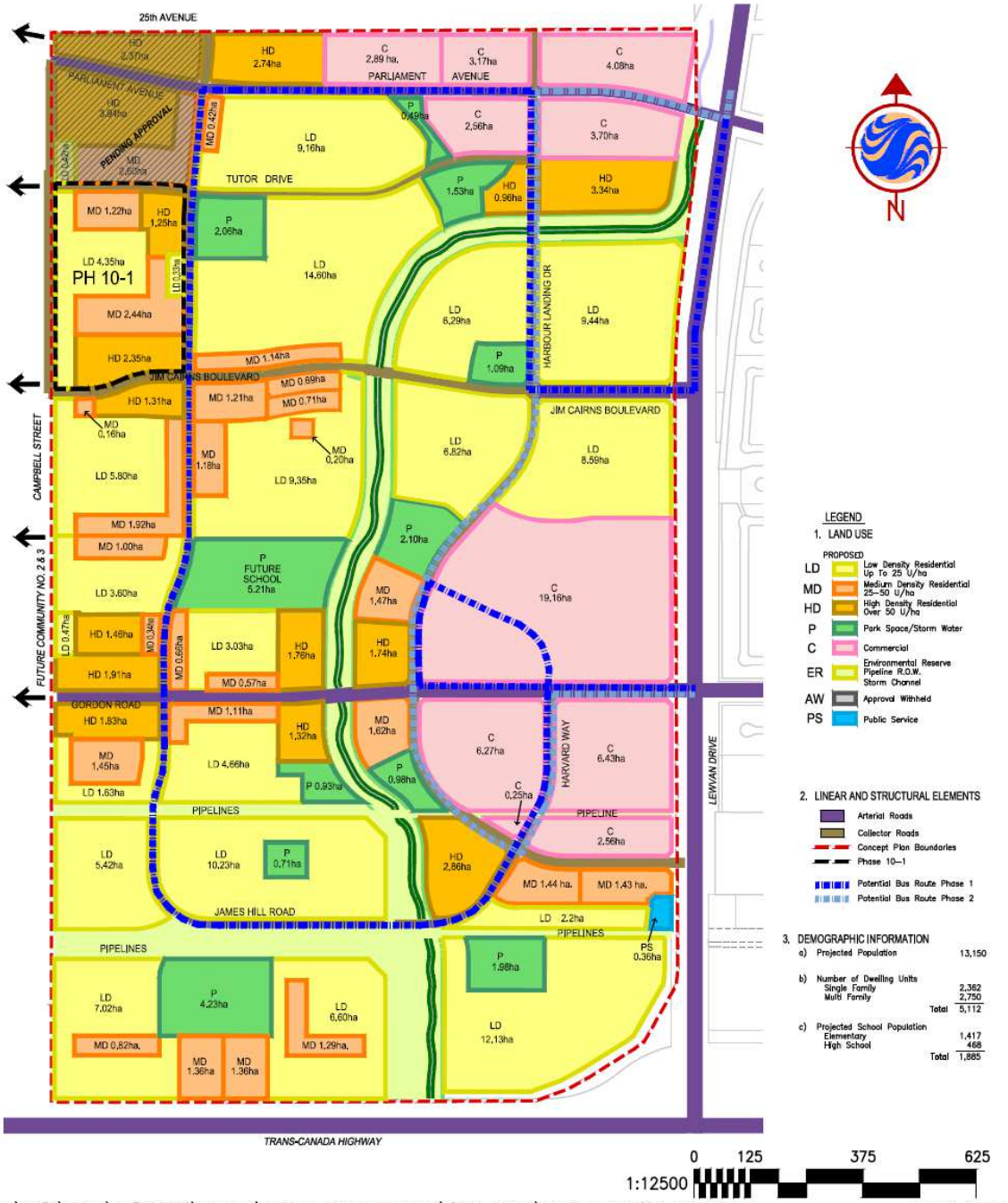
Title
CONCEPT PLAN - ON-STREET GREENWAYS & PEDESTRIAN LINKAGES

Planning Department

Project 13-Z-30/13-CP-11

Civic Address/Subdivision Harbour Landing Phase 10-1

Appendix A-2.3



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MARCH, 2014
113100520

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Fax. 306.359.0233
www.stantec.com

Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

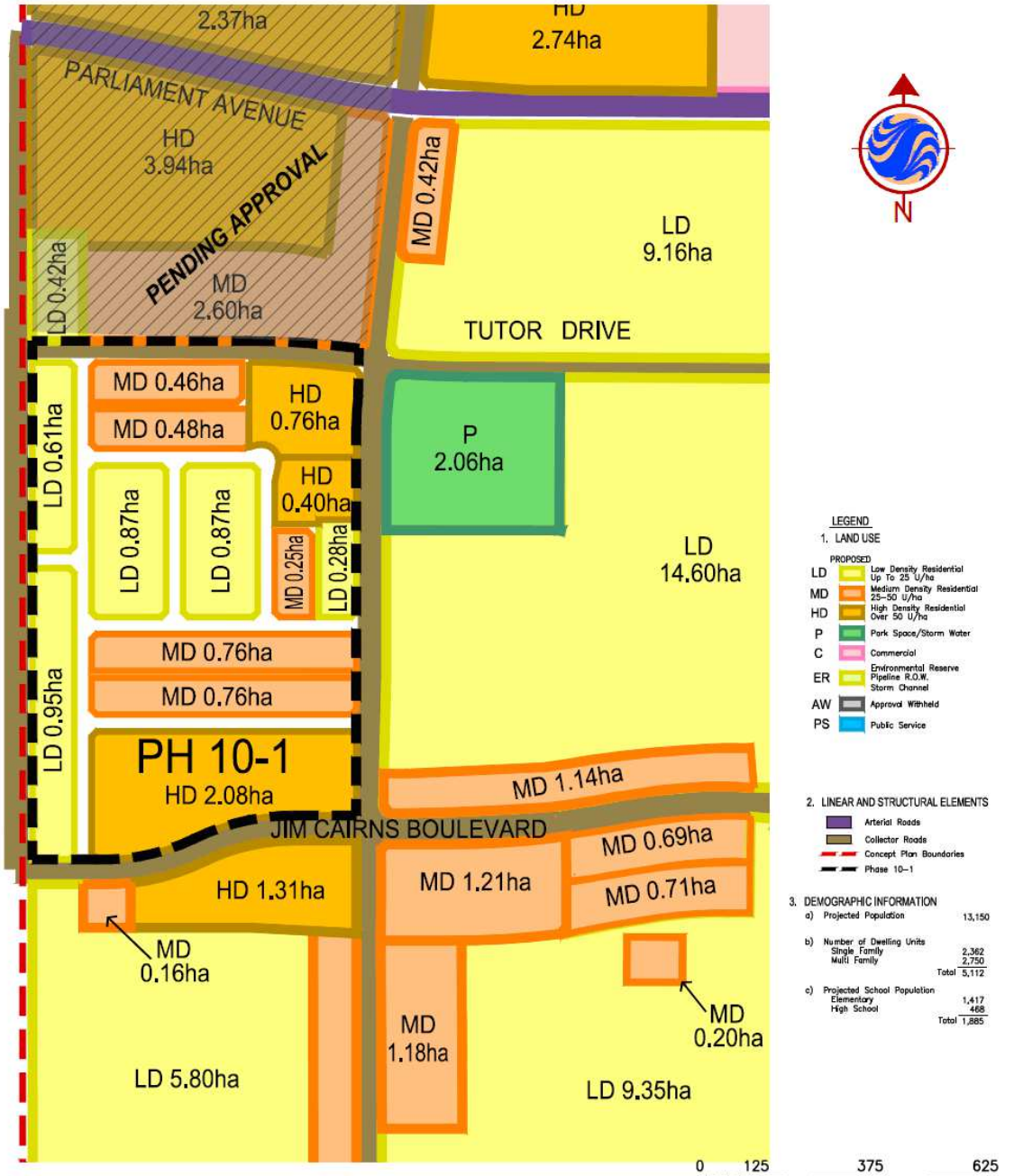
Figure No.
2.2

Title
CONCEPT PLAN
TRANSIT ROUTING

Planning Department

Project 13-Z-30/13-CP-11

Civic Address/Subdivision Harbour Landing Phase 10-1



ORIGINAL SHEET - ANSI A

Stantec Consulting Ltd.
300, 1919 Rose Street
Regina SK Canada
S4P 3P1
Tel. 306.781.6350
Fax. 306.359.0233
www.stantec.com

Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

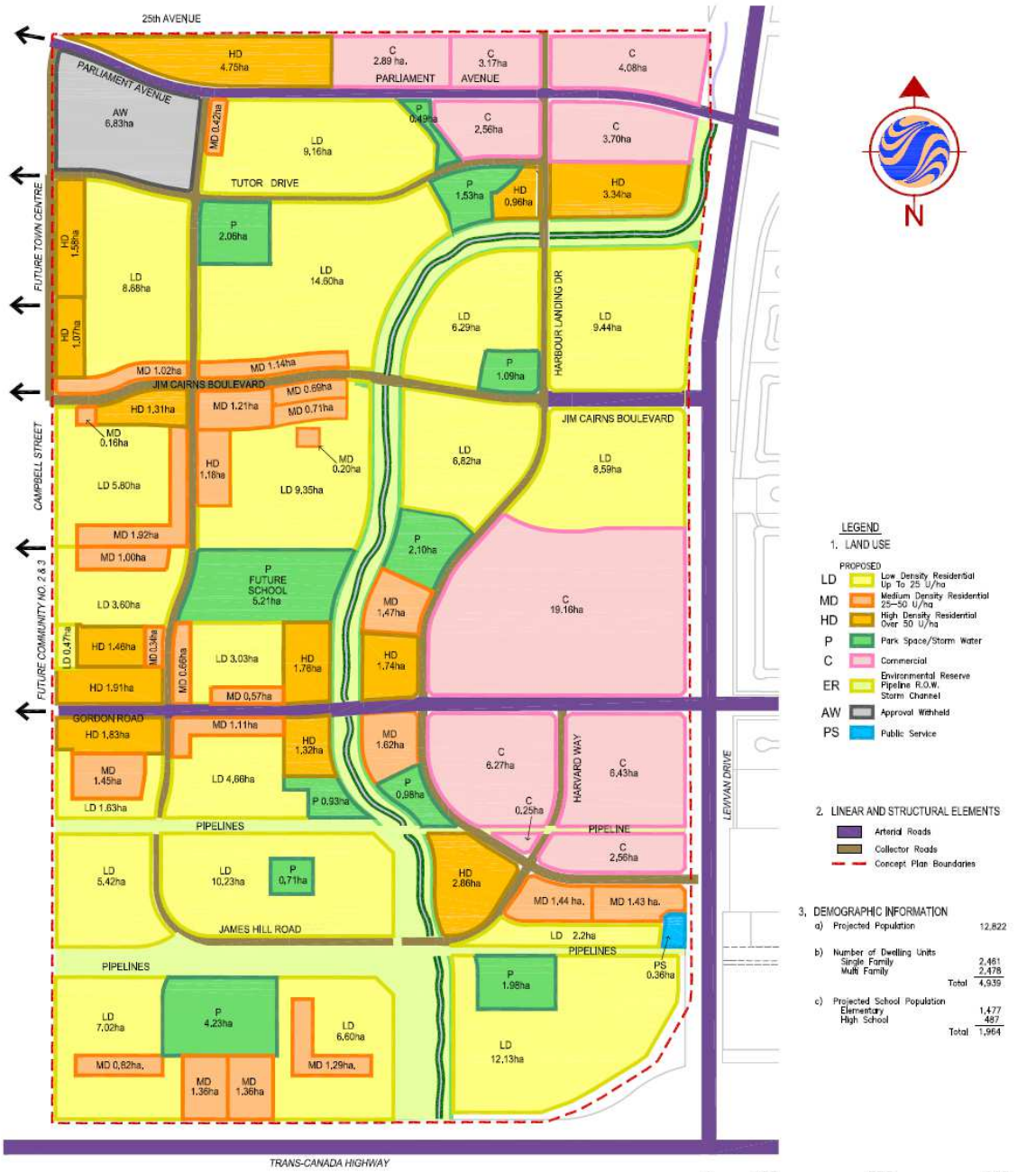
Figure No.
3.0

Title
PROPOSED PHASE 10-1
CONCEPT PLAN

Planning Department

Project 13-Z-30/13-CP-11

Civic Address/Subdivision Harbour Landing Phase 10-1



Stantec Consulting Ltd.
300, 1919 Rose Street
Regina SK Canada
S4P 3P1
Tel. 306.781.6350
Fax. 306.359.0233

Harbour Landing

Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

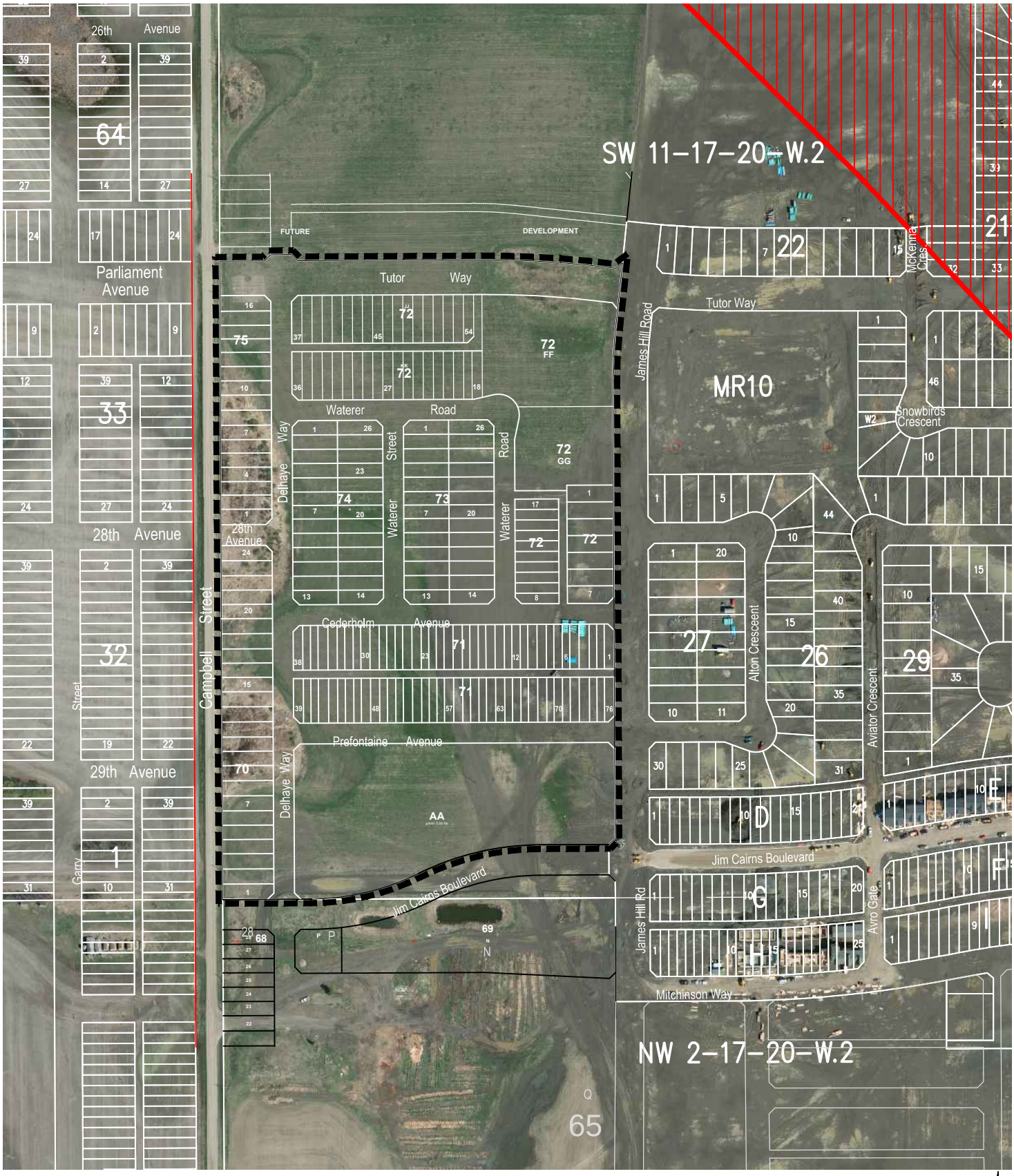
Figure No.
1.0

Title
EXISTING CONCEPT PLAN

Planning Department

Project **13-Z-30/13-CP-11** Civic Address/Subdivision Harbour Landing Phase 10 Stage 1

Appendix A-2



Subject Property

Date of Photography: 2012

Project 13-Z-30 13-CP-11 13-SN-40

Civic Address/Subdivision Harbour Landing Phase 10 - Stage 1

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HARBOUR LANDING

PHASE 10 STAGE 1

PLAN SHOWING
PROPOSED SUBDIVISION
OF A PORTION OF
PARCEL X, PLAN NO. 101926436
SW1/4 SEC 11, TWP 17, RGE 20, W2 Mer
REGINA , SASKATCHEWAN
SCALE 1 : 1000

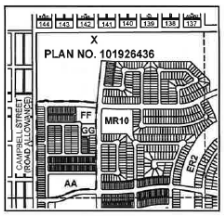
REDUCED DRAWING
* NOT TO SCALE *

CITY OF REGINA APPROVAL

The subdivision proposed herein outlined in bold is approved under the provisions of Bylaw No. 7748-LA-B84 of The City of Regina.

Dated this _____ day of _____ A.D. 20 ___

CITY CLERK



KEY PLAN

NOTE:
-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 %.
-Area to be approved is outlined by a bold dashed line and contains 12.67 ha (31.31 ac).
-Corner cutoffs are 4.5 metres.
-Lot widths of irregular shaped lots are shown as 10.36 and are at 5 or 18 metre setbacks.

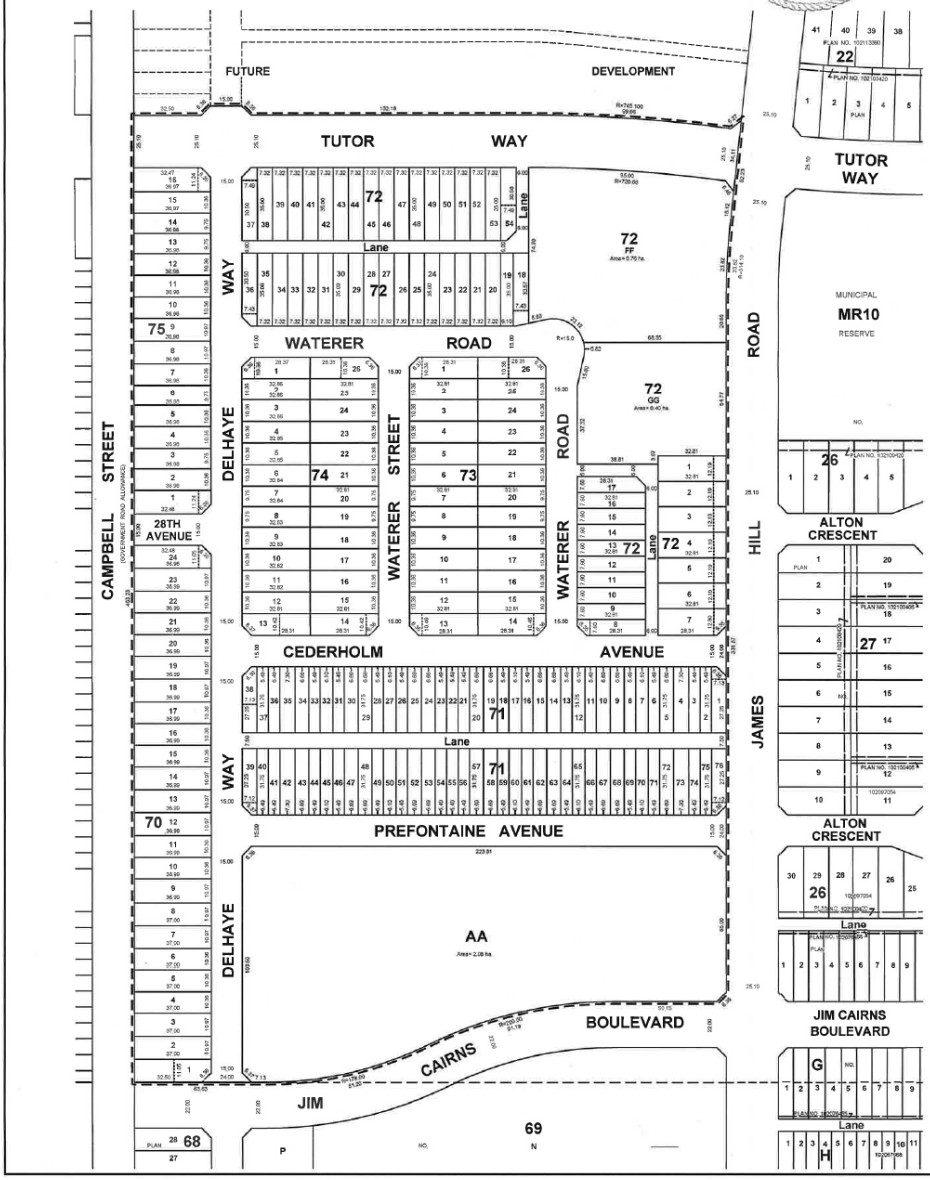
OWNER - DEVELOPER:
DREAM ASSET MANAGEMENT CORPORATION

Vice-President Finance - Secretary

R-0196-12-PH10-ST1-PPS
2/28/2014 8:35 AM

FEB 28th / 2014
Date

Saskatchewan Land Surveyor

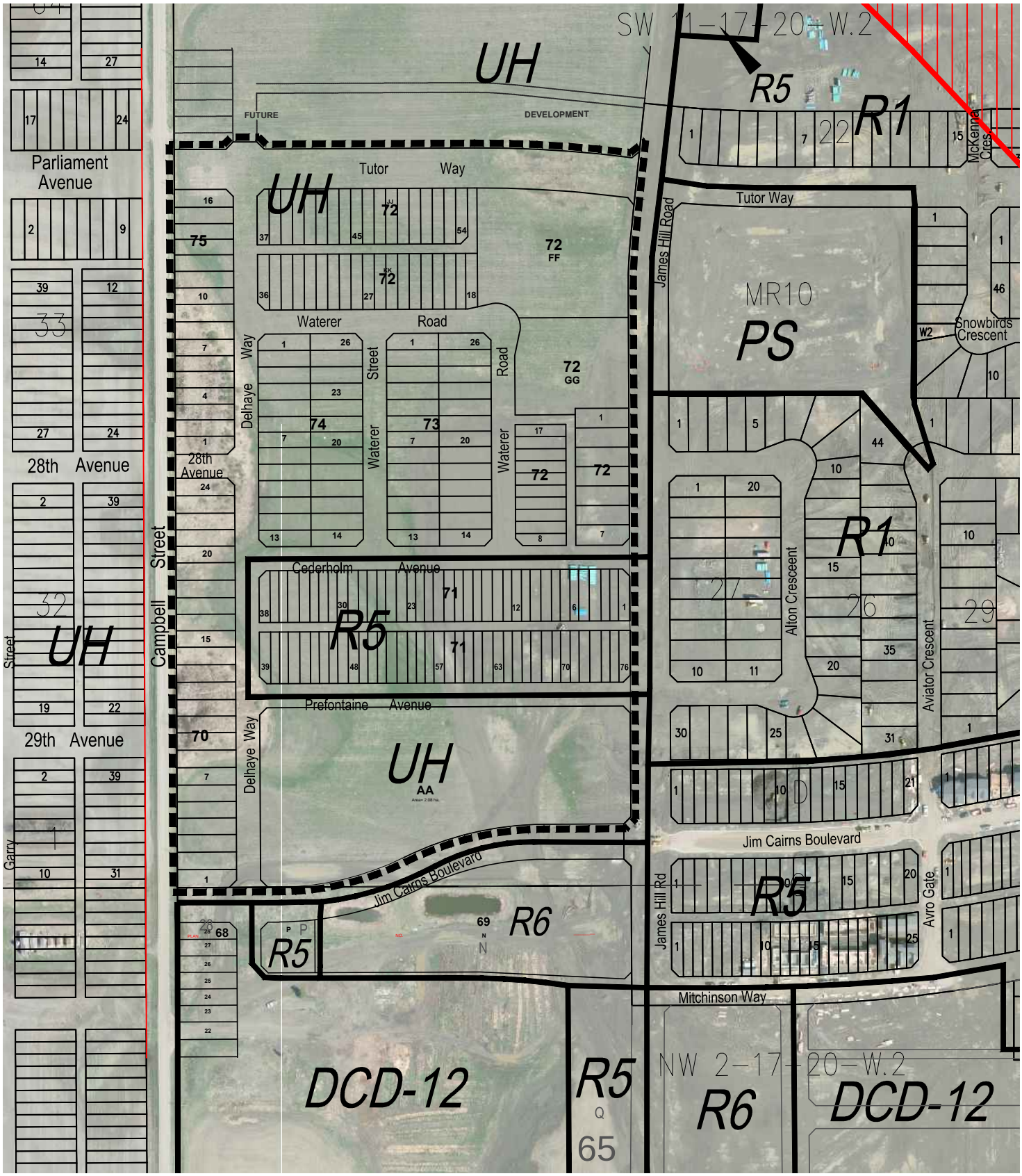


Planning Department

Project 13-Z-30/13-CP-11

Civic Address/Subdivision Harbour Landing Phase 10-1

Appendix A-1



Subject Property

Project 13-Z-30 13-CP-11 13-SN-40

Civic Address/Subdivision Harbour Landing Phase 10 - Stage 1

O:\UP\DWGS\DEVELOP\SN\2013\13-SN-40.dwg, 22/Apr/2014 11:11:49 AM, Planning Department, Long Range Branch

CR14-56

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: Application for Contract Zoning (13-CZ-06) Proposed Additional Dwelling Unit in Apartment Building, 1936 Cameron Street

---

RECOMMENDATION OF THE REGINA PLANNING COMMISSION - APRIL 23, 2014

That the application to amend the contract zone approved under *Regina Zoning Bylaw No. 9250* for 1936 Cameron Street, being Lot 49, Block 336, Plan No 10217439 be APPROVED and the contract zone be amended as follows:

a. Replace section 5.(c) of the agreement with the following: "A maximum of nine units shall be developed in the apartment building and shall be consistent with the attached plans and elevations, prepared by Gilchuck Design and Drafting and dated October 3, 2012 and November 28, 2012.

REGINA PLANNING COMMISSION – APRIL 23, 2014

The following addressed the Commission:

- Ben Mario, City Planner, made a PowerPoint presentation, a copy of which is on file in the City Clerk's Office; and
- Wade Probe and Tim Probe, representing PR Investments Inc.

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

Councillors: Jerry Flegel, Mike O'Donnell and Barbara Young; Commissioners: David Edwards, Ron Okumura, Daryl Posehn, 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 April 23, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend the contract zone approved under *Regina Zoning Bylaw No. 9250* for1936 Cameron Street, being Lot 49, Block 336, Plan No 10217439 be APPROVED and the contract zone be amended as follows:

    b. Replace section 5.(c) of the agreement with the following: "A maximum of nine units shall be developed in the apartment building and shall be consistent with the attached plans and elevations, prepared by Gilchuck Design and Drafting and dated October 3, 2012 and November 28, 2012.

2. That this report be forwarded to the May 26, 2014 City Council meeting.

CONCLUSION

The proposal is summarized as follows:

- A contract zone was approved for the subject property to accommodate a low-rise apartment building with eight dwelling units in 2012.
- The applicant is now proposing to amend the existing contract zone to accommodate an additional dwelling unit (9th unit) in a space that is designated for storage within the building. The terms and conditions of the contract zone agreement restrict development on site to eight dwelling units.
- There are no plans to change the exterior or make any additions to the existing building.

The Administration recommended denial as the report considered by Regina Planning Commission at the March 12, 2014 meeting as it did not demonstrate sufficient community support for the additional unit. However, since Regina Planning Commission referred the item back to the Administration, some community support has been demonstrated and advanced by the applicant. In particular, the Cathedral Area Community Association reiterated its previous support for the building as originally proposed as a 10 unit building. The applicant also submitted written support from tenants of the building, the North Central Community Association, some property owners within the area, and others who have expressed an interest in the building.

As such, the Administration has reconsidered its position and now recommends approval of the proposal.

BACKGROUND

An application has been received to amend a previously approved contract zone to accommodate a ninth dwelling unit in an apartment restricted to only eight units at 1936 Cameron Street. The original contract zone for a building containing eight units was approved by City Council on April 30, 2012. The building was completed last autumn and is currently occupied.

Regina Planning Commission first considered this proposal on March 12, 2014 and passed the following motion:

> **"that this matter be referred to Administration for a further report to a meeting in April, which includes written comments from the proponent's further consultation with the community and the Cathedral Community Association."**

The Administration requested the developer to address the motion by providing advice to engage the surrounding community to obtain written comment. The developer provided a summary of actions taken throughout the review process to obtain feedback from the community, attached in Appendix C. Also attached in Appendix C are letters of support obtained by the developer from the Cathedral Area Community Association, the North Central Community Association, local businesses, existing tenants of the building, and property owners in the vicinity.

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

DISCUSSION

The applicant is proposing to amend the existing contract zone agreement to allow for a ninth dwelling unit in an apartment building that is only approved for eight dwelling units. The portion of the building identified for the ninth dwelling unit is currently used as a storage space within the building. The proposed additional dwelling unit will be fully contained within the building and no additions are planned to the building. Nine parking stalls are provided on site which would meet the minimum parking requirement.

Surrounding land uses include detached dwellings in the immediate vicinity with some multi-family on surrounding blocks.

Pursuant to *The Planning and Development Act, 2007,* terms of a contract zone may include the use of the land and buildings, forms of development, site layout and external design, including parking areas, landscaping, entry and exit ways, but not including the colour, texture or type of materials and architectural detail. The building as proposed varies somewhat from the approved drawings, but not to the extent that it created conflict with those features of the proposal that the City has the authority to control. In particular, the internal partitioning of units is different than originally proposed and a window had been added to the basement to allow for a suite to be developed in the adjacent space.

When the development application was received for this property in 2011, the applicant proposed an apartment building with 10 dwelling units. In follow up consultation with the community the overall density of the project was identified as a significant concern. In addressing this concern that Administration recommended that only eight dwelling units be approved for the apartment building. The Administration's position was that this was a compromise communicated to the community and provided a level of certainty to the community regarding the development that would be expected on site and that if a ninth dwelling unit were authorized it would represent a breach of promise with the community.

Since Regina Planning Commission referred the item back, some support for a 9th unit has been demonstrated. In particular, the Cathedral Area Community Association has reiterated support for the proposal. While it is recognized that opposition to the building remains in the community, additional support has now been demonstrated and in particular from the Community Association.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

None to this report.

Policy/Strategic Implications

The Administration recommendation is supported by policy contained within Part A: Policy Plan of *Regina Development Plan, Bylaw No. 7877 (Official Community Plan)* with respect to ensuring that residential development is compatible with adjacent residential development.

The Cathedral Area Neighbourhood Plan designates the surrounding area for medium density residential, which is between 25 and 50 units per hectare. While small in scale, the current building is considered a high density residential development. However, the building was accommodated with an amendment to the Neighbourhood Plan as an exception in the basis that the overall form, scale, and fit of the building was able to be addressed under the provisions of contract zoning. The Administration contends that the applicant's proposal would bring the development on site further from the intent of the development policy for this location within Cathedral Neighbourhood.

Other Implications

None with respect to this report.

Accessibility Implications

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, no barrier-free units would be required.

COMMUNICATIONS

Communications strategy has been developed to address the community issues.

Public notification signage posted on:	November 26, 2013
Will be published in the Leader Post on*:	May 9 and 16, 2014
Letter sent to immediate property owners	November 4, 2013
Public Open House Held	N/A
Number of Public Comments Sheets Received	6

*subject to Regina Planning Commission recommendation of approval.

A more detailed accounting of the community concerns is provided in Appendix B along with the Administration's response to those issues, as well as the actual community comments received during the review process. The applicant and other interested parties will receive written notification of City Council's decision.

Following consideration of the application by Regina Planning Commission, the applicant undertook additional contact with the community. Written declarations of support were obtained from the Cathedral Area Community Association, North Central Community Association, existing tenants of the building, some property owners in the vicinity, and others who have self-

identified an interest in the building. A summary of this engagement and response is provided in Appendix C.

DELEGATED AUTHORITY

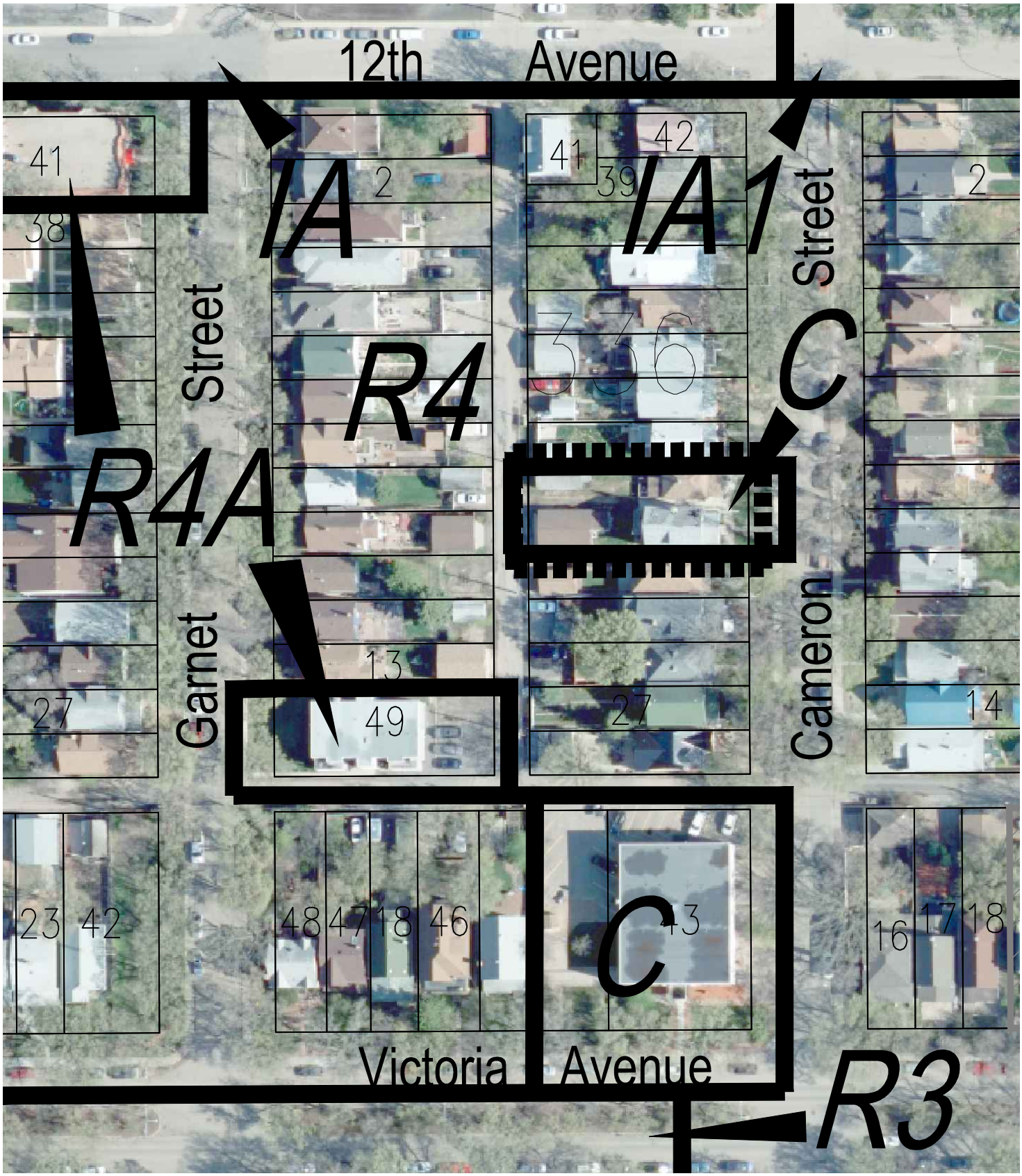
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007.*

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

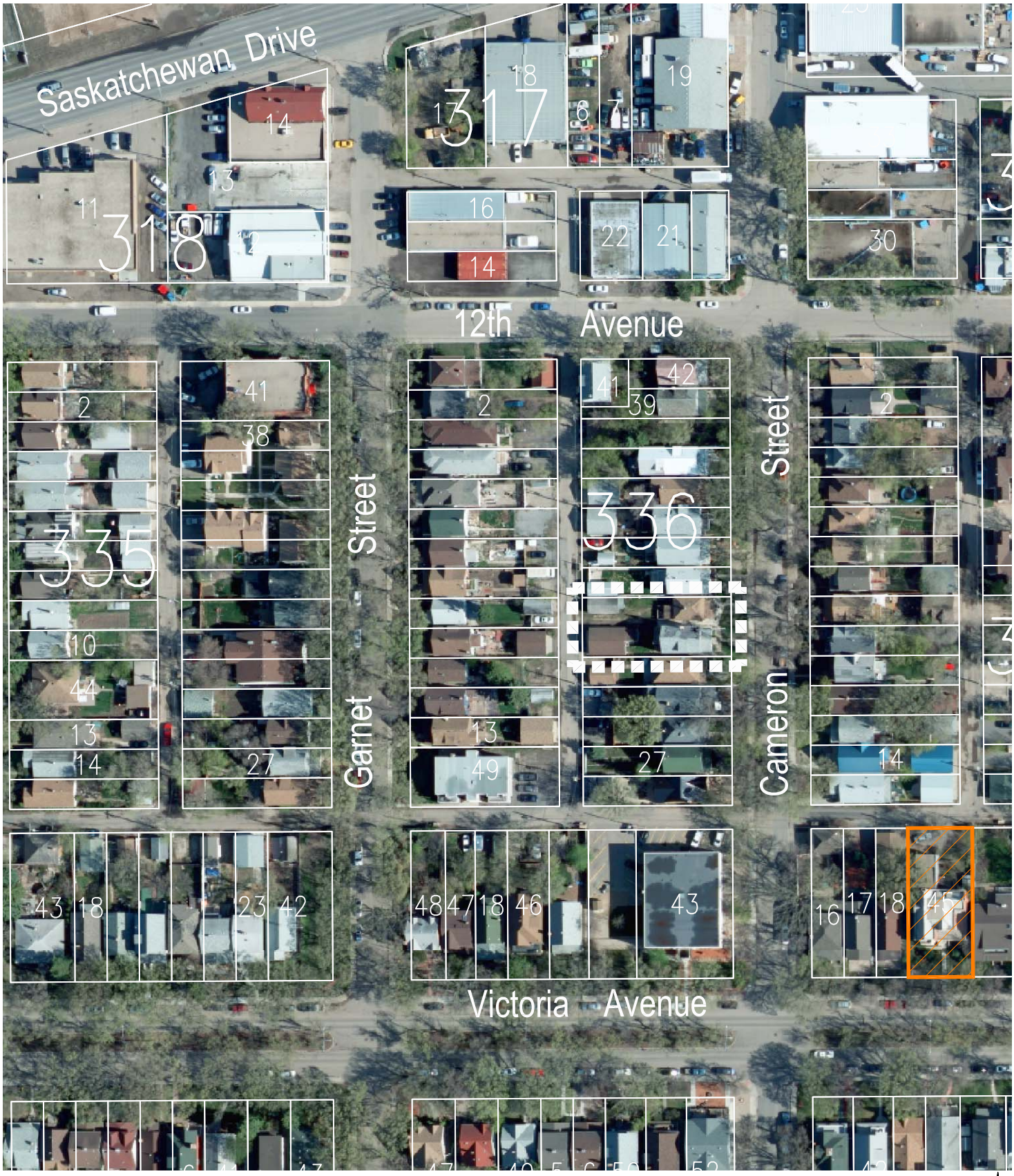
Elaine Gohlke, Secretary



Subject Property

Project 13-CZ-06 Civic Address/Subdivision 1936 Cameron Street

Appendix A-2

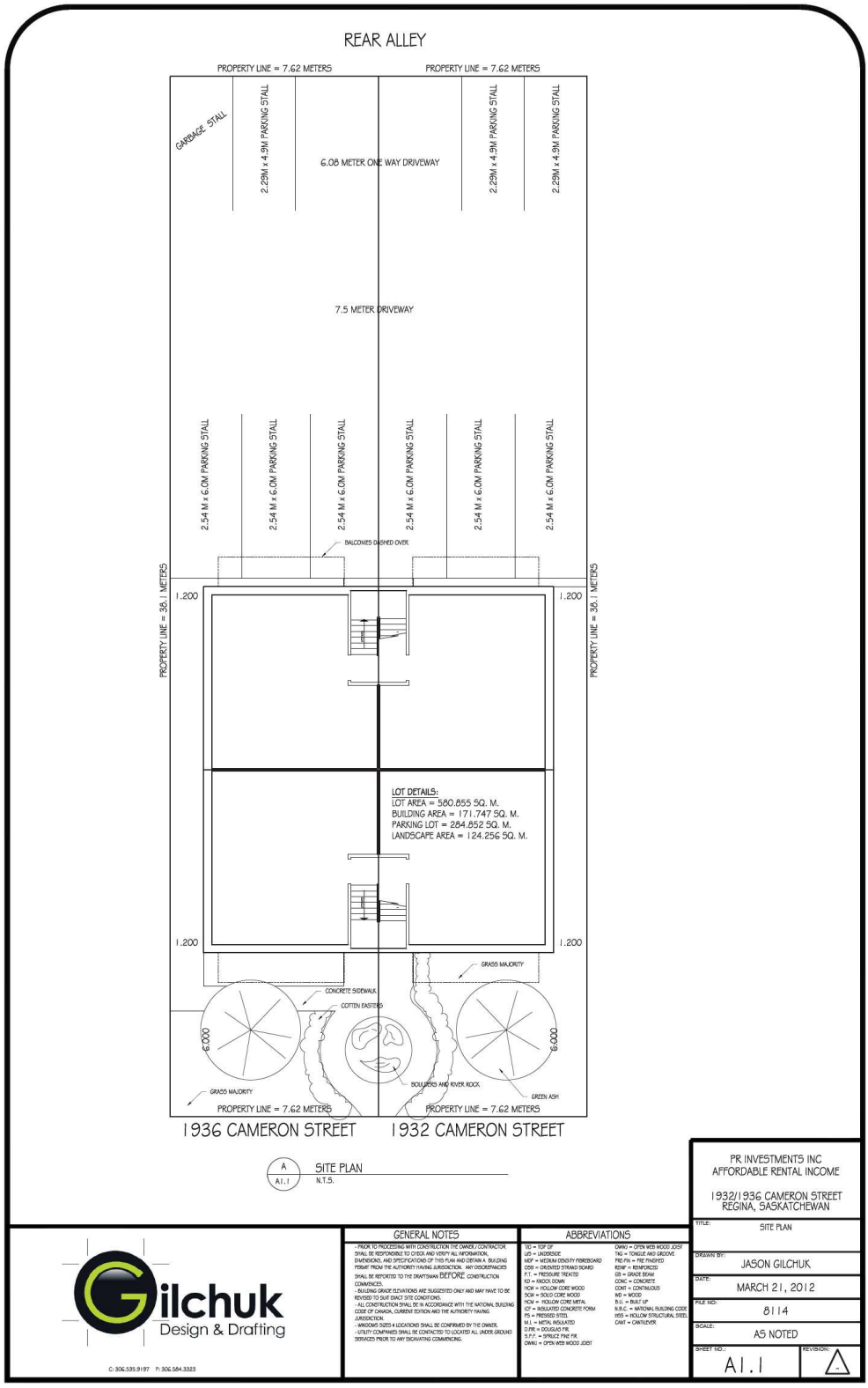


Subject Property

Date of Photography: 2012

Project 13-CZ-06

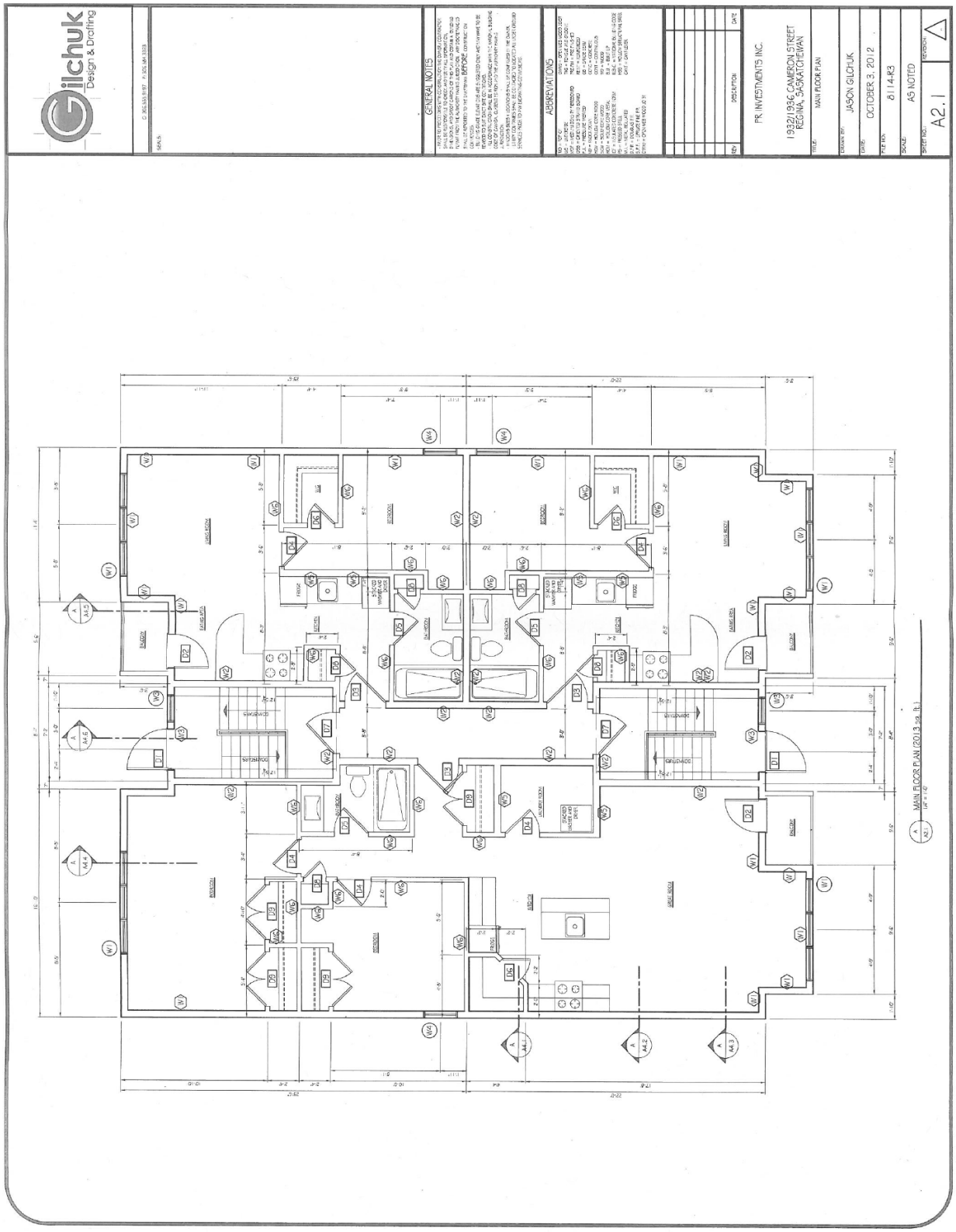
Civic Address/Subdivision 1936 Cameron Street



Planning Department

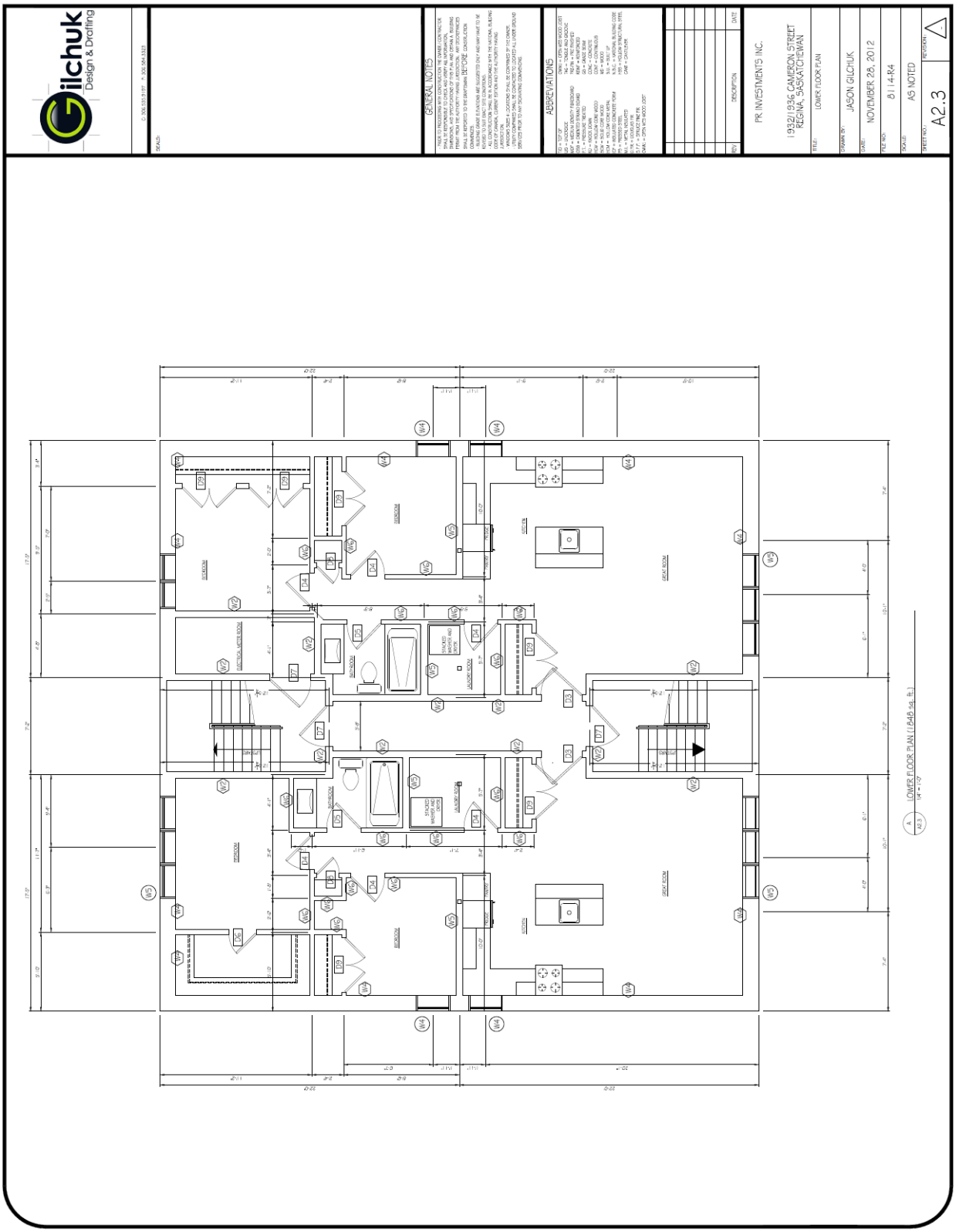
Project 13-CZ-06

Civic Address/Subdivision 1936 Cameron Street



Planning Department

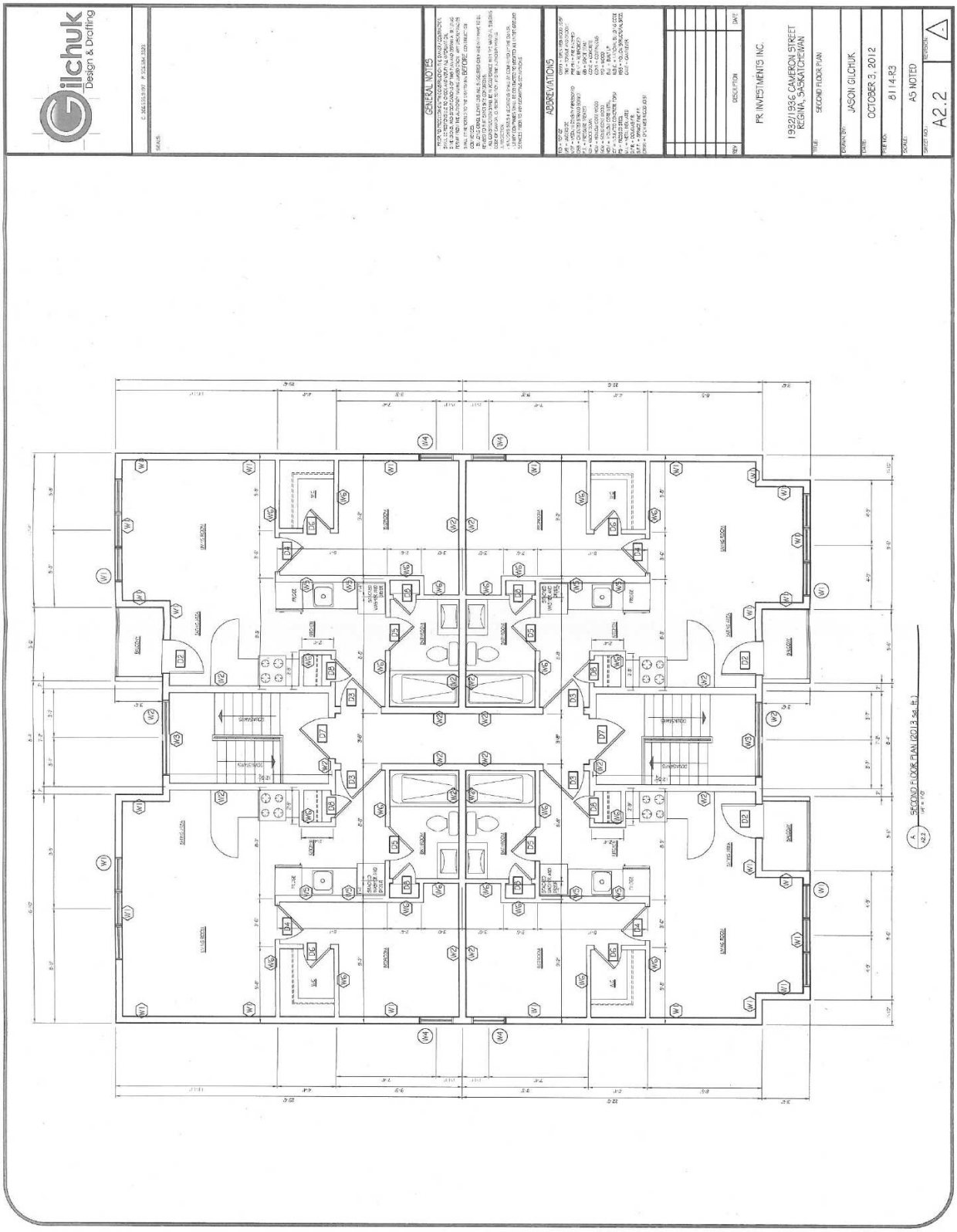
Project 13-CZ-06 Civic Address/Subdivision 1936 Cameron Street



Planning Department

Project 13-CZ-06

Civic Address/Subdivision 1936 Cameron Street



Planning Department

Project 13-CZ-06 Civic Address/Subdivision 1936 Cameron Street

Appendix B

Public Consultation Summary

Response	No. of Responses	Issues Identified
Completely opposed	5	The neighbourhood was originally not in favour of the proposal. The developer should be required to conform to City Council's original decision. The building has brought down the quality of the neighbourhood. There is a garbage problem in the lane. There is a parking problem on the street. Some tenants of the building have demonstrated poor behaviour.
Accept if many features were different		
Accept if one or two features were different		
I support this proposal	1	Parking on Victoria Avenue is scarce during the work week.

1. **Issue** The applicant should be required to conform to City Council's original decision.

   Administration's Response: The applicant has been compliant with the original decision. Should City Council not approve the application, the building will be required to remain an eight dwelling unit building. Initially the Administration agreed that the building should be maintained as eight units. This decision was based primarily on lack of support from the community. However since Regina Planning Commission last considered the proposal the applicant has undertaken additional community consultation and demonstrated additional community support. As such, the Administration is now recommending approval of the amendment to the contract zone agreement to accommodate one additional dwelling unit.

2. **Issue** Garbage problem

   Administration's Response: The building uses private garbage pick-up on-site. The location of solid waste pick up is reflected on the site plan.

3. **Issue:** Parking on-street

   Administration's Response: The building meets typical requirements for on-site parking, which is one stall per dwelling unit. The additional unit would likely not perceptibly impact street parking. The City is aware of the impacts of parking on neighbourhoods adjacent to downtown. Parking on Cameron Street does not appear to be an issue in the evenings when most residents are home.

3. **Issue:** Behaviour of tenants

   Administration's Response: Behaviour of tenants or residents of any private homes cannot be regulated by land use. The police should be notified of any suspected illegal activity or nuisance.

Appendix C

March 26, 2014

To whom it may concern

These points show the extreme efforts used to establish reliable feedback for the board to better evaluate reasonability to decide in favor of adding a 9th suite.

1) Mayors housing initiative is to provide Low Income Housing
   - -$550.00/month is the lowest rate for this type of housing in the city.
   - -built as safe housing
   - -New, healthy, 2013 Codes
   - -Professionally Managed
   - -High demand
   - -1 to 1 Parking

2) **Developer** paid city $5,000.00 to provide direct local area awareness through mail outs and public notices attached to city tree on location. These notices allowed feedback since Nov/13.

3) **Developer** canvassed 4 city suggested blocks over 6 nights for additional public survey to be mailed in regarding parking issues and approval in general.

4) **Developer** requested an updated letter to an earlier approval letter from the Cathedral Area Association.

5) **Developer** received support from Rob Deglau and his delegation of North Central for a development of this kind to be move predominate as it supports all his calls for better housing for low income earners.

6) **Developer** canvassed several businesses in close proximity and received signatures from all that were discussed with.

7) **Developer** had discussions with local Counselor Shawn Fraser, to request any objections that he may or could possibly think of.

8) **Developer** went back numerous times of day and night and weekend to evaluate parking concerns with use of a camera. All pictures are available and most are date stamped. There is never a time when at least 2 parking spots are available at any of the given times. It also should be noted that in investigating this problem, it was found that some of the individuals parking on this street would walk downtown to work. Possible solution is to have the block changed to two hour parking and the area residents can apply for annual parking permits.

9) **Developer** requested all tenants in 1936 Cameron to send informative letters to powers that be, to show how much housing like this is necessary and appreciated. One tenant even had her dad want to send in letter from his home in Prince Albert.

10) **Developer** attended a Council meeting on March 24, 2014 to hear and present discussions pertaining to unorthodox housing standards.

11) **Developer** will be holding a press conference within the next month. The Media will be showing how Provincial Funding has helped Developers and Municipalities to provide housing to LOW INCOME EARNERS. Their idea!

- Wade Probe

Ben Mario

From: Cathedral Area Community Association <caca@sasktel.net>
Sent: Tuesday, March 25, 2014 4:01 PM
To: Ben Mario
Cc: Kramer, Brent; Clipsham, Fred
Subject: 1936 Cameron St

Ben - The Cathedral Area Community Association supports the proposed 9th unit at 1936 Cameron Street.

You will recall the Association gave conditional support to the original 10 unit proposal in 2011, provided parking was not an issue with the neighbourhood. That is still our position.

We welcome this development to the neighbourhood.

Regards
Fred Clipsham
Chair, Planning Committee
CACA

NORTH Central
Community Association

March 20, 2014

Wade Probe
P.R. Investments Inc
1547 Anson Road
Regina, SK S4P 0E1

Dear Mr. Probe,

We have been following your infill development in Cathedral at 1936 Cameron St and are encouraged to see such a sensitive infill like yours. To many times we see developers slap together unsightly boxes in order to meet the minimum requirements set out by government.

We have heard that your development has come across some difficulty in getting your 9th suite approved by the city. As a community association we cannot emphasis how important affordable housing is for our city and especially for residents who choose to live in the older neighbourhoods. Not only do we support more affordable housing we hope that you would consider bringing projects like this to North Central.

Sincerely,

R K Deglau

Rob Deglau
Community Relations

1264 Athol Street, Regina, Sask. Canada. S4T 7V3 Office 791-9888 Fax 757-1052

December 15, 2011

Ada Chan Russell
Planning & Development Division
Planning & Sustainability Department
City of Regina

Dear Ms. Russell

Re: Application for Contract Zone (11-CZ-6)
Proposed Low Rise Apartment Building 1932 -1936 Cameron Street

Thank you for the opportunity to comment on the above Application.

The proposed construction of a Low Rise Apartment Building at 1932 – 36 Cameron Street has been much discussed since we were presented with the plans by PR Developments in late October. The Board found merit with the plans and a few concerns.

The design of the apartments is complementary to the surrounding neighbourhood; the intention to accommodate single, lower-rental tenants is suitable; and the ability to transform two damaged or derelict neighbourhood properties at once were all appealing to the Board.

We are pleased that the applicant has been able to provide sufficient parking on the site to meet the minimum required by the Zoning Bylaw. The street is already compromised due to much on-street residential parking, and the Board would not like to see this situation deteriorate for the sake of through traffic, limited visibility for pedestrians, and vehicle security.

The apartments would also place rental accommodation on a block where none now currently exists. The Association is not opposed to this factor alone, but would not like to see future neighbourhood apartment development condoned and approved due to pre-existing rental accommodation alone. The neighbourhood is, and should remain, a mixture of owned residential and rental accommodation.

That being said, the apartment development is seen as a timely, suitable development in the area. The Association supports the development and overall proposal with the above concerns in mind as the Application proceeds so that the needs of the nearby residents are not compromised by this and any future developments.

We are hopeful that the Community Association can work with the City of Regina to do a review of the Cathedral Neighbourhood Plan in the near future. The Cathedral Area has changed significantly in the 25 + years since the existing Neighbourhood Plan was developed and we would prefer to consider applications such as this in the context of an up-to-date overall plan.

Sincerely,

Phil Jeffreys
Cathedral Area Community Association President

march 16 2014

To whom it may concern,

My name is [redacted], I live at [redacted], apartment [redacted] I am [redacted] years old and have a very low income job. I am extremely thankful for the inexpensive rent I pay in this building. The affordability has helped my life in many ways.

I do not have to worry about paying rent every month because it fits into my low income budget perfectly. Not only am I stress free, I am able to afford nutritious, fresh groceries, a car, and have money left over for emergencies. I would not be able to pay for my car loan, licence plate, and gas otherwise. Having a car of my own has given me the freedom and independance I need and am forever grateful that I won't need to give up this Luxury.

I also have new appliances which I can trust

will not break down or give me any issues.

As well I have my own personal washer and dryer in my apartment. I never have to fear again that my clothes may be stolen from a community laundry room. It gives me the privacy I deserve and the freedom to do my chores on my own time and not others.

I know other apartments in Regina are almost double my rent, and parking is extra! It is a scary thought having to move into an apartment and not know if it has been cleaned properly, what problems will arise from it being old and health concerns such as mold or water damage. It was a relief coming to a renovated, brand new and beautiful apartment in my favourite neighbourhood

In previous years, I have lived in crowded houses, a two bedroom apartment and never on my own. The rent was more expensive and did not include the many perks, luxuries and privacy that I have in this building. My old living situations had stunk, I had to re-clean them before moving in and I never felt at home.

I don't believe I need to give up my happiness and safety so I can afford to live month to month. Thankfully my apartment leaves me stress free, safe, comfortable and is affordable to my low income budget.

[redacted]

PR Investments,

I really appreciate the low cost apartments that you offer. As a student and part-time server, it's great for me to be able to afford my own place so that I can continue my education in the city of Regina. I really love the location of my building in the Cathedral area as I can walk to local shopping areas and have easy access to transit to save money further. The in suite laundry is a great benefit to me as I have a very tight schedule and would have difficulty scheduling around other tenants. Despite being at a lower cost, this building is extremely well-maintained, comfortable and extremely nice.

Many Thanks,

[redacted]

, tenant of [redacted]

March 16, 2014

[redacted] of [redacted]

The apartment is perfect to live in. First off, the price, it has to be one of the most affordable places to rent I have found. Especially for the area, any research into pricing for the cathodral area will show monthly rent being considerablly more costly. With rent being at $850.00 it certainly gives more breathing room for other living allowances, such as food, power, and fuel for travel as well.

Secondly, having all the appliances and other amenities helps as well. Being able to have access to your own washer and dryer is a huge plus. Having that means no waiting in line, taking up someone elses time, or paying a set price per load of laundry. All around just more efficiant. Also the dishwasher is a pleasant help. I personally have never owned one before, and its nice to have the extra time. All brand new appliances is quite comforting as well, with the fridge, stove, and microwave all being in perfect condition, its easy to rest assured all your food is being cooled or heated properly. Also, with having a plug in stall is great for everyone, especially those of us with diesel vehicles. One other thing is the amount of space. Throughout the winter we had friends from out of town stay with us a number of times, and not once were any of us uncomfortable, it was the perfect size to host a few friends for the weekend.

Thirdly, as compared to other places ive lived at, this is the best by far. That said, I only have lived at one other place in Regina, and one in Sarkatoon. This building is in a far more convienient area than both, without question. Also, the fact that everything is brand new makes this place standout over the others, because everything works and works properly. Price for the three is comparatively the same, but not in near as convienient a location, or brand new working appliances.

All in all, I think this is a tremendous building to live at, and I would certainly recomend any one to the building if possible.

[redacted]

[redacted] Cameron Street
Regina, SK, S4T 2V1

PR Investment Inc.
1547 Anson Road
Regina, SK
S4P 0E1

To whom it may concern,

I am writing this letter to explain why the apartment in which I am currently living has been an absolute blessing. I am a recent graduate from the University of Saskatchewan which means I have a degree but also a lot of student debt. My family lives in Saskatoon but the best job opportunity I could find was in Regina and so I made the decision to move in order to take a position which was aligned with my education. Along with the move, came a lot of moving and getting set up expenses. My mission now that I am settled in the city is to pay off my debts, spend as cautiously as possible and eventually start saving for a home. Being in an entry level job with the current cost of living is tough, so when I found an apartment close to where I work downtown at an affordable cost and in a great neighbourhood, I could not pass it up.

I now walk every day 10 blocks to work as well as to get groceries and grab coffee on the weekend. I am saving on rent, on gas and on not having to pay for parking downtown. What PR Investments has done is create an affordable but also friendly and comfortable place for me to live. While I do not enjoy the unnecessary luxuries like stainless steel appliances, hardwood floors and tiled bathrooms, the apartment is spacious (so I can practice yoga in my living room), is inviting from the exterior and allows me to entertain visitors with a wonderful open concept kitchen and a small second bedroom for when my parents come to town. The design of the kitchen also enabled me to avoid having to buy a kitchen table and chairs set.

The fact that I can actually afford a new apartment contributes to feeling safe and at home in my apartment. I've had friends have to deal with issues such as black mold, cockroaches and finicky appliances. In my apartment I don't have to worry about those things and that just makes me feel all the more comfortable.

I love having a place where friends and family feel comfortable and actually want to come visit me, a place where I can relax after working 60 hour work weeks, where I can rely on having hot water all the time for showering after the gym or hot yoga and especially having all the appliances like a microwave, stove/oven, large fridge, dish washer and laundry machine and dryer. It isn't near the amount of space that I had with my parents in Saskatoon, but it feels like home and allows me to live comfortably so I can focus on paying down my debt and being a great contributor to society.

I hope PR Investments can continue to create affordable living for people like me who are driven, aim to make a difference in their community and just need a little help while starting out on their own for the first time. Renting in Regina is scary, especially when you are a young single female just wanting to live in a safe, affordable and clean apartment on your own when general rent prices seem impossible to keep up with.

Thank you PR Investments, for choosing me to live in my current apartment building, I wouldn't want to live anywhere else.

[redacted]

Warm rega[redacted]

[redacted]

1936 CAMERON STREET CO-OPERATIVE EFFORT WITH PROVINCIAL LOW INCOME AFFORDABLE HOUSING

Opened August 1 2013

Address	Client Name	Length of Tenancy	Rent	Bdrms	Annual Income	Birthdate	Age	Job	Employer
[redacted]	[redacted]	since built	$ 750.00	2	$ 24,000	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	since built	$ 750.00	2	$ 28,000	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	since built	$ 550.00	1	$ 30,000	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	since built	$ 550.00	1	$ 21,000	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	since built	$ 550.00	1	$ 18,000	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Nov15 2013	$ 550.00	1	$ 14,000	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	Dec 1 2013	$ 550.00	1	$ 24,000	[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	since built	$ 550.00	1	$ 12,000	[redacted]	[redacted]	[redacted]	[redacted]

#302-Only one problem suite that we rented to a 18 yr old student that we had to let go because of disturbances to all her neighbours

SUITE -

- Ensuite Laundry
- Balcony
- 1 Parking Stall Per Suite
- Walk in Closets
- Energy Efficient throughout (2x6 construction, new appliances)
- Waiting Lists
- Lowest New 1 & 2 Bedroom prices in the city
- Zero tolerance tenant disruptions

Wade Probe

From: [redacted]
Sent: Tuesday, March 18, 2014 4:40 PM
To: 'wade@prinvestments.ca'
Subject: [Spam] FW: Support for reduced rent Apartments

From: [redacted]
Sent: March-18-14 4:35 PM
To: 'admin@2ndhomesuites.ca'; 'rob@2ndhomesuites.ca'
Cc: 'wade@2ndhomesuites.ca'
Subject: Support for reduced rent Apartments

Dear Wade, Here is a letter of support for your reduced rental projects.

To Who it may Concern,

My daughter has been living in a PR Investment low rent Apartment for the past 10 months or so. As a parent and an Educator I cannot express how important it is for young people to get secondary Education for a brighter future and to better society. As you know Education and living expenses are not cheap and school debt can mount very quickly. It has been such a blessing to have reduced rent for our daughter at this time in a building that is not only expertly built and maintained but safe and conducive for her to study in. We are impressed with how PR investments have built and designed this building to be constructed so impeccably and how it adds to the character of the neighborhood. To have everything a student would need like washer and dryer in each suite and other proper appliances so they can focus on their studies is so convenient. I know that we would find it very difficult to afford schooling for our daughter if the rent was higher and feel we need more buildings that have reduced rent for students. We have a son going to university next year as well and will be looking for a reduced rent apartment for him as well in Regina. I would hope that the City of Regina would support more rent reduction buildings as it is very difficult to find suitable apartments for students. I think that PR investments is doing a great service for the City of Regina and our province by investing in our students and future workforce and leaders.

Thank you for your Consideration,
Sincerely,
[redacted]

Tuesday, March 18th 2014

Dear PR investments

I would like to thank you for providing me with accommodations throughout my time at school in Regina. You have provided me with a cheap way of living, which is much appreciated. As a student money is always a struggle and there are not many options to find cheap rent for $650 a month anywhere else in the city. The money saved on rent is put towards books and supplies for school, as well as groceries and power bills. This is a huge help. I feel that allowing PR investments to build another low income building or unit would help out students like me who are struggling with financial aid to find fit accommodations for their time here in Regina. This is my first time renting, so I have been pleased so far with having my own washer and dryer in my apartment and having brand new appliances. It is a huge convenience.

I have never rented anywhere else before and this is my first time. I appreciate the opportunity that PR investments have given me by getting funding for low or no income people. It helps greatly, and I am very grateful for it.

Thanks,

[redacted]

Regina SK
S4T 2V1

Wednesday, March 19th 2014

To whom it may concern,

I would like to thank PR investments for providing me with such a great place to live. I am a dental hygiene student and therefore had to move to the city of Regina as it is the only city in Saskatchewan whom offers this program. I was very stressed about finding a place to live here as I have no family or relatives here and it was my first move away from home. PR investments made it easy for me to be able to be independent and get the help that I need to get through school. As student money is always tight between rent, food, tuition, books and dental instruments it is hard to keep up. I very much appreciate the apartment that PR investments have provided me with. They have allowed me to feel like Regina as a friendly place to call home. My suite is the perfect size for me, I also feel very safe in it as the location is great and very residential. My suite also includes all brand new appliances including an in-suite washer and dryer. I am very grateful for all the conveniences that they have provided me with.

I also feel that our apartment building is a great asset to the street and community. As a resident, I have noticed that there are lots of nice friendly people in our building who don't mind holding a door open for you or helping you carry in your groceries when your arms are full. Another reason is that our parking lot has bright lights, which also serve as a security measure and keep the alley and cars parked in it well lit and safe. I feel that a 9th suite would just be one more kind person there to help someone out. Funding this suite is very appreciated and will give another student or low-income family a safe and great place to live. PR investments have a wonderful program going for low-income families, as there is not a lot of choices in the city. As a student I have asked other classmates about their living situations and none of them have found as great of accommodations as what PR investments have provided me with. I have full confidence that you would not regret your decision by allowing them to build a 9th suite for this program. I have personally met with the owners of the building and I assure you that they only have its best intentions at heart.

Thank you for taking the time to read my letter, and if you have any questions or concerns about it you are more than welcome to contact me via email [redacted]

Thank you,

[redacted]

March 16, 2014

To: Whom it may concern

Re: Letter required by landlord

[redacted]
Regina, SK
S4T 2V1

Hello,

This letter is in response to the request I received on Saturday March 15, 2014. I am a student at SIAST in Regina and have been renting the suite I am currently in since mid-November. I am from Manitoba and when I first came to Regina for school finding a good place to live was very difficult. I had lived in two previous accommodations here and dealt with things such as theft by roommates, mold problems and bug infestations. When I found this suite I knew it would be perfect. As a student and not having a support system of family and friends here in Regina, this place is not only affordable for my limited budget but it is a safe, clean building as well. The lower cost rent has made it possible for me to afford to live here while going to school. I appreciate having the washing machine and dryer in-suite as it saves the cost of having to go to a Laundromat or paying per load. Having the limited budget of a student this is very helpful. Having newer appliances is also great. In one of my previous accommodations, I had an old fridge which had broken the 2nd day I was there and the landlord refused to fix it which was extremely frustrating. I don't have to experience things like that with the new appliances and great maintenance team PR Investments has for this building. If I could no longer stay in this apartment I do not know where I would go and it worries me that I would not be able to afford to live while attending school. When looking for a place to live earlier in the fall I could not find anything comparable to this building. If it was lower cost, it was in an unsafe area or unclean; if it was clean and in a nice area it was $1000 per month or more. I appreciate staying in this building and hope to continue to live here.

I hope this letter is sufficient for its purpose. Thank you for your time.

Sincerely,

[redacted]

MARCH 14 2014

TO WHOM IT MAY CONCERN

IN REGARDS TO THE AFFORDABILITY OF THIS APT. UNIT I WAS IN A DIVORCE AND WORKING MINIMUM WAGE THE ONLY OPTIONS AVAILIBLE TO ME WERE "ROOMS" TO RENT OR RENTING A "SHARED APT" W/ A STRANGER. LIVING HERE ALLOWED SOME DIGNITY AND SAFETY W/ REGARDS TO MY LIVING SITUATION

AT THE PRICE I RENT FOR NOTHING COMPARES IN THE QUALITY AND CLEANLINESS OF THE FURNISHINGS.

THE RENTS ARE WELL ADJUSTED AND FRIENDLY. IN OTHER SITUATIONS AT THIS RENT COST WOULD BE MORE STRESSFUL.

OVERALL IM GRATEFUL THE OPPORTUNITY CAME UP FOR ME TO LIVE HERE AND WOULD LIKE TO STAY AS MY OTHER OPTIONS ARE SEVERLEY LIMITED —

[redacted]

REGINA
Infinite Horizons | City of Regina

Resident Survey

File:	13-CZ-06
Date:	March 17, 2014
Purpose:	Regina Planning Commission of the City of Regina has requested the developer to obtain feedback from the community on a proposal. The results of this survey will help inform a decision on this matter.
Location:	1936 Cameron Street
Proposal:	To add a 9th unit in an apartment building that is currently approved for 8 units

Please check one of the following statements:

☒ **I support adding a 9th suite to the building** so long as all required building codes and parking allowances are being met.

☐ **I oppose adding a 9th suite to the building**

Please provide your contact information and signature

Name: [redacted]

Address: [redacted] Cameron St.

Telephone: [redacted]

Signature: [redacted]

Return survey to the City in the following ways:

To:	Ben Mario, Senior City Planner
Mail:	City of Regina Planning Department P.O. Box 1790 Regina, SK S4P 3C8
Fax:	306-777-6823
Phone:	306-777-7582
Email:	bmario@regina.ca

Please return survey by March 26, 2014

Wade Probe

From: [redacted]
Sent: Tuesday, March 25, 2014 6:17 PM
To: wprobe@prinvestments.ca
Subject: Re: Cameron street apartment

From: [redacted]
Date: Tuesday, 25 March, 2014 5:48 PM
To: <wprobe@prinvestment.ca>
Cc: [redacted]
Subject: Cameron street apartment

To whom it may concern

We the owners [redacted] of the following properties [redacted] Cameron St and [redacted] Cameron St have no issue with a 9th suite in the apartment complex on Cameron Street owned by the Probe's

Regards
[redacted]

Owners
Right Across Street.

Wade Probe

From: [redacted]
Sent: Tuesday, March 25, 2014 4:41 PM
To: Wade Probe
Subject: [Spam] Re: 1936 Cameron

hey
On 2014-03-19, at 5:53 PM, Wade Probe wrote:

Thanks for the time today. Hopefully something comes together that we can help each other. The letter needs to reply to the need of low income housing that is available to low income earners. i.e. waitress, and such. As a business owner in the cathedral area, the need for safe and healthy accommodations are far and few between for your employees and are essential for business owners to succeed. For the city to disallow even one suite that can make the life of an employee feel positive, is very disappointing.
Thanks the rest I'll leave up to you.

Wade Probe, B.Ed
CFO/Controller - P.R. Investments Inc
1547 Anson Road
Regina, SK S4P 0E1
(P) 306.545.4666
(F) 306.546.4411
wprobe@prinvestments.ca

<image001.jpg>

<Mail Attachment.eml>

Owner/operator of "Mercury Cafe"

Ben Mario

From: Wade Probe <wprobe@prinvestments.ca>
Sent: Thursday, March 27, 2014 4:24 PM
To: Ben Mario
Subject: FW: Apartment complex

One more to add to the list

Wade Probe, B.Ed
CFO/Controller - P.R. Investments Inc
1547 Anson Road
Regina, SK S4P 0E1
(P) 306.545.4666
(F) 306.546.4411
wprobe@prinvestments.ca

From: [redacted]
Sent: Thursday, March 27, 2014 1:01 PM
To: wprobe@prinvestments.ca
Subject: Fwd: Apartment complex

Sent from Samsung Mobile

-------- Original message --------
From: [redacted]
Date:03/27/2014 12:58 PM (GMT-06:00)
To: [redacted]
Subject: Fwd: Apartment complex

Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: March 27, 2014 at 12:55:10 PM CST

To: "[redacted]
Subject: Apartment complex

Hello [redacted]
Please accept this letter as confirmation that I support the renovation to add a ninth apartment to the apartment complex behind my house. I understand that the renovations will affect the inside of the building only and that there are already sufficient parking stalls to accommodate another tenant.

Please feel free to contact me to discuss further.
Thank you,

[redacted]

[redacted] Garnet Street

BYLAW NO. 2014-37

THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 9)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.

2 Chapter 20 - Agreements is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Legal Address: **Lot 49, Block 336, Plan 102117439**

Civic Address: **1936 Cameron Street**

Current Zoning: **C-Contract**

Proposed Zoning **C-Contract**

3 The City Clerk is authorized to execute the Contract Zone Agreement attached as Appendix "B" and forming part of this Bylaw.

4 This Bylaw comes into force on the date an interest based on the Contract Zone Agreement is registered in the Land Registry at Information Services Corporation.

READ A FIRST TIME THIS 26th DAY OF May 2014

READ A SECOND TIME THIS 26th DAY OF May 2014

READ A THIRD TIME AND PASSED THIS 26th DAY OF May 2014

Mayor

City Clerk (SEAL)

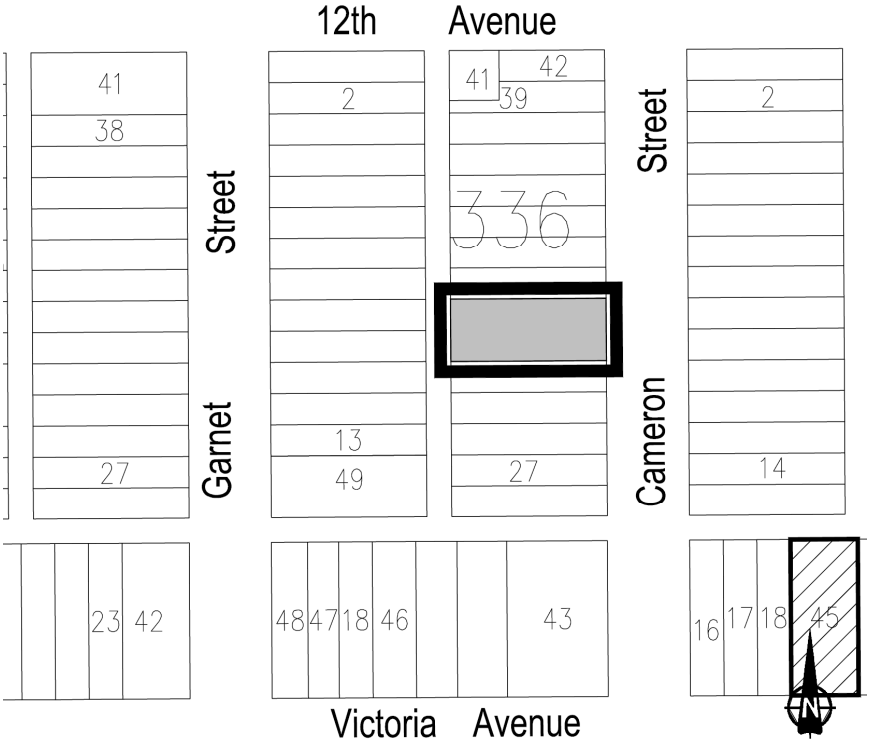
CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

Appendix "A"


12th Avenue
41
38
Garnet Street
2
13
49
41
42
39
336
27
Cameron Street
2
14
23 42
48 47 18 46
43
16 17 18 45
N
Victoria Avenue

Appendix "B"

THIS AGREEMENT made as of this 6 day of May, 2014.

BETWEEN:

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

- and -

P.R. INVESTMENTS INC.
(the "Owner/Applicant")

CONTRACT ZONE AGREEMENT

WHEREAS:

A. The City has an approved official community plan as contemplated in section 69 of *The Planning and Development Act, 2007* that contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of lands to permit the carrying out of a specific proposal, referred to as "contract zoning"; and

B. The Owner/Applicant is or is entitled to become the registered owner of the lands and buildings (if any) located at 1936 Cameron Street, Regina, Saskatchewan, and legally described as:

Surface Parcel(s): # 202763246
Reference Land Description: Lot 49, Block 336, Plan 102117439

C. The Owner/Applicant has applied to the City to have the Property rezoned from R4 – Residential Older Neighbourhood Zone to C-Contract to permit the use of the Property for the carrying out of a specific proposal described as: Apartment Building (the "Proposal").

NOW THEREFORE, the Parties agree as follows:

1. **Preamble.** The preamble forms an integral part of this Agreement.

2. **Establishment of the Contract Zone.** The City hereby agrees that the zoning of the Property shall be a contract zone (C-Contract) pursuant to the provisions of *The Planning and Development Act, 2007* and *Design Regina: The Official Community Plan Bylaw, No. 2013-48* to accommodate the Applicant's Proposal ("Contract Zone").

3.

4. **Effective Date.** The effective date of this Agreement shall be the date of passage of the bylaw

by City Council authorizing the Contract Zone (the "Effective Date"), it being understood by the Owner/Applicant that the relevant amendments to the Zoning Bylaw shall not take effect until an interest based on this Agreement is registered against the affected title(s) to the Property at the Saskatchewan Land Titles Registry.

5. **Permitted Development and Use.** The development and use of the Property permitted within the Contract Zone shall be as follows:

(a) *Permitted use.* Existing and proposed use and development on the Property shall be limited to Apartment Building;

(b) *Site Layout and External Design.* The site layout and design of existing and proposed development on the Property shall be consistent with the site plan prepared by Gilchuk Design and Drafting and dated March 21, 2012, which is attached to this Agreement as Schedule "A";

(c) *Landscaping.* Landscaping for the Property shall comply with the applicable development standards for parking areas pursuant to Chapter 15, Section 3.3 of *the Regina Zoning Bylaw, No. 9250*;

(d) *Parking.* Parking requirements for the Property shall comply with the applicable development standards pursuant to *the Regina Zoning Bylaw, No. 9250*;

(e) *Signage.* Signage on the Property shall comply with the applicable development standards pursuant to *the Regina Zoning Bylaw, No. 9250*;

(f) *Access.* Vehicle entry and exit from the Property shall comply with the applicable development standards pursuant to *the Regina Zoning Bylaw, No. 9250*; and

(g) *Other.* Except as expressly modified or otherwise stated herein, the Property shall be subject to and comply with the applicable requirements and provisions of *the Regina Zoning Bylaw No. 9250.*

6. **Conditions.** The Contract Zone and this Agreement shall be conditional on the following:

(a) A barrier including parking curbs or fencing shall be erected between the parking area on the subject property and the public laneway;

(b) The applicant shall plant two large calliper Brandon Elms at the front of the property along Cameron Street;

(c) A maximum of nine units shall be developed in the apartment building and shall be consistent with the attached plans and elevations, prepared by Gilchuck Design and Drafting and dated October 3, 2012 and November 28, 2012;

(d) The applicant shall submit a detailed landscape plan identifying all plant material, their species, and location to the Development Officer for review and approval prior to the

issuance of a building permit;

(e) None of the land or buildings comprising the Property shall be developed or used except in accordance with this Agreement.

7. **Time Limits.**
(a) The City's approval to initiate the proposed development on the Property shall be valid for a period of two years from the Effective Date.

8. **Compliance with Laws Other than Zoning.** The Owner/Applicant agrees to comply with and to conform to the requirements of every applicable statute, law, bylaw, code and order in connection with its development, use or occupancy of the Property, which govern the Property and not to use either the land or building for any unlawful purpose.

9. **Termination.** Subject to the requirements of *The Planning and Development Act, 2007*, this Agreement may be terminated or declared void by the City if:

(a) the Property is developed or used contrary to the provisions of this Agreement; or

(b) the development fails to meet a time limit prescribed in this Agreement.

10. **Re-Zoning on Termination.** In the event that this Agreement is declared void or otherwise terminated or expires, the zoning of the Property shall revert to the following:

(a) R4 – Residential Older Neighbourhood Zone

11. **Liability on Termination and Indemnity.** In the event that this Agreement is declared void or otherwise terminated, the City shall not be liable to the Owner/Applicant for any compensation, reimbursement or damages or account of profit or account of expenditures in connection with the Profit.

12. **Departure or Waiver.** Departure from or waiver of the terms of this Agreement shall be deemed not to authorize any prior or subsequent departure or waiver and the City shall not be obligated to suffer any continued departure or grant further waiver(s). No alteration or modification of any of the provisions of this Agreement shall be binding unless the same is in writing and signed by the parties.

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

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

15. **Amendment of Agreement.**

(a) Pursuant to *The Planning and Development Act, 2007*, the council of the City may, on the application by the Owner/Applicant or any subsequent owner of the Property:

(i) vary this Agreement;

(ii) enter into a new agreement; or

(iii) extend any time limit established in this Agreement.

(b) Notwithstanding clause (a), the provisions hereof may not otherwise be modified, unless design modifications are approved by the Development Officer, in his/her sole discretion, pursuant to that certain policy document approved by the Council of the City on or about March 25, 1991 and entitled *Guidelines for Changes to Contract Zones.*

16. **Notice.** Any notice required to be given by the parties under the terms hereof shall be in writing and may be delivered personally or mailed in a properly stamped and addressed envelope to the party to be notified at the address as follows:

(a) to the City at: Director of Planning and Sustainability
City of Regina
P. O. Box 1790
Regina, SK S4P 3C8

(b) to the Owner/Applicant at: PR Investments Inc.
Attention: Wade Probe
1547 Anson Road
Regina, SK S4P 0E1

17. **Registration of Agreement.** The parties acknowledge and agree that:

(a) this Agreement is made pursuant to section 69 of *The Planning and Development Act, 2007;*

(b) the City shall register an interest against the title(s) to the Property based on the terms of this Agreement and, upon such registration, this Agreement shall be binding on and run with the Property as against the Owner/Applicant and the Owner/Applicant's heirs, executors, administrators, successors and assigns; and

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

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

(seal)

THE CITY OF REGINA

_____
City Clerk

P.R. INVESTMENTS INC.

(seal)

Per: _____

Per: _____

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

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

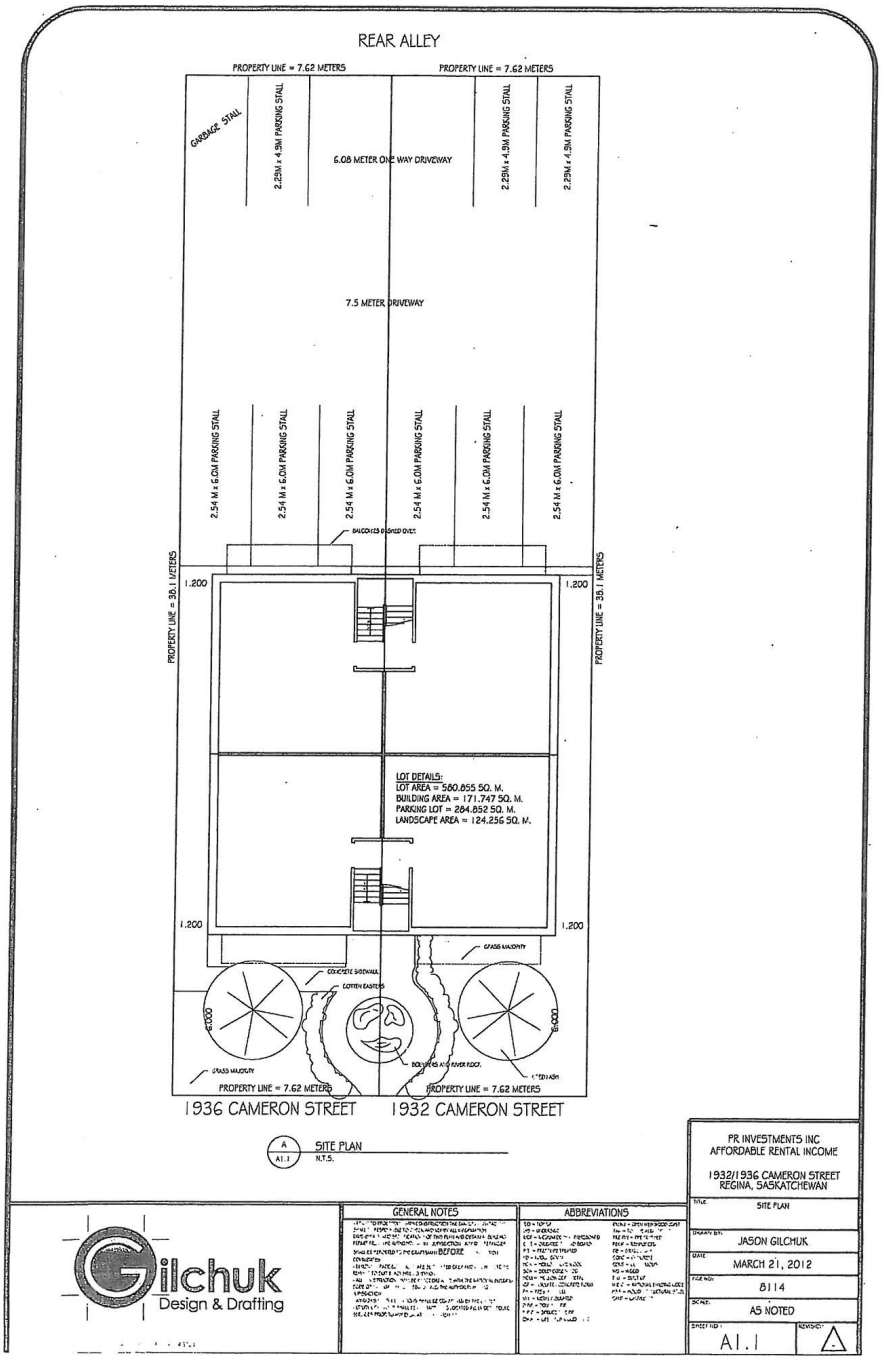
1. I am an Officer of PR Investments Inc, named in the within agreement; and

2. I am authorized by the corporation to execute the document without affixing a corporate seal.

SWORN BEFORE ME at Regina, Saskatchewan, this 6th day of May, 2014.

Caleb Sawyer

A COMMISSIONER FOR OATHS in and for the Province of Saskatchewan.
My Commission expires October 31, 2018



A / A1.1 SITE PLAN
N.T.S.

Gilchuk Design & Drafting

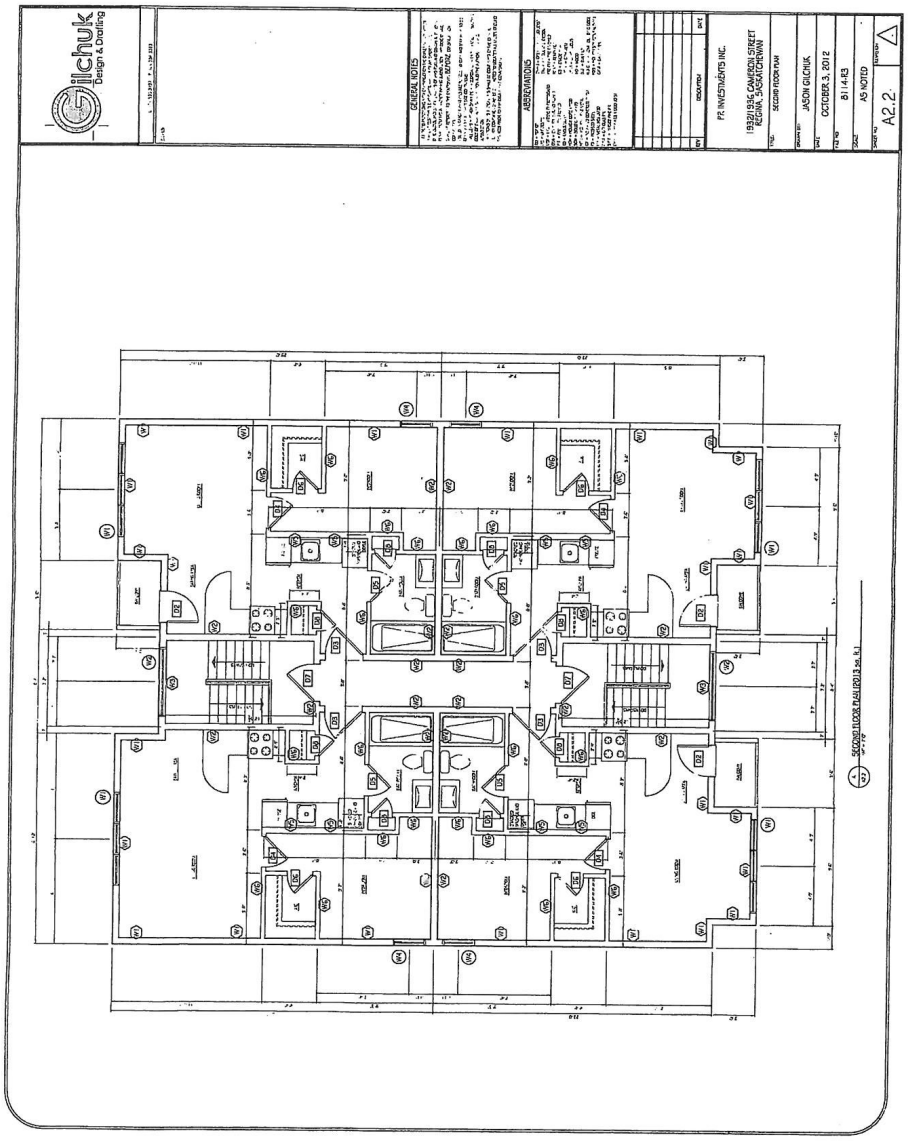
GENERAL NOTES

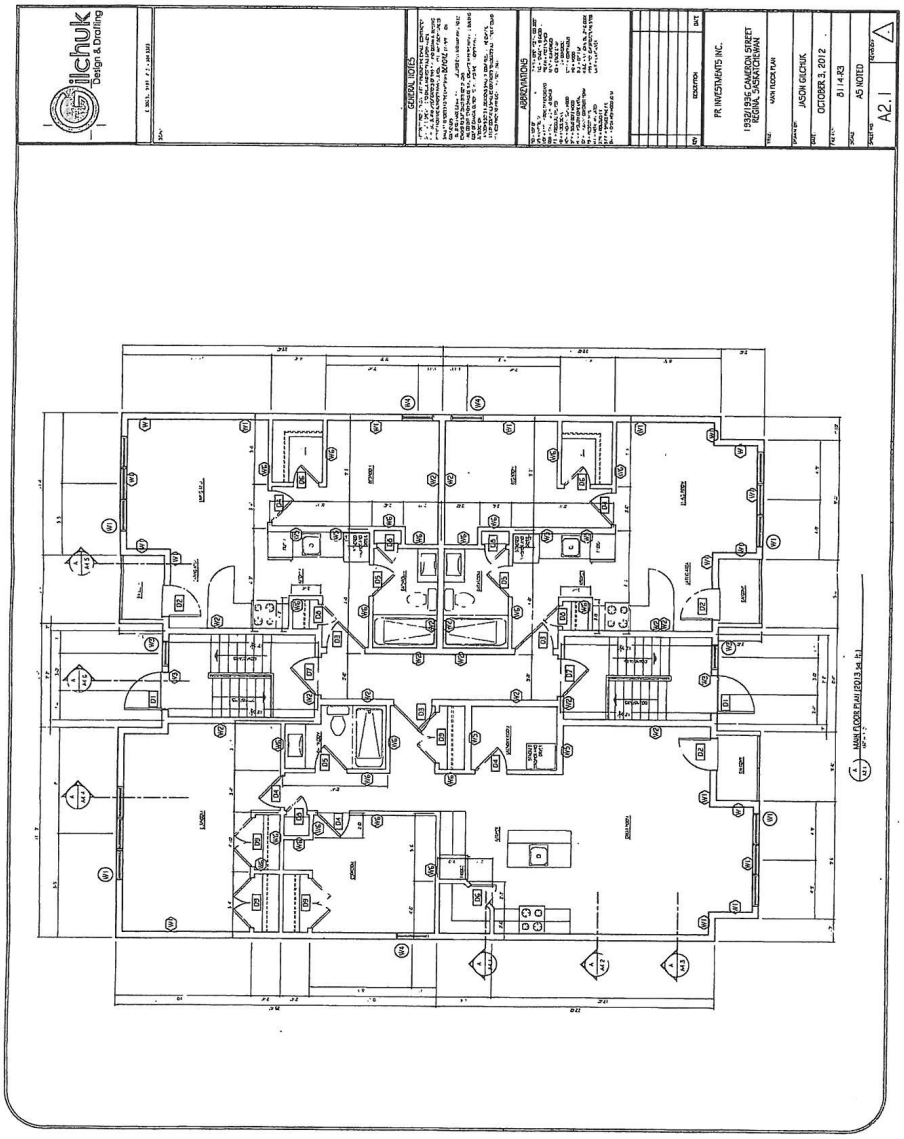
ABBREVIATIONS

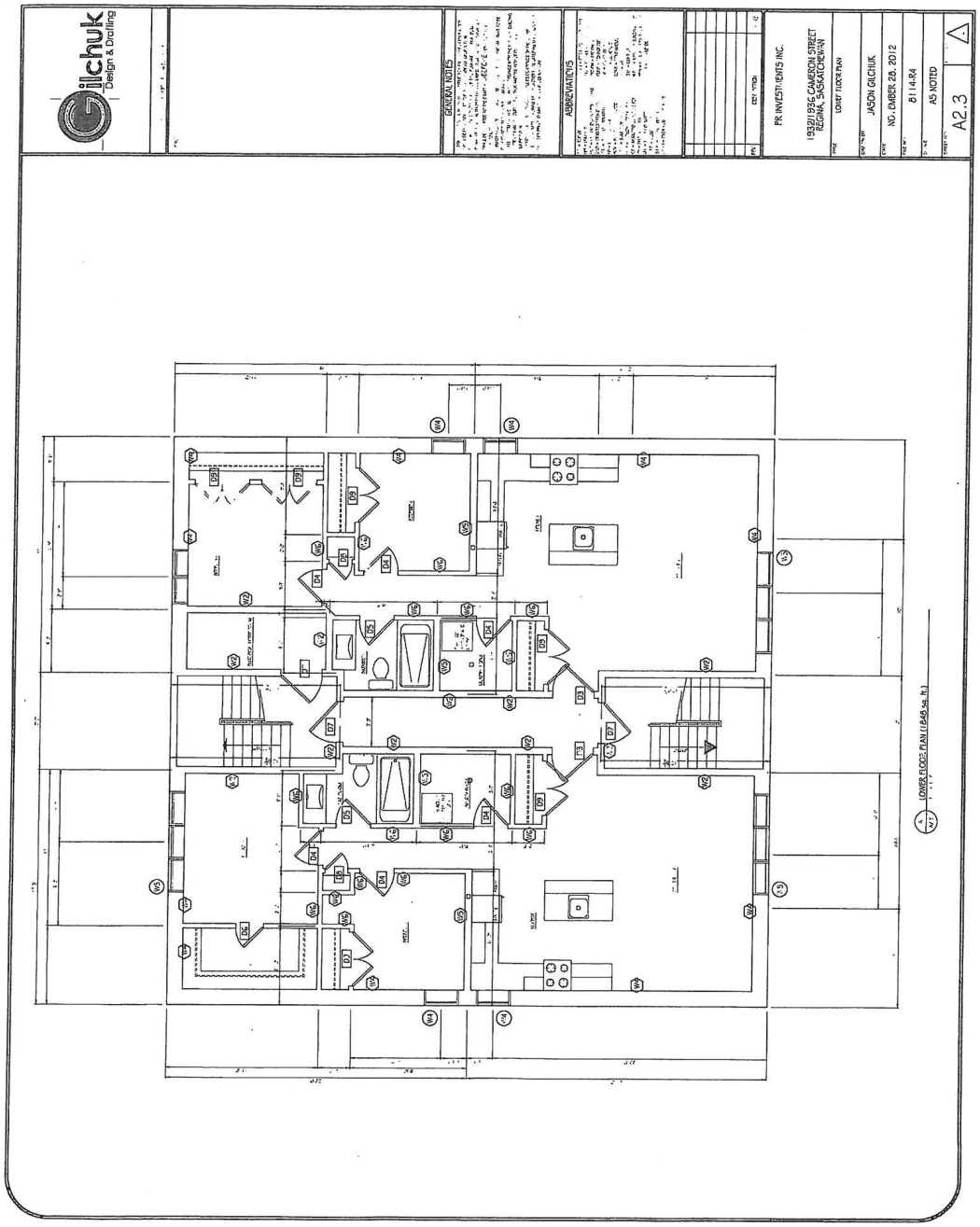
PR INVESTMENTS INC
AFFORDABLE RENTAL INCOME

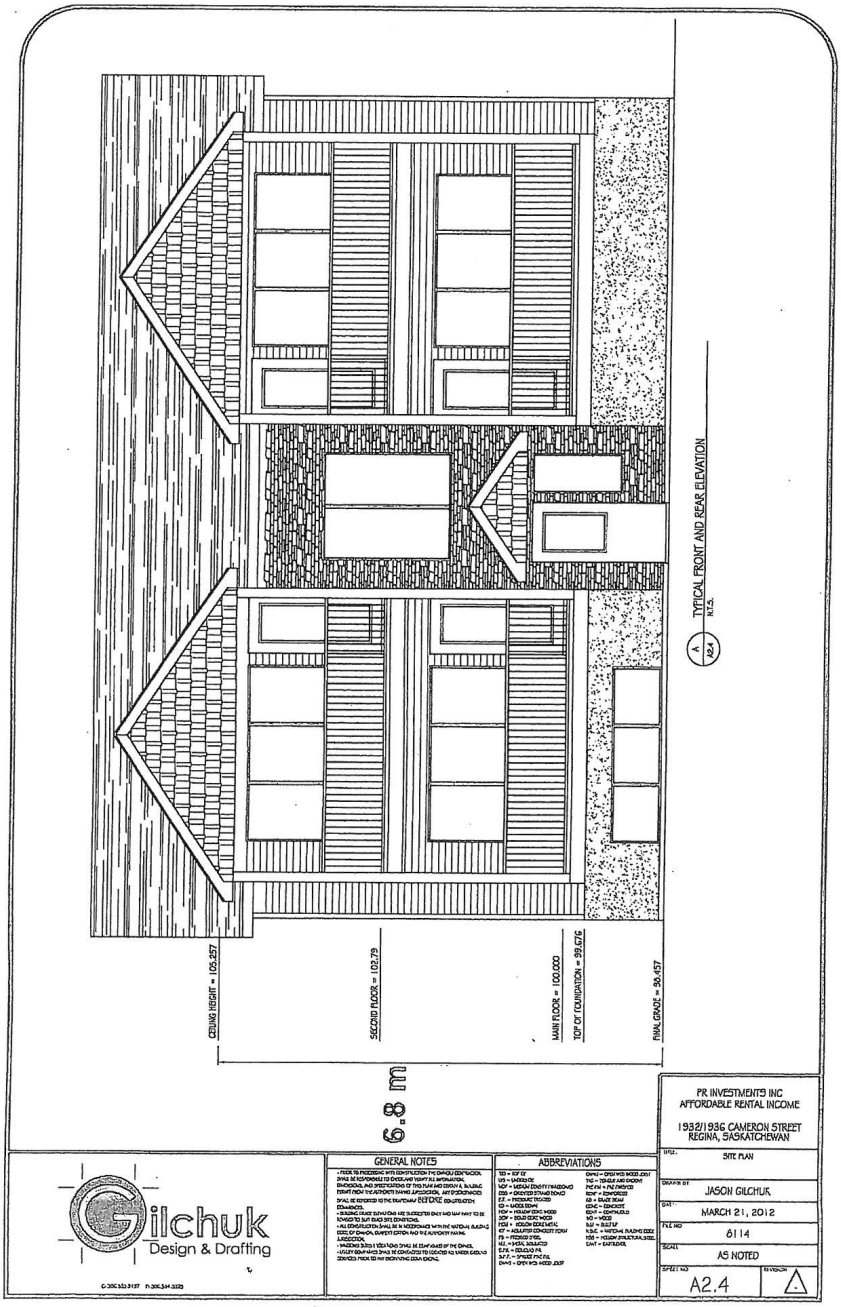
1932/1936 CAMERON STREET
REGINA, SASKATCHEWAN

TITLE:	SITE PLAN
DRAWN BY:	JASON GILCHUK
DATE:	MARCH 21, 2012
FILE NO:	8114
SCALE:	AS NOTED
SHEET NO:	A1.1
REVISION:	1


ilchuk
Design & Drafting
GENERAL NOTES
ABBREVIATIONS
ISSUED FOR
DATE
PZ INVESTMENTS INC.
1932/1936 CAMERON STREET
REGINA, SASKATCHEWAN
SECOND FLOOR PLAN
JASON GILCHUK
OCTOBER 3, 2012
8 1/4 X 13
AS NOTED
A2.2
SECOND FLOOR PLAN (12013 sq. ft.)


Gilchuk
Design & Drafting
GENERAL NOTES
ABBREVIATIONS
DATE
DESCRIPTION
PR INVESTMENTS INC.
1939/1935 CAMERON STREET
REGINA, SASKATCHEWAN
MAIN FLOOR PLAN
JASON GILCHUK
OCTOBER 3, 2012
8 1/4-23
AS NOTED
A2.1
MAIN FLOOR PLAN (FOUR 3rd St.)


Gilchuk
Design & Drafting
GENERAL NOTES
ABBREVIATIONS
PR INVESTMENTS INC.
1932/1936 CAMERON STREET
REGINA, SASKATCHEWAN
LOWER FLOOR PLAN
JASON GILCHUK
NOVEMBER 28, 2012
8114-R4
AS NOTED
A2.3
LOWER FLOOR PLAN (1848 sq. ft.)


TYPICAL FRONT AND REAR ELEVATION
A
A2.4
N.T.S.
CEILING HEIGHT = 105.257
SECOND FLOOR = 102.79
MAIN FLOOR = 100.000
TOP OF FOUNDATION = 99.676
FINAL GRADE = 99.457
6.8 m
Gilchuk
Design & Drafting
GENERAL NOTES
ABBREVIATIONS
PR INVESTMENTS INC
AFFORDABLE RENTAL INCOME
1932/1936 CAMERON STREET
REGINA, SASKATCHEWAN
TITLE
SITE PLAN
DRAWN BY
JASON GILCHUK
DATE
MARCH 21, 2012
FILE NO
6114
SCALE
AS NOTED
SHEET NO
A2.4
REVISION

ABSTRACT

BYLAW NO. 2014-37

THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 9)

PURPOSE:	To amend *Regina Zoning Bylaw No. 9250.*
ABSTRACT:	The proposed amendment would allow for the development of a ninth dwelling in the existing apartment whereas the existing contract zone restricts the number of dwellings to eight.
STATUTORY AUTHORITY:	Section 69 of *The Planning and Development Act, 2007.*
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of *The Planning and Development Act, 2007.*
PUBLIC NOTICE:	Required, pursuant to section 207 of *The Planning and Development Act, 2007.*
REFERENCE:	Regina Planning Commission Meeting, April 23, 2014 RPC14-16.
AMENDS/REPEALS:	Amends *Regina Zoning Bylaw No. 9250.*
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

BYLAW NO. 2014-39

THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 10)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.

2 Chapter 19 - Zoning Maps (Map No. 2484) and Chapter 20 - Agreements is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Legal Address: **Portion of SW 11-17-20 W2M, being proposed new Lot FF, Block 72**

Civic Address: **N/A**

Current Zoning: **UH - Urban Holding**

Proposed Zoning: **C - Contract**

3 The City Clerk is authorized to execute the Contract Zone Agreement attached as Appendix "B" and forming part of this Bylaw.

4 This Bylaw comes into force on the date an interest based on the Contract Zone Agreement is registered in the Land Registry at Information Services Corporation.

READ A FIRST TIME THIS 26th DAY OF May 2014.

READ A SECOND TIME THIS 26th DAY OF May 2014.

READ A THIRD TIME AND PASSED THIS 26th DAY OF May 2014.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

Bylaw No. 2014-39

Appendix "A"

Appendix "B"

THIS AGREEMENT made as of this _____ day of _____, 2014.

BETWEEN:

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

- and -

Dream Asset Management Corporation
(the "Owner")

- and -

Hope's Home Incorporated
(the "Applicant")

CONTRACT ZONE AGREEMENT

WHEREAS:

A. The City has an approved official community plan as contemplated in section 69 of *The Planning and Development Act, 2007* that contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of lands to permit the carrying out of a specific proposal, referred to as "contract zoning"; and

B. The Owner is or is entitled to become the registered owner of the lands and buildings (if any) located at the southwest corner of Tutor Way and James Hill Road, Regina, Saskatchewan, and legally described as:

A portion of SW 11-17-20 W2M, being proposed for subdivision as:

Surface Parcel(s): _____
Reference Land Description: Lot FF, Block 72, Plan _____, Extension

C. The Owner/Applicant has applied to the City to have the Property rezoned from UH - Urban Holding to C-Contract to permit the use of the Property for the carrying out of a specific proposal described as: Multipurpose Care Facility (the "Proposal").

NOW THEREFORE, the Parties agree as follows:

1. **Preamble.** The preamble forms an integral part of this Agreement.

2. **Establishment of the Contract Zone.** The City hereby agrees that the zoning of the Property shall be a contract zone (C-Contract) pursuant to the provisions of *The Planning and Development Act, 2007* and *Design Regina: The Official Community Plan Bylaw, No. 2013-48* to accommodate the Applicant's Proposal ("Contract Zone").

3. **Effective Date.** The effective date of this Agreement shall be the date of passage of the bylaw by City Council authorizing the Contract Zone (the "Effective Date"), it being understood by the Owner and the Applicant that the relevant amendments to the Zoning Bylaw shall not take effect until an interest based on this Agreement is registered against the affected title(s) to the Property at the Saskatchewan Land Titles Registry.

4. **Permitted Development and Use.** The development and use of the Property permitted within the Contract Zone shall be as follows:

   (a) *Permitted use.* Existing and proposed use and development on the Property shall be limited to a multipurpose care facility, which shall include a daycare centre, respite care facility for children and accessory offices, and a supportive living home for adults. The occupancy of each facility shall not exceed the licensing limits imposed by the Province of Saskatchewan or the intensity of use of the City's R6 – Multiple Residential zone, whichever is less.;

   (b) *Site Layout and External Design.* The site layout and design of existing and proposed development on the Property shall be consistent with the site plan prepared by P3A and dated February 21, 2014, which is attached to this Agreement as Schedule "A";

   (c) *Landscaping.* Landscaping for the Property shall comply with the applicable development standards for landscaped areas pursuant to Chapter 15 of *the Regina Zoning Bylaw, No. 9250*;

   (d) *Parking.* Parking stalls, including no less than four barrier free stalls and nine daycare drop-off spaces, shall be consistent with the site plan prepared by P3A and dated February 21, 2014, which is attached to this Agreement as Schedule "A". Notwithstanding the foregoing, the parking requirements for the Property shall at all times comply with applicable development standards for parking areas pursuant to Chapter 14 of *the Regina Zoning Bylaw, No. 9250*;

   (e) *Signage.* Signage on the Property shall comply with applicable development standards for signage pursuant to Chapter 16 of *the Regina Zoning Bylaw, No. 9250*;

   (f) *Access.* Vehicle entry and exit from the Property shall be via one access point at Tutor Way and one access point at Waterer Crescent as shown on the site plan attached as Schedule A or such other locations as the City, in its sole discretion, may approve; and

(g) *Other.* Except as expressly modified or otherwise stated herein, the Property shall be subject to and comply with the applicable requirements and provisions of *the Regina Zoning Bylaw No. 9250.*

5. **Conditions.** The Contract Zone and this Agreement shall be conditional on the following:

(a) Execution of a shared access agreement between the owner of the subject property and the adjacent property owner for the shared driveway along James Hill Road;

(b) Execution of a shared access agreement between the owner of the subject property and the adjacent property owner for the future shared breezeway; and

(c) None of the land or buildings comprising the Property shall be developed or used except in accordance with this Agreement.

6. **Time Limits.**

(a) The City's approval to initiate the proposed development on the Property shall be valid for a period of two years from the Effective Date.

(b) The term of this Agreement and the Contract Zone provided for herein shall be in effect from the Effective Date until the termination of this use.

7. **Compliance with Laws Other than Zoning.** The Owner and Applicant agree to comply with and to conform to the requirements of every applicable statute, law, bylaw, code and order in connection with its development, use or occupancy of the Property, which govern the Property and not to use either the land or building for any unlawful purpose.

8. **Termination.** Subject to the requirements of *The Planning and Development Act, 2007*, this Agreement may be terminated or declared void by the City if:

(a) the Property is developed or used contrary to the provisions of this Agreement; or

(b) the development fails to meet a time limit prescribed in this Agreement.

9. **Re-Zoning on Termination.** In the event that this Agreement is declared void or otherwise terminated or expires, the zoning of the Property shall revert to the following:

(a) R6 – Residential Multiple Housing.

10. **Liability on Termination and Indemnity.** In the event that this Agreement is declared void or otherwise terminated, the City shall not be liable to the Owner or Applicant for any compensation, reimbursement or damages or account of profit or account of expenditures in connection with the Property.

11. **Departure or Waiver.** Departure from or waiver of the terms of this Agreement shall be deemed not to authorize any prior or subsequent departure or waiver and the City shall not be obligated to suffer any continued departure or grant further waiver(s). No alteration or

modification of any of the provisions of this Agreement shall be binding unless the same is in writing and signed by the parties.

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

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

14. **Amendment of Agreement.**

    (a) Pursuant to *The Planning and Development Act, 2007*, the council of the City may, on the application by the Owner and Applicant or any subsequent owner of the Property:

        (i) vary this Agreement;

        (ii) enter into a new agreement; or

        (iii) extend any time limit established in this Agreement.

    (b) Notwithstanding clause (a), the provisions hereof may not otherwise be modified, unless design modifications are approved by the Development Officer, in his/her sole discretion, pursuant to that certain policy document approved by the Council of the City on or about March 25, 1991 and entitled *Guidelines for Changes to Contract Zones.*

15. **Notice.** Any notice required to be given by the parties under the terms hereof shall be in writing and may be delivered personally or mailed in a properly stamped and addressed envelope to the party to be notified at the address as follows:

(a)	to the City at:	Director of Planning City of Regina P. O. Box 1790 Regina, SK S4P 3C8
(b)	to the Owner at:	Dream Asset Management Corporation #105-1230 Blackfoot Drive Regina, SK, S4S 7G4 Attention: Vice President, Land
	to the Applicant at:	Hope's Home Incorporated 2300 Dewdney Avenue Regina, SK, S4R 1H5 Attention: Executive Director

16. **Registration of Agreement.** The parties acknowledge and agree that:

(a) this Agreement is made pursuant to section 69 of *The Planning and Development Act, 2007;*

(b) the City shall register an interest against the title(s) to the Property based on the terms of this Agreement and, upon such registration, this Agreement shall be binding on and run with the Property as against the Owner and the Owner's heirs, executors, administrators, successors and assigns; and

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

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

(seal)

THE CITY OF REGINA

_____
City Clerk

(seal)

DREAM ASSET MANAGEMENT CORPORATION

Per: _____
Vice President Remuneration

Per: _____

(seal)

HOPE'S HOME INCORPORATED

Per: _____

Per: _____

Bylaw No. 2014-39

SCHEDULE "A"

LEGAL DESCRIPTION

SITE:
LOT PT. BLOCK [illegible] PLAN NO. TO BE DETERMINED
SITE AREA: 4,277.11 SQM / 1[illegible] SQ.FT. [illegible] ACRES
REGINA, [illegible] SASKATCHEWAN

ZONING REVIEW

CURRENT ZONING: [illegible]

FRONT YARD SETBACK - 6 M REQUIRED
REAR YARD - 6 M
SIDE YARD - 3 M SETBACK OF 1/2 THE HEIGHT OF THE ADJACENT WALL WITH A MINIMUM DISTANCE OF 1.2 M REQUIRED.

MAXIMUM HEIGHT - 12 M
MAX # FOR DWELLING - [illegible] - 25 OF TACHED COMMERCIAL - 1/30 APARTMENT

PERMITTED USES:
- DECILITIONARY USE - CHILD DAY CARE CENTRE; ASSISTED SUPPORTIVE LIVING

PROPOSED ZONING - CONTRACT ZONING

FRONT YARD SETBACK - 3 M FOR PORCHES/LANDING AREAS; 4.5M OFF TO STREETS, CANOPY ENCROACHMENT TO [illegible] CONFORMED PRIMER AT SUTOR WAY AND LANE'S HILL ENDEDNT
REAR YARD - 6 M
SIDE YARD - 3M EXCEPT WHERE BUILDING FORMED TO ADJACENT BUILDING - ZERO LOT LINE

MAXIMUM HEIGHT - 20 M
MAX # FOR DWELLING - [illegible] - 25 OF TACHED COMMERCIAL - 1/30 APARTMENT

PERMITTED USES:
- CHILD DAY CARE CENTRE; ASSISTED SUPPORTIVE LIVING; OFFICES

* NUMBER OF GROUP CARE: NOT TO EXCEED 30 PER BLOCK [illegible]

BUILDING CODE REVIEW DATA

BUILDING 1 - Hope's Home Supply/Office

OCCUPANCY CLASSIFICATION: GROUP A2 and D
BUILDING AREA: [illegible]

FACES 1 STREET TO THIRD STOREY

NBC CONSTRUCTION ARTICLE 3.2.2.[illegible] - GROUP A, DIV. 2 - UPTO 3 STOREYS, SPRINKLERED, INCREASED AREA, SPRINKLERED:
- NOT MORE THAN 2 STOREYS
- NOT MORE THAN 2 400 SQM IF 3 STOREYS
- COMBUSTIBLE OR NON COMBUSTIBLE OR COMBINATION
- FLOOR AREA - 45,000 FT²
- [illegible] - NON COMBUSTIBLE AND [illegible] MIN.

AZ40 - 1 HRS FIRE RATING
AZ45 - 2 HRS FIRE RATING

BUILDING 2 - [illegible] GROUP HOME

OCCUPANCY CLASSIFICATION - NON GROUP B3
BUILDING AREA: [illegible]

FACES 1 STREET TO THIRD STOREY

NBC CONSTRUCTION ARTICLE 3.2.2.[illegible] - GROUP B, DIVISION 3, UP TO 3 STOREYS, SPRINKLERED:
- NOT MORE THAN 2 STOREYS
- NOT MORE THAN 1000 TOTAL IN 3 STOREYS
- COMBUSTIBLE OR NON COMBUSTIBLE OR COMBINATION

BUILDING 3 - CLUB GROUP HOME

OCCUPANCY CLASSIFICATION GROUP B2
BUILDING AREA: [illegible]

FACES 2 STREETS ONE STOREY

NBC CONSTRUCTION ARTICLE 3.2.2.[illegible] - GROUP B, DIVISION 3, ONE STOREY, SPRINKLERED:
- NOT MORE THAN 1 STOREY
- NOT MORE THAN 1000 SQM
- COMBUSTIBLE OR NON COMBUSTIBLE OR COMBINATION
- FLOOR AREA - 45,000 FT²
- LENGTH - NOT LESS THAN SUPPORTED STRUCTURE

EXITS

TRAVEL DISTANCE: 30 M MAX
DOOR - OPENS IN DIRECTION OF TRAVEL TO EXIT
DOOR - OPENS IN DIRECTION OF TRAVEL TO EXIT

LIMITING DISTANCE (TABLE 3.2.3.1.C):

BUILDING 3 REAR WALL
3 HRS FIRE RATING
HEIGHT - 12 M (ASSUMED)
WIDTH - 25 M (ASSUMED)
DISTANCE TO PROPERTY LINE - 32 M

THE BUILDING REQUIRES 1 HOUR FIRE RESISTANCE RATING AND IS TO BE CLAD WITH NON COMBUSTIBLE CONSTRUCTION

SERVICE ROOM:

MINIMUM 1 HRS FIRE (3.6.2.1)

PARKING CALCULATIONS

BUILDING 2 ASSISTED LIVING HOME

1 SPACE PER 8 BEDS
1 PER STAFF TO MAX OF 3
1 PER BUSINESS VEHICLE
= 3 STALLS

DAYCARE (80 C + 8 DRTN + 20 STAFF)

5 PER 80 CHILDREN
PLUS ADDITIONAL 2 PER 8 FACH INCREMENT OF 10
= 6 DROP OFFS
1 PER CENTRE
= 1 STALL

STREET - PARKING

1 PER 60
= 11 STALLS

ASSISTED LIVING

2 PER HOME
PLUS 1 PER STAFF TO MAX OF 3
PLUS 1 PARKING SPACE PER BUSINESS VEHICLE
= [illegible] STALLS

TOTAL REQUIRED = [illegible] STALLS + 6 DROP OFF

TOTAL PROVIDED = [illegible] STALLS
+ 3 DROP OFF
+ 2 INDOOR GARAGE PARKING

* ADDITIONAL STALLS PROVIDED FOR DAYCARE STAFF

LANDSCAPE REQUIREMENTS

PROPERTY AREA: 7341 SQM (1.81 ACRES)

MULTI-FAMILY DEVELOPMENT-SPECIAL USE 10.

LANDSCAPING
REQUIRED: 1101 SQM
PROVIDED: 3946 SQM

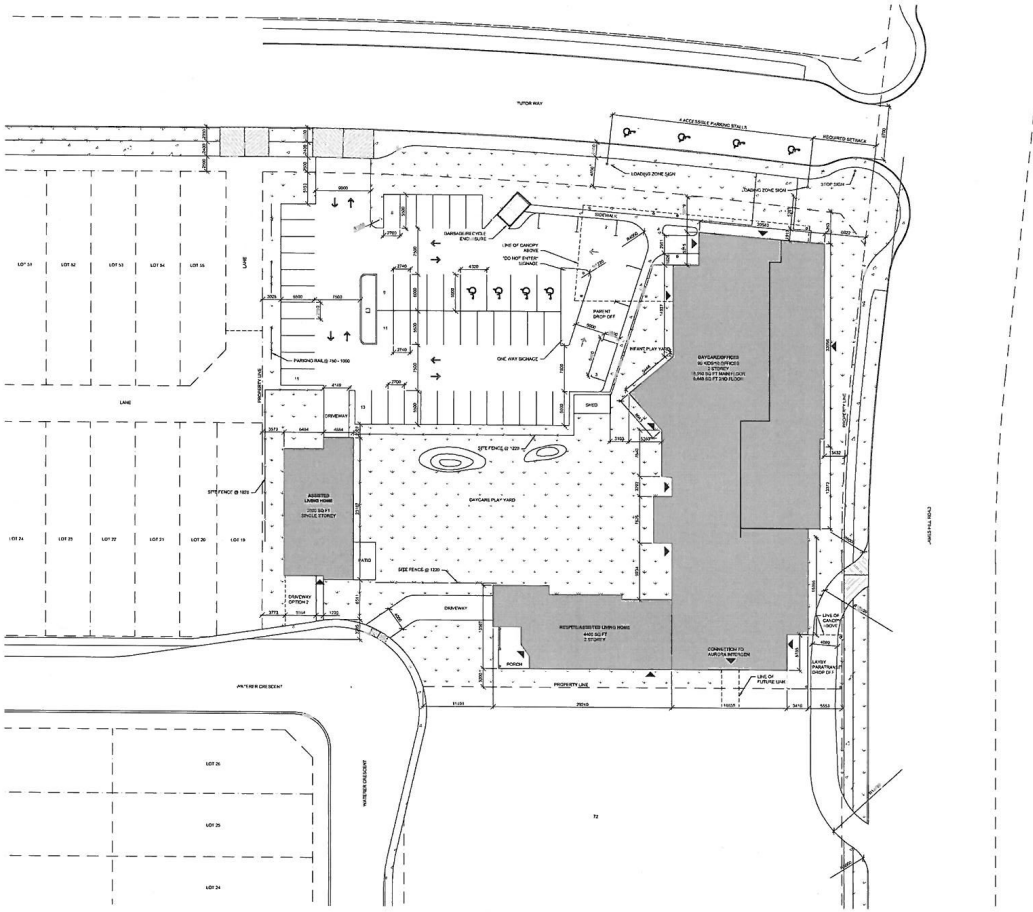
TREES: 1101 SQM - 45 SQM = 24 TREES

DECIDUOUS TREES PLANTED MINIMUM 1
78 M PER 10 LINEAL METRE 5 ALONG
REQUESTED REDUCED NUMBER OF TREES

SHRUBS: 1101 SQM - 39 SQM = 37 SHRUBS

MINIMUM 5.0 M LANDSCAPE ON 3 SIDES OF BUILDING WHERE A PARKING AREA IS ADJACENT TO PUBLIC AREA ABUTTS A RESIDENTIAL AREA OR ADJACENT

GOLDFLAME SPIREA — MULCH
GRASS
MANCHAN ASH — GABION
MAPLE SUPPLICE



SITE PLAN
1:200

P3A

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	ITEM	BY
2	[illegible]	REVISED FOR REPRINT	[illegible]
1	[illegible]	ISSUED FOR [illegible]	[illegible]

REVISIONS

PROJECT

HOPE'S HOME
HARBOUR LANDING

JAMES HILL ROAD AND TUTOR WAY
HARBOUR LANDING REGINA SK.

SHEET TITLE

SITE PLAN AND
LANDSCAPE PLAN

DESIGN BY	JP
DRAWN BY	JP, [illegible]
CHECKED	JP, [illegible]
APPROVED	
OWNER	
SCALE	1:200
DATE	[illegible]
FILE NO.	DRAWING NO.
[illegible]	A0.0

ABSTRACT

BYLAW NO. 2014-39

THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 10)

PURPOSE:	To amend *Regina Zoning Bylaw No. 9250.*
ABSTRACT:	The proposed rezoning would allow for a multipurpose facility and accommodate a daycare centre, a respite care facility, a supportive living home and accessory offices.
STATUTORY AUTHORITY:	Section 69 of *The Planning and Development Act, 2007.*
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of *The Planning and Development Act, 2007.*
PUBLIC NOTICE:	Required, pursuant to section 207 of *The Planning and Development Act, 2007.*
REFERENCE:	Regina Planning Commission Meeting April 23, 2014 RPC14-17.
AMENDS/REPEALS:	Amends *Regina Zoning Bylaw No. 9250.*
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

BYLAW NO. 2014-40

THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 11)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.

2 Chapter 19 - Zoning Maps (Map Nos. 2284 and 2484) are amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Legal Address: **Habour Landing Phase 10 Stage 1**
Portion of Parcel X, Plan No. 101926436

Civic Address: **N/A**

Current Zoning: **UH - Urban Holding**

Proposed Zoning: **As detailed in the following table**

Zone	Lots
DCD 12 - Suburban Narrow Lot Residential	**Lots 1-7 in Block 72 and all of Blocks 70, 73, 74 and 75.**
R5 - Residential Medium Density	**Lots 8-54 of Block 72 and all of Block 71**
R6 - Residential Multiple Housing	**Parcel GG in Block 72 and Parcel AA**

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

READ A FIRST TIME THIS 26th DAY OF May 2014.

READ A SECOND TIME THIS 26th DAY OF May 2014.

READ A THIRD TIME AND PASSED THIS 26th DAY OF May 2014.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

Bylaw No. 2014-40

Appendix "A"

ABSTRACT

BYLAW NO. 2014-40

THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 11)

PURPOSE:	To amend *Regina Zoning Bylaw No. 9250.*
ABSTRACT:	The proposed amendment will allow the applicant to rezone the lands within the Harbour Landing 10-1 subdivision from UH-Urban Holding to various residential zones to accommodate a variety of housing options in the Harbour Landing concept plan area.
STATUTORY AUTHORITY:	Section 46 of *The Planning and Development Act, 2007.*
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of *The Planning and Development Act, 2007.*
PUBLIC NOTICE:	Required, pursuant to section 207 of *The Planning and Development Act, 2007.*
REFERENCE:	Regina Planning Commission Meeting April 23, 2014 RPC14-18.
AMENDS/REPEALS:	Amends *Regina Zoning Bylaw No. 9250.*
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

DE14-48

BOUNDARY ALTERATION – 2014 PROPERTY TAX EXEMPTIONS

Good evening City Council, Members of the Public,

My name is Chad Novak, and I am the founder of the **Saskatchewan Taxpayers Advocacy Group**, which is a grassroots organization that is intended to bring a level of accountability and transparency to our Municipal Governments. You can find more information on our efforts at www.chad4regina.com.

This evening, you have before you a recommendation to approve Property Tax Exemptions to the tune of ***$686,077.28, just for the 2014 year alone***. This is due to annexation of lands that many Regina residents have raised concerns about, given that it has not been demonstrated to them that there is an actual *need* for these extra lands. We are very cognisant of the fact that we have an affordable housing and homelessness crisis in our fair City. However, that is not intended to be used as justification to simply annex lands at your free will, nor is it an excuse to encourage further housing development, *regardless of the market price*, or considering the very real barriers to entry in our current housing market. I reference the Housing First initiative that is proven worldwide, and is only now being implemented in Regina, due to a requirement by the Federal Government to do so. Many other jurisdictions also have the province and municipalities assisting with the Housing First initiative financially, but it appears as though this is not the situation here in Regina, or in Saskatchewan.

Upon a detailed review of the list of properties included in the report before you this evening, it seems as though this is not being done in a fair and equitable manner with the rest of the citizens of Regina, and it is our genuine concern that these exemptions are being offered to individuals, companies or organizations that simply don't financially *require* the exemptions. Of course these land owners would argue that they are entitled to the exemptions, given that they aren't being provided the same level of services as other serviced lots in Regina, but this is also the same concern that your very administration have raised with the desire for Wascana Village to be built to the Southeast of our City Limits. If it can be demonstrated that these land owners are actually some of the parties that formally requested that the City of Regina annex their lands in the first place, then it would be reasonable to assume that they should have been cognisant of the potential financial implications of such a request. Surely the City of Regina would have provided them full disclosure of the pros and cons of annexation, during the due diligence process of the annexation.

It is our genuine concern that this is unfair to other taxpayers in the City of Regina who have requested similar tax exemptions or other assistance by the City of Regina and been refused for a number of different reasons. Other perceived unfair exemptions, most notably, of course, would be the Saskatchewan Roughriders, Regina Airport Authority and the Royal Regina Golf Course. The latter of which was, thankfully, denied by your administration.

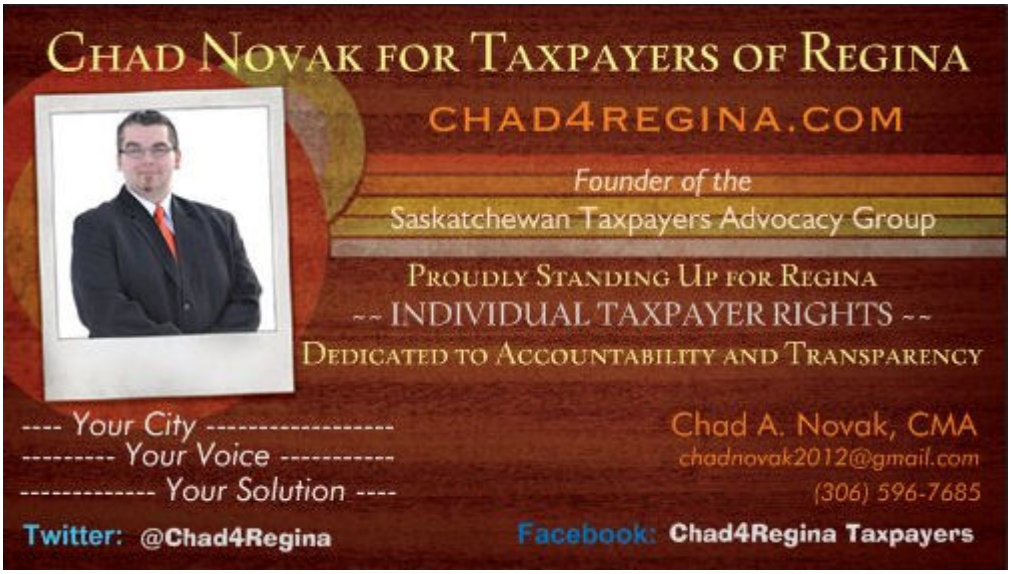
We currently have a situation in Regina that is unacceptable to many taxpayers, on a socially responsible level, but also on a moral level. We have crumbling roads around us, core infrastructure that needs desperate attention, and a pension deficit in the hundreds of millions of dollars. Yet, our administration doesn't seem to bat an eye at approving record debt for a stadium, tax breaks for those that have failed to demonstrate the financial need for these breaks, and taxpayers being told they must pay thousands of dollars to get their basic infrastructure restored to the condition it was when the properties were built some 50-75 years ago. I don't know about you, but I would consider yourselves lucky that taxpayers of Regina haven't started a tax revolt, similar to how businesses did back in the 1980's, which led to the elimination of the business tax. This is a democracy that we live in, and ***all taxpayers deserve fair and equitable treatment***, and I would respectfully request that this be considered this evening when you vote on this recommendation before you, and **deny every single request in full**.

Thank you for your time, and I would gladly answer any questions or concerns you may have.

Chad A. Novak, CMA

Saskatchewan Taxpayers Advocacy Group

www.chad4regina.com


CHAD NOVAK FOR TAXPAYERS OF REGINA
CHAD4REGINA.COM
Founder of the
Saskatchewan Taxpayers Advocacy Group
PROUDLY STANDING UP FOR REGINA
~~ INDIVIDUAL TAXPAYER RIGHTS ~~
DEDICATED TO ACCOUNTABILITY AND TRANSPARENCY
---- Your City ----------
--------- Your Voice ----------
---------- Your Solution ----
Chad A. Novak, CMA
chadnovak2012@gmail.com
(306) 596-7685
Twitter: @Chad4Regina
Facebook: Chad4Regina Taxpayers

CR14-57

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: Boundary Alteration – 2014 Property Tax Exemptions

RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - MAY 6, 2014.

1. That City Council approves the property tax exemptions outlined in this report.

2. That the City Solicitor be instructed to bring forward the necessary bylaw to provide for the property tax exemptions listed in Appendix A, Appendix B and Appendix C.

FINANCE AND ADMINISTRATION COMMITTEE – MAY 6, 2014

Mr. Chad Novak, representing the Saskatchewan Taxpayers Advocacy Group, addressed the Committee.

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

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

The Finance and Administration Committee, at its meeting held on May 6, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approves the property tax exemptions outlined in this report; and

2. That the City Solicitor be instructed to bring forward the necessary bylaw to provide for the property tax exemptions listed in Appendix A, Appendix B and Appendix C.

CONCLUSION

The exemptions outlined in Appendix A, Appendix B and Appendix C are consistent with the recommended tax mitigation principles outlined in Boundary Alteration Report CM13-14 approved November 6, 2013, and it is recommended that the exemptions in Appendix A, Appendix B and Appendix C be approved.

BACKGROUND

Unless specifically exempted, all property in a municipality is subject to assessment and taxation pursuant to *The Cities Act*. There are specific exemptions provided in subsection 262(1) of *The Cities Act*. Further, City Council may, by bylaw, exempt from taxation the whole or part of any land or improvement designated in the bylaw. Council may also enter into agreements, on any terms and conditions, to exempt property from taxation for not more than five years.

DISCUSSION

On November 6, 2013, Council approved the resolutions for boundary alteration, tax mitigation principles and tools for impacted landowners; specifically recommendation (6), that City Council approve the recommended tax mitigation principles and the recommended tax tools for impacted land owners, and direct Administration to communicate these to impacted land owners as outlined in the body of Report CM13-14.

The impact of the boundary alteration approved November 6, 2013 on individual landowners is that of new assessments on the lands incorporated into the city. The possible change in their property taxes upon annexation was a concern raised by impacted land owners. While each property's assessment and taxation is unique, the following principles and tools were adopted by Council November 6, 2013:

1. Protect the property owner, whose land is annexed into the City of Regina from unreasonable financial hardship.

2. Balance the need to protect the City's financial viability with protecting its long-term growth needs.

3. Property tax mitigation will be applied through existing legislation.
4. Property tax mitigation will expire over time either when the property is developed or when the time frame for the mitigation expires.

The approved tax mitigation tools are:

a) For those properties where the main property use is commercial or industrial in the Commercial Corridor (attached as Appendix A): Five-year phase-in – For the properties where the main current property use is commercial or industrial in the commercial corridors on Victoria Avenue East and Dewdney Avenue East. Since these properties are in the imminent development area, tax mitigation should include a phase-in of the tax change between RM tax levels to City tax levels over five years. The amount of exemption will then decrease each year by 20 per cent over the next four years so that in year five the property will not have an exemption and will pay taxes based on the City tax levels. This option takes into account that a number of the ratepayers in this category would also receive the benefit of no longer paying the water surcharge.

b) For lands within the 300,000 growth plan (attached as Appendix B): Five-year tax mitigation – These properties will receive an exemption that will bring the first year property taxes to what they would have paid in the RM. This exemption amount (percentage) will be applied for the five years and serve as the base for taxation in years

two to five. After five years, the exemption will expire and the properties will be subject to property taxation based on the City tax levels.

c) For lands beyond the 300,000 growth plan: Long-term 15-year Administration. Recommended tax mitigation (attached as Appendix C): For long-term agricultural land, a long-term remedy is proposed - These properties will receive an assessment exemption that will bring the first year property taxes to what they would have paid in the RM. This exemption amount (percentage) will be applied for five years and serve as the base for taxation in years two to five. After five years, the exemption will expire and Administration would recommend that Council provide another five-year exemption to identified long-term properties. Administration would continue recommending the exemption to identified long term properties within this annexation area up to a maximum of fifteen years exemption.

The levels of mitigation applied to the land will in general reflect the levels of services that the property is receiving. Existing uses of the land will continue until the land is planned for development. Development will occur in a staged approach consistent with growth management policies in the current OCP and development regulations in the Zoning Bylaw to ensure an orderly transition from primarily agricultural land to urban development.

There are some linear properties, such as pipelines and railways, within the annexed area and crossing through the city not receiving tax mitigation. Properties where the tax difference between the 2013 rural taxes and the 2013 estimated municipal tax is less than $10.00 will not receive tax mitigation.

The estimated total municipal share of all the exemptions in Appendices A-C approximates $381,058.22 and represents the first year of a five-year exemption policy for lands within the 2013 Boundary Alteration area.

RECOMMENDATION IMPLICATIONS

Financial Implications

The property tax exemptions listed in Appendices A-C total approximately $668,380.42 in foregone tax revenue. The City's share of this foregone revenue is approximately $381,058.22.

Environmental Implications

None with regard to this report.

Policy and/or Strategic Implications

The annexation and tax mitigation is aligned with the strategic objective of managing growth.

Other Implications

None with regard to this report.

Accessibility Implications

None with regard to this report.

COMMUNICATIONS

All affected land owners have received communication with respect to the resolutions previously passed by Council regarding assessment exemptions for lands within the Boundary Alteration area. The exemptions outlined in this report will be reflected on 2014 Amended Assessment Notices and Property Tax Notices for the affected properties.

Copies of the report will be provided to the Regina Public School Board, Regina Catholic School Board and the Regina Library Board.

DELEGATED AUTHORITY

This report requires the approval of City Council along with the passage of a bylaw.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE

Ashley Thompson, Secretary

Appendix A - Commercial Corridor Annexation Tax Exemptions

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10268941	601 CONDIE ROAD	7,400	66.72%	58.64	105.50
10268897	1101 CONDIE ROAD	760,300	44.61%	4,028.48	7,248.16
10268078	1201 CONDIE ROAD	1,019,800	59.14%	7,163.43	12,888.65
10268935	9800 DEWDNEY AVENUE	4,075,000	66.76%	32,312.36	65,645.87
10269001	1701 KENNEDY STREET	1,515,000	68.17%	12,266.78	22,070.76
10268997	4000 E VICTORIA AVENUE	5,686,000	34.43%	23,252.45	41,836.51
10268077	4001 E VICTORIA AVENUE	6,675,500	47.71%	37,828.40	68,062.00
10268975	4150 E VICTORIA AVENUE	2,642,100	23.85%	7,484.49	13,466.31
10268139	4200 E VICTORIA AVENUE	565,400	57.41%	3,855.38	6,936.71
10268141	4330 E VICTORIA AVENUE	529,300	54.48%	3,425.02	6,162.40
10268982	4500 E VICTORIA AVENUE	2,824,300	43.87%	12,660.74	22,679.21
10268140	4600 E VICTORIA AVENUE	929,300	45.03%	4,970.30	8,942.71
10268992	4601 E VICTORIA AVENUE	1,539,800	50.97%	8,775.81	15,475.15
10268143	4750 E VICTORIA AVENUE	2,240,600	38.01%	10,115.49	18,200.09
10269034	4850 E VICTORIA AVENUE	1,733,300	43.28%	8,910.16	16,031.42
10268142	5050 E VICTORIA AVENUE	3,158,900	46.90%	17,596.79	31,660.67
10269444	5200 E VICTORIA AVENUE	3,242,600	54.05%	19,586.42	35,180.42
10269032	1700 ZINKHAN STREET	1,798,600	69.16%	14,774.55	26,582.81
	Commercial Corridor Totals:	**40,943,200**	**47.89%**	**229,065.69**	**419,175.35**

Appendix B - Lands Within the 300,000 Growth Plan

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10268073	4800 ARMOUR ROAD	143,800	90.87%	852.65	1,217.05
10268955	5000 ARMOUR ROAD	241,500	67.80%	1,069.43	1,926.93
10268952	5800 ARMOUR ROAD	287,100	63.42%	1,189.41	2,264.27
10269505	4400 CAMPBELL STREET	101,200	39.43%	260.39	745.49
10269420	4500 CAMPBELL STREET	345,100	60.12%	1,355.31	2,697.39
10268134	4800 CAMPBELL STREET	145,000	89.59%	848.09	1,223.87
10268098	4820 CAMPBELL STREET	32,600	15.33%	32.59	223.24
10268135	605 CONDIE ROAD	248,600	67.16%	1,090.44	1,980.11
10268147	1300 N COURTNEY STREET	2,931,000	18.63%	5,608.97	7,577.56
10268772	1400 N COURTNEY STREET	154,500	86.22%	869.44	1,292.61
10268149	1550 N COURTNEY STREET	911,700	31.92%	1,608.67	6,210.62
10268977	1600 N COURTNEY STREET	154,500	86.61%	873.37	1,293.90
10269249	1750 N COURTNEY STREET	156,400	86.00%	878.45	1,308.63
10268773	1760 N COURTNEY STREET	801,600	49.75%	2,208.47	6,035.83
10269002	4001 E DEWDNEY AVENUE	206,800	73.50%	992.59	1,674.95
10269240	5201 E DEWDNEY AVENUE	405,600	26.49%	678.37	2,834.20
10268898	10000 DEWDNEY AVENUE	206,900	73.53%	993.00	1,675.08
10268080	10600 DEWDNEY AVENUE	257,700	66.31%	1,116.02	2,047.87
10269161	11400 DEWDNEY AVENUE	255,400	66.26%	1,104.95	2,028.81
10269248	12400 DEWDNEY AVENUE	242,800	67.97%	1,077.76	1,937.96
10268744	13000 DEWDNEY AVENUE	384,400	42.24%	1,060.60	2,857.61
10268743	600 FLEMING ROAD	253,200	66.65%	1,101.95	2,013.57
10269421	4245 GARRY STREET	16,200	14.85%	15.69	110.82
10268133	4820 GARRY STREET	32,600	15.33%	32.59	223.24
10272004	600 PINKIE ROAD	215,800	72.01%	1,014.38	1,740.27
10269452	1301 N PINKIE ROAD	259,700	66.23%	1,123.33	2,063.31
10268088	5813 SECORD AVENUE	19,500	21.31%	27.08	135.92
10269403	4801 E VICTORIA AVENUE	244,700	67.54%	1,078.96	1,950.23
	300,000 Population Totals:	**9,655,900**	**41.62%**	**30,162.95**	**59,291.34**

Appendix C - Lands Beyond the 300,000 Growth Plan

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10269919	6500 26TH AVENUE	36,200	95.77%	226.36	300.35
10269307	6501 26TH AVENUE	27,100	94.35%	166.97	221.55
10268615	6500 28TH AVENUE	27,100	94.35%	166.97	221.55
10268381	6501 28TH AVENUE	36,100	95.75%	225.17	298.77
10269859	6501 29TH AVENUE	19,400	92.06%	115.90	153.78
10268166	5800 31ST AVENUE	9,700	20.57%	12.94	17.17
10269453	9000 9TH AVENUE N	330,700	42.32%	877.73	1,244.50
10268137	9001 9TH AVENUE N	924,300	40.93%	2,173.18	3,579.20
10268996	9300 9TH AVENUE N	261,300	66.44%	1,133.99	1,504.69
10268086	9801 9TH AVENUE N	398,800	49.07%	1,278.14	1,695.97
10268942	11601 9TH AVENUE N	220,800	83.31%	1,201.27	1,593.96
10269920	3800 ABBOTT STREET	25,300	15.20%	25.09	33.29
10269976	3801 ABBOTT STREET	36,200	15.38%	36.35	48.23
10269309	3900 ABBOTT STREET	27,100	15.24%	26.97	35.78
10269310	3901 ABBOTT STREET	27,100	15.24%	26.97	35.78
10268609	4020 ABBOTT STREET	10,800	14.37%	10.07	13.35
10268671	4037 ABBOTT STREET	10,800	14.37%	10.07	13.35
10268467	4069 ABBOTT STREET	1,800	70.96%	7.58	10.05
10269461	4101 ABBOTT STREET	14,400	14.74%	13.83	18.34
10268733	4157 ABBOTT STREET	10,800	14.37%	10.07	13.35
10268153	6700 ARMOUR ROAD	225,600	70.49%	1,038.18	1,377.56
10268774	7801 ARMOUR ROAD	779,100	51.30%	2,213.40	3,813.65
10269162	8201 ARMOUR ROAD	259,200	66.37%	1,123.34	1,490.56
10269961	3800 BELMONT STREET	36,200	15.38%	36.35	48.23
10269994	3801 BELMONT STREET	78,200	21.68%	110.72	146.91
10269341	3900 BELMONT STREET	27,100	15.24%	26.97	35.78
10269372	3901 BELMONT STREET	27,100	15.24%	26.97	35.78
10268587	4021 BELMONT STREET	14,400	14.74%	13.83	18.34
10268454	4028 BELMONT STREET	21,700	15.10%	21.34	28.30
10268944	4053 BELMONT STREET	12,600	14.58%	11.94	15.84
10268184	4117 BELMONT STREET	21,700	15.10%	21.34	28.30
10268537	4201 BELMONT STREET	19,400	12.63%	15.90	21.09

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10269141	3300 CAMPBELL STREET	254,800	67.18%	1,117.90	1,483.34
10269058	3500 CAMPBELL STREET	456,800	31.88%	918.73	1,543.51
10272977	3600 CAMPBELL STREET	219,200	49.59%	1,291.09	2,322.96
10268567	4044 CAMPBELL STREET	16,200	14.85%	15.69	20.81
10268864	4112 CAMPBELL STREET	12,600	14.58%	11.94	15.84
10269430	4244 CAMPBELL STREET	16,200	14.85%	15.69	20.81
10269119	4300 CAMPBELL STREET	18,000	14.95%	17.57	23.31
10269410	3801 CARLTON STREET	36,200	15.38%	36.35	48.23
10269477	3900 CARLTON STREET	27,100	15.24%	26.97	35.78
10269492	3901 CARLTON STREET	18,100	14.95%	17.57	23.31
10269093	4021 CARLTON STREET	27,100	15.24%	26.97	35.78
10268444	4040 CARLTON STREET	18,100	14.95%	17.57	23.31
10268208	4108 CARLTON STREET	10,800	14.37%	10.07	13.35
10268198	4140 CARLTON STREET	18,000	14.95%	17.57	23.31
10269390	4200 CARLTON STREET	10,800	14.37%	10.07	13.35
10268150	1950 N COURTNEY STREET	155,800	86.29%	877.32	1,164.11
10268886	2200 N COURTNEY STREET	910,300	36.84%	1,843.66	3,212.68
10269455	3801 COURTNEY STREET	673,800	41.22%	1,813.93	2,406.91
10268981	4800 E DEWDNEY AVENUE	1,108,400	35.97%	2,381.37	3,651.73
10269902	3800 DONALD STREET	36,100	14.96%	35.18	46.67
10268518	3809 DONALD STREET	14,400	14.74%	13.83	18.34
10268656	3841 DONALD STREET	18,100	14.95%	17.57	23.31
10268274	3901 DONALD STREET	27,100	15.24%	26.97	35.78
10268492	3920 DONALD STREET	18,100	14.95%	17.57	23.31
10268810	4021 DONALD STREET	27,100	15.24%	26.97	35.78
10268399	4112 DONALD STREET	10,800	14.37%	10.07	13.35
10269508	4121 DONALD STREET	10,800	14.37%	10.07	13.35
10268508	3821 ELLICE STREET	19,900	15.03%	19.45	25.80
10268718	3848 ELLICE STREET	14,400	14.74%	13.83	18.34
10268289	3900 ELLICE STREET	27,100	15.24%	26.97	35.78
10268815	3901 ELLICE STREET	14,400	14.74%	13.83	18.34
10269024	3933 ELLICE STREET	12,600	14.58%	11.94	15.84
10268796	4020 ELLICE STREET	27,100	15.24%	26.97	35.78
10268220	4101 ELLICE STREET	28,900	14.74%	27.66	36.69

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10269296	4200 ELLICE STREET	19,400	92.06%	115.90	153.78
10268648	3821 FORT STREET	18,100	57.48%	67.58	89.67
10268701	3840 FORT STREET	18,100	14.95%	17.57	23.31
10268912	3916 FORT STREET	19,900	15.03%	19.45	25.80
10268622	3921 FORT STREET	12,600	14.58%	11.94	15.84
10269538	4036 FORT STREET	10,800	14.37%	10.07	13.35
10268409	4100 FORT STREET	36,100	14.96%	35.18	46.67
10268828	4101 FORT STREET	36,100	14.96%	35.18	46.67
10268375	4200 FORT STREET	10,800	14.37%	10.07	13.35
10269061	4201 FORT STREET	19,400	12.63%	15.90	21.09
10268629	3900 GARRY STREET	21,700	15.10%	21.34	28.30
10269006	4036 GARRY STREET	18,000	14.95%	17.57	23.31
10268885	4100 GARRY STREET	36,100	14.96%	35.18	46.67
10268874	4129 GARRY STREET	12,600	14.58%	11.94	15.84
10269072	4200 GARRY STREET	19,400	12.63%	15.90	21.09
10268156	4301 GARRY STREET	18,000	14.95%	17.57	23.31
10268641	5900 PARLIAMENT AVENUE	9,700	20.57%	12.94	17.17
10268437	5909 PARLIAMENT AVENUE	15,600	20.75%	20.94	27.77
10268823	5920 PARLIAMENT AVENUE	9,700	20.57%	12.94	17.17
10269018	6000 PARLIAMENT AVENUE	11,700	21.06%	16.00	21.22
10268257	6001 PARLIAMENT AVENUE	9,700	20.57%	12.94	17.17
10268775	6101 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10268616	6116 PARLIAMENT AVENUE	11,700	21.06%	16.00	21.22
10268482	6200 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10269083	6201 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10269352	6300 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10269035	6301 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10269331	6400 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10268589	6401 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10269257	6500 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10268599	6501 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10272003	100 N PINKIE ROAD	330,900	69.32%	1,497.66	1,987.25
10269047	400 PINKIE ROAD	5,922,900	58.33%	41,034.69	73,830.86
10268151	1801 N PINKIE ROAD	398,300	42.76%	1,112.26	1,475.86

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10269150	6000 E PRIMROSE GREEN DRIVE	5,100	50.59%	16.82	22.31
10269053	6100 E PRIMROSE GREEN DRIVE	167,800	6.49%	129.34	232.71
10269151	6200 E PRIMROSE GREEN DRIVE	3,753,800	62.22%	27,615.60	49,614.91
10268974	6201 E PRIMROSE GREEN DRIVE	2,629,100	50.89%	15,891.48	28,592.42
10268072	1101 PRINCE OF WALES DRIVE	139,100	91.99%	835.84	1,109.08
10268964	500 TOWER ROAD	141,800	47.12%	435.98	578.49
10269247	2331 TOWER ROAD	437,100	54.38%	1,478.04	2,123.99
MULTIPLE	2501 - 3201 TOWER ROAD	515,200	66.62%	2,084.32	3,106.43
10269241	3601 TOWER ROAD	641,400	49.19%	1,858.06	2,912.35
10268146	4201 TOWER ROAD	417,700	65.92%	2,340.70	4,111.95
10269055	4301 TOWER ROAD	414,900	26.22%	604.53	1,035.82
10268154	5601 E VICTORIA AVENUE	179,000	79.37%	927.63	1,230.87
	Beyond 300,000 Population Totals:	**24,958,100**	**53.05%**	**121,829.58**	**207,610.59**

DE14-49

2013 GENERAL OPERATING FUND RESULTS

Good evening City Council, Members of the Public,

My name is Chad Novak, and I am the founder of the **Saskatchewan Taxpayers Advocacy Group**, which is a grassroots organization that is intended to bring a level of accountability and transparency to our Municipal Governments. You can find more information on our efforts at www.chad4regina.com.

This evening, you have before you a recommendation to approve a report on the 2013 General Operating Fund Results, which includes such items as a $85 MILLION Utility Reserve, and a $17 MILLION Land Development Reserve, to point out only two startling figures.

It is our genuine concern that, given the results laid out before you tonight, there was no reasonable justification for the property tax increase this year, or last, or the utility rate increases over the past number of years, and anticipated in the next couple of years, at minimum. We have tens of millions of dollars in our "savings account", to use a laymans term, that we are doing absolutely nothing with. It should be noted that in your five year projections, even the utility reserve isn't expected to be depleted significantly, which raises serious concerns, as this is the reserve that should be tapped into for major capital projects, such as the much debated P3 Wastewater Treatment Plant Upgrades. It also raises major concerns amongst taxpayers who are currently paying 50-70% more than our counterparts in some parts of Western Canada, just to be granted the ability to turn on the tap and have fresh drinking water, and water for every day uses, such as laundry and bathing. The justifications that our current and previous Councils have provided to the taxpayers just don't hold water, pardon the pun.

We hereby request that, based on the information before you in this report, you request City Administration to revisit the 2014 Property Tax Increases, and the Utility Rate increases not only for 2014-2016, but also for the past several years. It would be our desire to have Regina fall in line with other municipalities of similar size in Canada. This would require an immediate cut of at least 50% to our Water Rates, and we would gladly meet with you to discuss our request in further detail, if it is determined that this is something that Council feels appropriate for the taxpayers of our great City.

As stated previously, we are only wanting fair and equitable treatment for all taxpayers of Regina, and we feel that basic needs such as tap water, and reasonable tax rates, in relation to the services received,

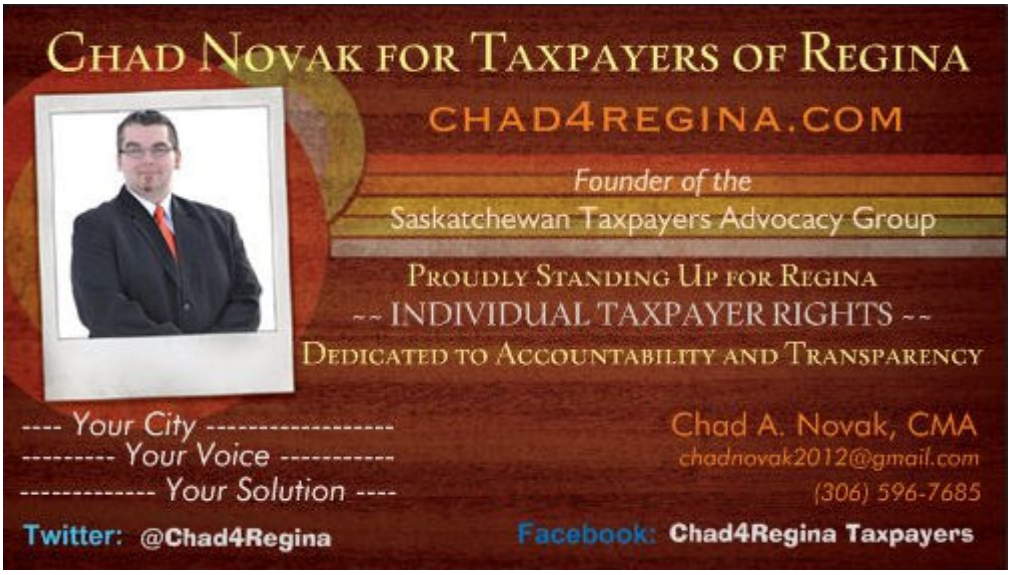
are reasonable requests in order to provide a socially responsible governing body and to return Regina to being one of the most cost effective municipalities in North America to live and do business in.

Thank you for your time, and I would gladly answer any questions or concerns you may have.

Chad A. Novak, CMA

Saskatchewan Taxpayers Advocacy Group

www.chad4regina.com



CR14-58

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: 2013 Results – General Operating Fund

RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - MAY 6, 2014

That this report be approved by City Council as provided.

FINANCE AND ADMINISTRATION COMMITTEE – MAY 6, 2014

Mr. Chad Novak, representing the Saskatchewan Taxpayers Advocacy Group, addressed the Committee.

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

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

The Finance and Administration Committee, at its meeting held on May 6, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That this report be approved by City Council as provided.

2. That this report be forwarded to the May 26, 2014 meeting of City Council.

CONCLUSION

This report provides information on the operating results for 2013. The surplus for the General Operating Fund of the City of Regina on an unconsolidated basis was $2.4 million. This amount has been audited by the City's External Auditors, Deloitte. The draft 2013 annual report is also being presented to the Finance and Administration Committee as a separate report. The draft 2013 annual report includes consolidation of other entities, accruals, amortization and other financial transactions that generate different financial results, based on a different basis of accounting required by the Public Sector Accounting Standards.

BACKGROUND

The purpose of this report is to provide information on the 2013 operating results of the General Operating Fund.

DISCUSSION

The 2013 General Operating Fund results report an operating surplus of $2.4 million. The surplus mainly arose from higher revenues than budgeted reflecting increases in service related revenues, municipal surcharges on electrical and gas distribution, and government grants and transfers. It is important to note that the General Operating Fund reflects mill rate supported activities, but does not include capital expenditures, the City's water and sewer utility, and real estate activities.

For 2013, the General Operating Fund has an operating surplus of $2,431,929.62

General Operating Budget Summary

	2013 Budget	2013 Actuals	Difference	Percentage
Revenues	$ 340,883,377	$ 354,651,611	$ 13,768,234	4.0%
Expenditures	340,883,377	352,219,681	11,336,304	3.3%
Difference	$ -	$ 2,431,930	$ 2,431,930	0.7% (1)

Note 1: Total Surplus as a percentage of total budgeted revenues.

The General Operating Fund includes the activities of a number of cost centres such as the Landfill, Golf Courses, and Cemeteries. For these items, revenues are netted against expenditures and the difference is transferred to the appropriate reserve to fund future capital expenditures. This increased transfer to the reserve is reflected in the operating results as an increased expenditure. In the case of Regina Police Services, a similar process is followed, with any increase in revenues over expenditures transferred to the Regina Police Reserve. This process is also carried out with the activities associated with building/development permitting activities resulting in a transfer to the Planning & Sustainability Reserve.

Revenues

General Operating Revenues were $13.8 million higher than budget; following are the significant differences:

- $7.4 million in fees and charges revenue:
  - $2.5 million increase in Building Permit Fees
  - $1.7 million in miscellaneous revenues
  - $1.1 million increase in SAF Administration Fees
  - $0.7 million increase in Transit Fees
  - $1.4 million is related to facility rentals, recreation and programming fees

- $3.4 million in Government Grants and Transfers, $2.1 million is the unbudgeted revenue from Saskatchewan Housing Corporation for the North West Land Housing Development, $0.5 million is the increase in the Paratransit grant, $0.5 million in Federal and Provincial Police grants, and $0.3 million for the Municipal Operating Grant,

- $3.2 million increase in Provincial Electrical Distribution surcharges

- $1.7 million increase related to internal revenues associated with funding from reserves

- ($1.4) million decrease in Licenses, Levies & Fines mainly associated with decreases in Paved & Gravel Alleys

- ($0.5) million decrease in Taxation Revenues

Expenditures

In addition to the anticipated increase in operating revenues, General Operating Expenditures were $11.3 million higher than budget which mainly results from unbudgeted transfers to reserves. Excluding reserves transfers there was an under spend of $3.2 million. The main reasons for expenses being lower than budgeted are:

- $3.5 million decrease in debt servicing costs as the City has not borrowed as much as planned
- $1.9 million in under spending across a number of operating areas

This under spending was offset by over spending in the following:

- $(1.3) million in Police expenditures

- $(0.9) million associated with City Operations arising from overspends in Winter Road Maintenance ($3.3 million), Transit ($2.0 million) and Roadways ($0.8 million) offset by under spending in Fire ($2.1 million), Open Space and Environmental ($0.9 million) and Asphalt, Concrete and Sweeping & Alley Services ($2.3)

- $14.5 million increase in Reserve Transfers;

    - $7.4 million to the Asset Revitalization Reserve
    - $2.5 million to the Planning & Sustainability Reserve (arising from increased revenues associated with Building Permit Fees)
    - $2.0 million to the Social Development Reserve (related to the payment received from Saskatchewan Housing Corporation from sale of North West Lands)
    - $0.7 million to the RRI Stadium Reserve
    - $0.5 million to the Police Reserve
    - $0.2 million to the Golf Course reserve
    - $1.2 million other transfers to cemeteries, pest management, parking , facilities and other smaller reserves

Reserve Transfers

In 2013, the net impact to the General Fund Reserve for 2013 was a decrease of $1.5 million for a year end balance of $25.1 million, excluding the year end surplus. The following amounts were transferred from the General Fund Reserve for the various stated purposes.

- CR13-90 – $1.5 million for purchase of North Railway lands and Elphinstone lands
- CR13-66 - $0.4 million for Regional Planning processes
- $0.3 million for the 2013 approved general capital program
- CR13-74 - $0.1 million for property purchase at 1675 Winnipeg Street

The reserve received $0.5 in funding associated with the reserve policy review which transferred amounts from other reserves associated with the amount over the maximum allowable.

In accordance with the Regina Administration Bylaw, the following 2013 Operating Surpluses (Deficits) were closed to the following reserves: $2.4 million to the GFR, $36.3 million to the General Utility Reserve, $2.5 million to the Planning & Sustainability Reserve, $9.2 million to the Landfill Reserve and $1.2 million to the Asphalt Reserve,$0.4 million to the Regina Grants Reserve, $0.5 million to the Cemetery Reserve, $0.5 million to the Employer Provided Parking Reserve, $0.7 million to the Golf Course Reserve, and $0.3 million to the Pest Management Reserve. As well, a transfer to $17.9 million was made to the Land Development Reserve due to significant land sales during the year.

Comparison to Annual Financial Statements and Public Sector Accounting Guidelines

The results summarized in this report for the General Operating Fund are not directly comparable to the consolidated results reported in the annual financial report. The reasons are:

1. The operations of the General Operating Fund are only one component of the consolidated operations included in the annual financial report. The annual financial report consolidates the financial position and results of the City and related entities, including the Regina Public Library, Regina Regional Opportunities Commission, Regina Downtown Business Improvement District, Regina's Warehouse Business Improvement District, and Buffalo Pound Water Administration Board. The City's operations that are consolidated include the operating and capital funds for the General Fund, Water and Sewer Utility Fund, and the Other Funds, including the Real Estate Operations.

2. Pursuant to the requirements of *The Cities Act*, the annual financial report is prepared in accordance with the accounting standards issued by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Accountants. The operating and capital budgets are prepared in accordance with Sections 128 through 130 of *The Cities Act*. There are differences between the annual financial report and the annual budgets in the way certain financial transactions are reported. The major differences are with respect to:

   – Transfers to and from reserves,
   – Recording of tangible capital assets and amortized depreciation,
   – Accounting for debt principal and interest payments; and,
   – Accounting for liabilities for vacation, sick credits and closure, and post closure landfill costs.

RECOMMENDATION IMPLICATIONS

Financial Implications

In accordance with the Regina Administration Bylaw 2003-69, Schedule A, the surplus in the General Operating Fund is transferred to the General Fund Reserve.

The City's non-consolidated 2013 audited reserve position is $185.2 million as compared to $146.3 million in 2012 (see Appendix A). The 2013 audited General Fund Reserve balance is $27.6 million or7.8 % of annual operating expenditures. After the 2014 Council approved operating and capital budget transfers, the General Fund Reserve balance is projected to be $20.4

million or 5.5% of annual operating expenditures. The General Fund Reserve balance is within the targeted balance range of $18.6 million to $37.2 million, representing 5% to 10% of annual budgeted operating revenues.

The $27.6 million audited General Fund Reserve includes the transfer of the 2013 general operating surplus of $2.4 million.

Environmental Implications

There are no environmental implications related to this report.

Policy and/or Strategic Implications

Improved financial reporting and communication increases City Council and citizen's understanding of the City's operational results. 2013 City reserves levels have increased from 2012 levels after significant 2013 capital funding was provided from these reserves. The maintenance of these reserve levels continues to ensure financial sustainability and enables the City to invest in future programs and assets.

Other Implications

None identified in this report.

Accessibility Implications

None identified in this report.

COMMUNICATIONS

No communication plan is required for this report. The annual results of the General Operating Fund are part of the consolidated financial statements, which are audited and will be released publicly on May 16, 2014 as part of the public agenda for the May 26, 2014 City Council meeting.

DELEGATED AUTHORITY

This report must be forwarded to City Council.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE

Ashley Thompson, Secretary

Appendix A

Reserve Balances
2013 to 2012 Comparisons
(in thousands)

	2013			
	Reserve			
Reserve	2013 (Audited)	2012 (Audited)	Change 2012 to 2013	Percentage Change
General Utility Reserve	85,179	63,026	22,153	26%
General Fund Reserve	27,574	27,051	523	2%
Landfill Reserve	21,402	18,318	3,084	14%
Land Development Reserve	17,710	6,496	11,214	63%
Social Development Reserve	5,654	4,145	1,509	27%
Asset Revitalization Reserve	5,611	7,644	-2,033	-36%
Winter Road Maintenance Reserve	3,523	3,523	-	-
Regina Police Service General Reserve	1,440	2,354	-914	-63%
Equipment Replacement Reserve	4,534	4,354	180	4%
Asphalt Reserve	819	1,246	-427	-52%
Golf Course Reserve	554	730	-176	-32%
Grants Reserve	512	936	-424	-83%
Planning & Sustainability Reserve	6,726	3,990	2,736	41%
Employer Provided Parking Reserve	685	537	148	22%
Cemetery Reserve	507	520	-13	-3%
Technology Reserve	757	644	113	15%
Regina Police Service Radio Equipment Reserve	155	111	44	28%
Pest Management Reserve	337	296	41	12%
Facility Reserve	600	400	200	-
Regina Revitalitation Initiative Reserve(1)	710	-	710	-
Operational Commitments Reserve(2)	161	-	161	-
Total Reserves	**185,150**	**146,321**	**38,829**	**21%**

Note:
1. Regina Revitalization Initiative Reserve was approved by Council on July 8, 2013 (CR13-101)
2. Operational Commitments Reserve was approved by Council on December 19, 2011 (CR11-173

2013 Annual Report and Financial Statements

May 6, 2014

City of Regina | REGINA
Infinite Horizons

Highlights

- City of Regina Annual Report & Financial Statements

- Your Financial staff has provided 21 consecutive "Awards of Financial Statement Excellence" as recognized by the international GFOA

2013 Financial Statements - Overview

- Overall increase in net financial assets of $35.4 million
- An operating surplus of $153.1 million that is closed to an accumulated surplus of $1.45 billion
- Tangible capital assets of $1.324 billion
- Total reserves of $203.8 million
- Revenue increases of $58.0 million in 2013
- Expense increases of $11.9 million in 2013

Financial Assets & Liabilities

- **2013 net financial assets increased $35.4 million from 2012 to $115.8 million**

Change in Assets:

- Accounts/Taxes Receivable increased $11.0 million
- Long term investments increased $24.9 million

Change in Liabilities:

- Deferred revenue has increased $6.5 million.
- The landfill liability increased $3.2 million.
- Accounts/taxes payable decreased by $5.5 million
- Long term debt decreased by $4.3 million

Operations

- **The City and related entities generated a $153.1 million increase in accumulated surplus in 2013**

- **$117.7 million of this increase is related to non-financial assets, such as tangible capital assets, with a $35.4 million increase in Net Financial Assets**

- **The difference between the $2.4 million General Operating Surplus and the $153.1 million increase in accumulated surplus is a result of:**
  - **Consolidation of other entities, such as the City Utility and the Public Library**
  - **Transfers to Reserves**
  - **Repayment of Debt**
  - **PSAB requirements (accruals)**
  - **Investment in capital & amortization against capital**

Reconciliation of Surplus

	(millions $)
2013 General Operating Surplus	**2.4**
Operating results of other Organizations	(0.5)
Debt repaid	4.3
Net increase in Tangible Capital Assets	116.5
Net decrease in Capital Carry-forward	(8.2)
Change in appropriated SA Fees	4.2
Decrease in future obligations	(3.8)
Increase in Reserves	40.6
Amt Incl. in Operating Results Transferred to a Reserve	(2.4)
2013 Consolidated Surplus	**153.1**

Revenues

- **Revenue of $586.6 million in 2013 is a $58.0 million increase (11%) from 2012**
  - Fees and charges revenue increased $31.3 million
  - City Municipal taxes/grants in lieu/others increased $13.2 million
  - Electrical/gas distribution revenues are up $3.9 million
  - Government operating/capital transfers are up $1.9 million
  - Land sales are up $15.5 million

  - Contribution to Tangible Capital Assets are down $4.8 million
  - No gains on portfolio investments were realized which is a $3.0 million reduction from 2012

Expenditures

- **Expenses of $433.5 million in 2013 are a $11.9 (2.8%) million increase from 2012**
  - Wages and benefits have increased $8.5 million an increase of 3.9%
  - Amortization expense has increased $3.5 million
  - Cost of utilities have increased $3.5 million
  - Materials, Supplies and Contracted services have decreased $3.2 million, a decrease of 2.6%

Reserves

- **Total consolidated reserves are $203.8 million, an increase of $40.6 million**
- **City of Regina Reserves are $185.2 million, a $38.8 million increase from 2012 reserves**
  - The General Fund Reserve increased $0.5 million to $27.5 million
  - The General Utility Reserve increased $22.2 million to $85.1 million
  - Land Development Reserve increased $11.2million to $17.7 million
  - The Landfill Reserve increased $3.1 million to $21.4 million
  - All other City of Regina Reserves increased a total of $1.9 million in 2013

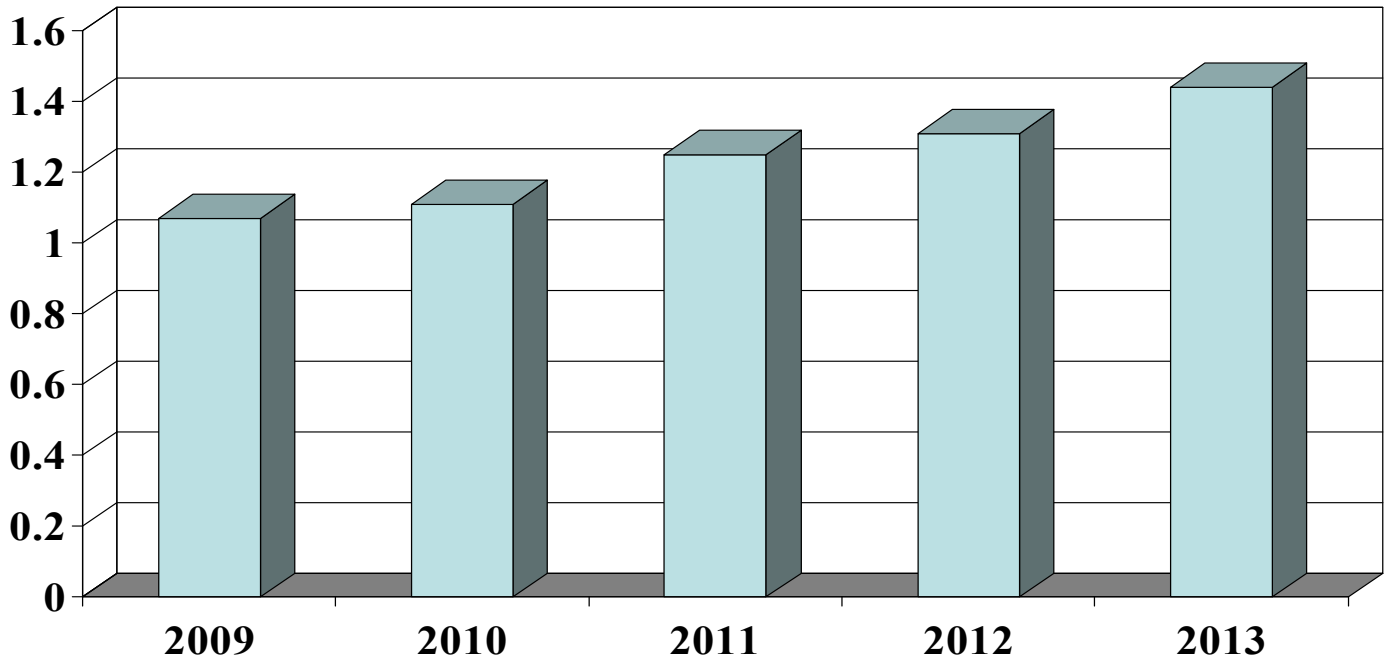
Sustainability

Financial Assets to Liabilities Ratio

- This indicator reports the ratio of a government's financial assets to its liabilities.
- Sustainability is the degree to which a government can maintain its existing financial obligations without increasing its debt or tax burden.
- A result lower than one indicates liabilities exceed financial assets and future revenues will be required to pay for past transactions and events.
- A result higher than one indicates financial assets exceed liabilities and financial resources are on hand that can finance future operations.

Sustainability

Financial Assets to Liabilities Ratio



The City's financial assets to liabilities ratio has increased from 1.07 to 1.44 from 2009 to 2013 showing improved sustainability.

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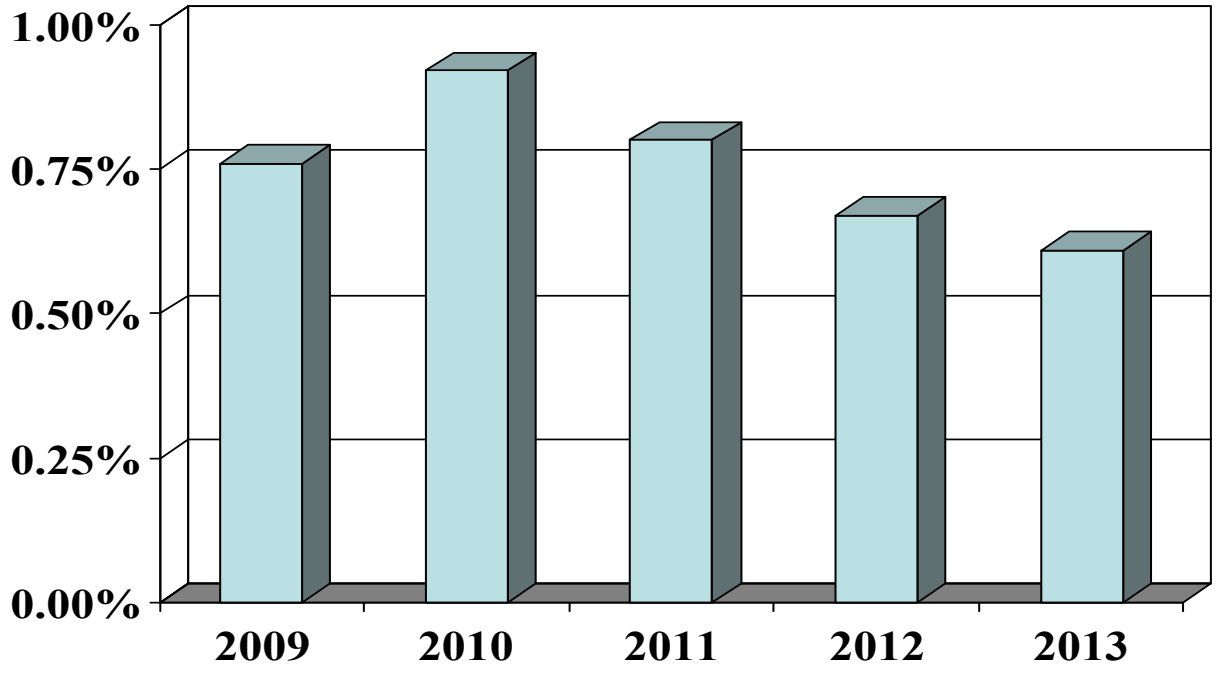
Flexibility

Interest to Total Revenue Ratio

- Flexibility is the degree to which a government can change its debt or tax burden and still meet its existing financial obligations.
- This ratio indicates the proportion of total revenue that is required to pay interest charges on debt and therefore, is not available to pay for program costs.
- The more a government uses revenues to meet the interest costs on past borrowing, the less will be available for program spending.

Flexibility

Interest to Total Revenue Ratio



The City's ratio decreased from about .9% to .61% from 2010 to 2013. The City's flexibility has increased since 2010.

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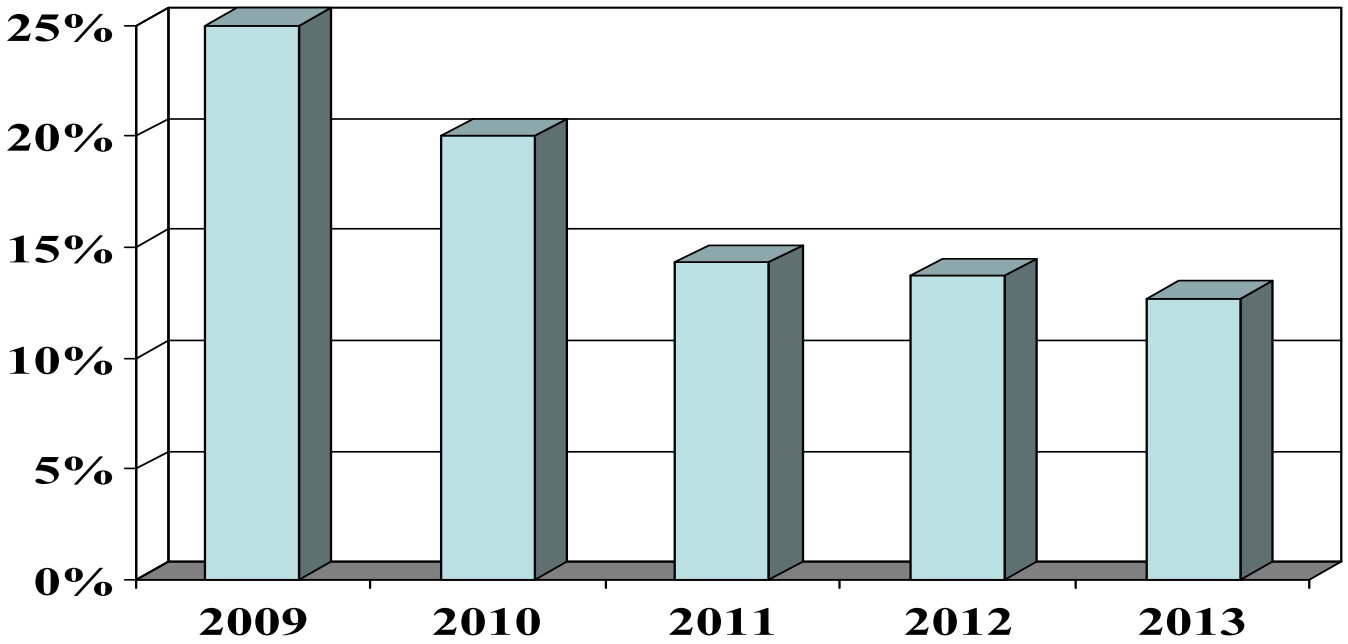
Vulnerability

Government Transfers to Total Revenue Ratio

- This indicator reports the ratio of Federal and Provincial government transfers to total revenues.
- Vulnerability is the degree to which a government is dependent on sources of funding outside of its control or is exposed to risks that could impair its ability to meet its existing financial obligations.
- An increasing dependence on other levels of government for revenues means that the City is increasingly vulnerable to the fiscal decisions of another.

Vulnerability

Government Transfers to Total Revenue Ratio



The City has reduced its reliance on government transfers from 25% of total revenues in 2009 to 12.7% in 2013 which indicates decreasing vulnerability.

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Questions

City of Regina | REGINA Infinite Horizons

REGINA
Infinite Horizons | Regina Downtown

DE14-50

May 20, 2014

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

Re: Funding Request – Downtown Visual Identity Guidelines

In support of City Council's consideration of the above-noted agenda item at its May 26, 2014 meeting, I will be present representing Regina Downtown BID and will offer to answers any questions that City Council might have regarding this report.

Sincerely,

Judith Veresuk

Regina Downtown Business Improvement District
1822 Scarth St., 2nd Floor | Regina, SK S4P 2G3 | p: 306.359.7541 | f: 306:359:9060
info@reginadowntown.ca | www.reginadowntown.ca

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CR14-59

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: Funding Request – Downtown Visual Identity Guidelines

RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - MAY 6, 2014.

1. That $34,000 be transferred from the Downtown Deferred Revenue Account and paid to Regina Downtown Business Improvement District to support the Downtown Visual Identity Guidelines Project, as recommended in this report.

2. That the City of Regina enter into an agreement with the Regina Downtown Business Improvement District to govern the management of the Downtown Visual Identity Guidelines project and the future use and ownership of the Project deliverables, to be negotiated at the discretion of the Executive Director of Community Planning and Development.

FINANCE AND ADMINISTRATION COMMITTEE – MAY 6, 2014.

Ms. Judith Veresuk, representing the Regina Downtown Business Improvement District, addressed the Committee.

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

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

The Finance and Administration Committee, at its meeting held on May 6, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That $34,000 be transferred from the Downtown Deferred Revenue Account and paid to Regina Downtown Business Improvement District to support the Downtown Visual Identity Guidelines Project, as recommended in this report.

2. That the City of Regina enter into an agreement with the Regina Downtown Business Improvement District to govern the management of the Downtown Visual Identity Guidelines project and the future use and ownership of the Project deliverables, to be negotiated at the discretion of the Executive Director of Community Planning and Development.

3. That this report be forwarded to the May 26, 2014 City Council meeting for approval.

CONCLUSION

The City of Regina (City) wishes to partner with the Regina Downtown Business Improvement District (RDBID) to develop a series of guidelines to establish standards for furnishings and signage in the downtown to create a coherent atmosphere throughout the area. The Administration recommends that $34,000 be allocated from the Downtown Deferred Revenue Account (DDRA) to augment the funds and in-kind services being provided by the RDBID for this project.

BACKGROUND

The Regina Downtown Neighbourhood Plan (RDNP) directs the City to develop a wayfinding strategy (Action C.6) and to enhance the public realm through street furniture, shelters and pedestrian scaled lighting (Action T.2). The intent of the Downtown Visual Identity Guidelines project is to establish standards to address the signage and furnishing requirements of the RDNP in order to create a coherent image for the downtown's public realm that will be implemented in the future by the City, the RDBID and through development agreements as new construction occurs.

In 2012, the DDRA was established to receive funds from the over-dedication of surface parking stalls in the Office Area Zone and from downtown development agreements. Funds in the account are to be spent on urban design upgrades as well as transit and traffic improvements within the downtown area. The current balance of the account is $238,000. Future additional account revenues from existing development agreements will total approximately $450,000 over the next 10 years.

DISCUSSION

The guidelines that will result from this project will provide significant benefits to the City. They will help to reduce administrative costs for City staff and developers and their consultants by establishing a standard suite of furnishings and signage for downtown. Establishing this set of standards will help streamline the design and design review processes for both internal and private developments. City staff will provide developers with our furnishing standards up-front before the design process begins, so developers and designers will not have to spend time choosing or seeking approval for project specific furnishings and staff will not have to spend time evaluating proposed furnishings. Standard furnishings will also allow for simpler, more effective management of the City's inventory of replacement parts. Familiarity with the proposed furnishings will also allow for more efficient maintenance practices.

By partnering with the RDBID on this project, the City's investment is effectively doubled while staff time to manage the project is reduced, enhancing our capacity to work on additional priorities. The timing of the project is well sequenced in relation to other actions identified in the RDNP and once completed, will help direct upcoming capital investments in furnishings and signage within the downtown area. The DDRA is an appropriate funding source for this project given the alignment between the fund's terms of reference and the project's urban design and operational goals.

Appendix A outlines the proposed project timelines and deliverables. Upon completion, the Downtown Visual Identity guidelines will be brought before Council for their approval, thereby establishing a corporate standard.

RECOMMENDATION IMPLICATIONS

Financial Implications

The proposed development of Downtown Visual Identity Guidelines is a partnership with the RDBID. The RDBID's contribution to the project includes $15,000 in capital contributions, $56,400 in-kind project management staff resources and a commitment to cover any project contingencies up to $5,000 as outlined below. The City's proposed contribution to the project is $34,000 to be funded from the DDRA, plus staff participation on the project steering committee and through the stakeholder input and review processes. Staff time and capital contributions by the City will account for roughly 40-50% of the maximum expected project costs.

RDBID In-kind services (per project phase):

Analysis Phase:	$7,500 capital contribution to project fees $9,600 in-kind project management (8 hrs per week, 10 weeks, $120 per hour)
Identity Development Phase:	$7,500 capital contribution to project fees $15,600 in-kind project management (8 hrs per week, 10 weeks, $75 per hour and 8 hrs per week, 10 weeks, $120 per hour)
Final Resolution Phase:	$31,200 in-kind project management (8 hrs per week, 20 weeks, $75 per hour and 8 hrs per week, 20 weeks, $120 per hour)

Environmental Implications

None with this report.

Policy and/or Strategic Implications

This investment is aligned with the actions identified in the RDNP. The financial partnership is aligned with the City's Strategic Plan, 2014-2017 Direction 2: Improve Financial Viability.

Other Implications

None with this report.

Accessibility Implications

None with this report.

COMMUNICATIONS

Significant public consultations were undertaken during the development of the Regina Downtown Neighbourhood Plan. The recommended actions identified in the plan, two of which this project responds directly to, were vetted with the public, internal and external stakeholders. Further consultation will be undertaken with internal and external stakeholders as a part of this process.

DELEGATED AUTHORITY

The Committee's decision on this item requires City Council's approval.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE

Ashley Thompson, Secretary

20 January 2014

File No: 13-37

Agreement

Judith Veresuk, Executive Director
Regina Downtown Business Improvement District
1822 Scarth Street (2nd Floor)
Regina, Saskatchewan
S4P 2G3

RE: REVISED SCHEDULE AND SCOPE OF WORK
VISUAL IDENTITY PROJECT
REGINA DOWNTOWN BUSINESS IMPROVEMENT DISTRICT
REGINA, SASKATCHEWAN

Dear Ms. Veresuk:

Thank you for selecting our consulting team to work with you on the proposed project. We are forwarding our intended scope of work, based on the recent discussion with your team. This scope also identifies a preliminary schedule / target dates for each phase of the process.

We trust you will find this proposal to your satisfaction. We are available to discuss any item or scope of work noted herein. We look forward to working with you on this project.

Sincerely,

Meagan Gauthier

KREATE ARCHITECTURE AND DESIGN LTD.

200 – 2300 Dewdney Avenue
Regina, SK S4R 1H5
Phone: 306.585.2400
Facsimile: 306.585.2399

Kurt Dietrich, Dipl.AT, Dipl.Arch. SAA, MRAIC

office@kreate-arch.com
www.kreate-arch.com

	ANALYSIS		Milestones	Dates
REVIEW	Pedestrian Activity Vehicular Circulation Transit Initiatives Current Amenities Social Activities Community Amenities Business Initiatives	Optimum Locations for: Gateways Active/Passive Areas Flow-Rate and Rhythm Identity Placement: What is it? Scale Function or Visual Cue	Meeting Research Meeting Research/Analysis Definitions of Priorities & Scope	03 February 01 March
		PROPOSED DELIVERABLE:	Interim Report	08 April

	IDENTITY DEVELOPMENT	Milestones	Dates
DESIGN	Type Consistent Theme Opportunities for Variation Adaptability	Refinement Meeting Revisions	01 May
	PROPOSED DELIVERABLE:	Interim Report	15 June

	FINAL RESOLUTION		Milestones	Dates
RESULT	Define Identity Product Design or Selection Implementation Schemes Budget Submission: Initial Stage Forecasted	Directions for Use Recommendations for: Placement Order of Priority	Refinement Meeting Revisions Meeting	02 July 02 August
		PROPOSED DELIVERABLE:	Final Report Design Drawings	09 September

BYLAW NO. 2014-41

THE PROPERTIES EXEMPT FROM TAXATION AS A RESULT OF THE 2013 MUNICIPAL BOUNDARY ALTERATION BYLAW

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

1 The purpose of this Bylaw is to exempt certain properties which were annexed into the City of Regina as a result of the 2013 municipal boundary alteration from property taxes in whole or in part for the 2014 financial year.

Authority

2 The authority for this Bylaw is subsection 262(3) of *The Cities Act.*

Definitions

3 In this Bylaw:

"Commercial Corridor Lands" means those lands listed in Schedule "A" to this Bylaw;

"Lands Within the 300,000 Growth Plan" means those lands listed in Schedule "B" to this Bylaw; and

"Lands Beyond the 300,000 Growth Plan" means those lands listed in Schedule "C" to this Bylaw.

Calculation of Exemption

4 The owners or occupants of the Commercial Corridor Lands, the Lands Within the 300,000 Growth Plan and the Lands Beyond the 300,000 Growth Plan are partially exempted from payment of property tax payable by the owner or occupant of the land and improvements to the extent calculated as follows:

- for each identified property the maximum tax payable to the City will be equal to the amount that would be payable for the same property if it were assessed by the Rural Municipality of Sherwood for 2014, without any discount or other exemption, as outlined in the respective schedules A-C.

5 The exemptions in this Bylaw shall:

(a) apply only to taxes assessed in 2014 on land or improvements; and

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

City Solicitor

(b) not include special taxes, local improvement levies, public utility charges, development fees or other such charges imposed by the City or other taxing authority.

6 The City Assessor shall conclusively determine the scope and extent of any exemption.

7 This Bylaw comes into force on January 1, 2014.

READ A FIRST TIME THIS 26th DAY OF May 2014.

READ A SECOND TIME THIS 26th DAY OF May 2014.

READ A THIRD TIME AND PASSED THIS 26th DAY OF May 2014.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

SCHEDULE "A"

Commercial Corridor Lands
Partially Exempted from Property Tax – Five Year Phase In [1]

Appendix A - Commercial Corridor Annexation Tax Exemptions

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10268941	601 CONDIE ROAD	7,400	66.72%	58.64	105.50
10268897	1101 CONDIE ROAD	760,300	44.61%	4,028.48	7,248.16
10268078	1201 CONDIE ROAD	1,019,800	59.14%	7,163.43	12,888.65
10268935	9800 DEWDNEY AVENUE	4,075,000	66.76%	32,312.36	65,645.87
10269001	1701 KENNEDY STREET	1,515,000	68.17%	12,266.78	22,070.76
10268997	4000 E VICTORIA AVENUE	5,686,000	34.43%	23,252.45	41,836.51
10268077	4001 E VICTORIA AVENUE	6,675,500	47.71%	37,828.40	68,062.00
10268975	4150 E VICTORIA AVENUE	2,642,100	23.85%	7,484.49	13,466.31
10268139	4200 E VICTORIA AVENUE	565,400	57.41%	3,855.38	6,936.71
10268141	4330 E VICTORIA AVENUE	529,300	54.48%	3,425.02	6,162.40
10268982	4500 E VICTORIA AVENUE	2,824,300	43.87%	12,660.74	22,679.21
10268140	4600 E VICTORIA AVENUE	929,300	45.03%	4,970.30	8,942.71
10268992	4601 E VICTORIA AVENUE	1,539,800	50.97%	8,775.81	15,475.15
10268143	4750 E VICTORIA AVENUE	2,240,600	38.01%	10,115.49	18,200.09
10269034	4850 E VICTORIA AVENUE	1,733,300	43.28%	8,910.16	16,031.42
10268142	5050 E VICTORIA AVENUE	3,158,900	46.90%	17,596.79	31,660.67
10269444	5200 E VICTORIA AVENUE	3,242,600	54.05%	19,586.42	35,180.42
10269032	1700 ZINKHAN STREET	1,798,600	69.16%	14,774.55	26,582.81
	Commercial Corridor Totals:	**40,943,200**	**47.89%**	**229,065.69**	**419,175.35**

[1] The intention as resolved by City Council pursuant to CM13-14 is that tax mitigation for properties identified within the Commercial Corridor where, on the date of boundary alteration, the main property use is commercial or industrial should include a phase-in of the tax change between RM tax levels to City tax levels over five years. Upon the effective date of the boundary alteration, property taxes applicable to these properties will not exceed the RM taxation amount for the first year (2014). The amount of the exemption will decrease each year by 20% over the next four years (2015-2018) so that in year six following the boundary alteration (2019) the properties will be subject to City property taxation levels. Eligibility for any exemption will expire either over the suggested time frame, when development occurs on a particular property or otherwise at the annual discretion of City Council.

SCHEDULE "B"

Lands Within the 300,000 Growth Plan
Partially Exempted from Property Tax – Five Year Fixed Tax Mitigation

Appendix B - Lands Within the 300,000 Growth Plan

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10268073	4800 ARMOUR ROAD	143,800	90.87%	852.65	1,217.05
10268955	5000 ARMOUR ROAD	241,500	67.80%	1,069.43	1,926.93
10268952	5800 ARMOUR ROAD	287,100	63.42%	1,189.41	2,264.27
10269505	4400 CAMPBELL STREET	101,200	39.43%	260.39	745.49
10269420	4500 CAMPBELL STREET	345,100	60.12%	1,355.31	2,697.39
10268134	4800 CAMPBELL STREET	145,000	89.59%	848.09	1,223.87
10268098	4820 CAMPBELL STREET	32,600	15.33%	32.59	223.24
10268135	605 CONDIE ROAD	248,600	67.16%	1,090.44	1,980.11
10268147	1300 N COURTNEY STREET	2,931,000	18.63%	5,608.97	7,577.56
10268772	1400 N COURTNEY STREET	154,500	86.22%	869.44	1,292.61
10268149	1550 N COURTNEY STREET	911,700	31.92%	1,608.67	6,210.62
10268977	1600 N COURTNEY STREET	154,500	86.61%	873.37	1,293.90
10269249	1750 N COURTNEY STREET	156,400	86.00%	878.45	1,308.63
10268773	1760 N COURTNEY STREET	801,600	49.75%	2,208.47	6,035.83
10269002	4001 E DEWDNEY AVENUE	206,800	73.50%	992.59	1,674.95
10269240	5201 E DEWDNEY AVENUE	405,600	26.49%	678.37	2,834.20
10268898	10000 DEWDNEY AVENUE	206,900	73.53%	993.00	1,675.08
10268080	10600 DEWDNEY AVENUE	257,700	66.31%	1,116.02	2,047.87
10269161	11400 DEWDNEY AVENUE	255,400	66.26%	1,104.95	2,028.81

SCHEDULE "B"

Lands Within the 300,000 Growth Plan
Partially Exempted from Property Tax – Five Year Fixed Tax Mitigation [2]

Appendix B - Lands Within the 300,000 Growth Plan

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10269248	12400 DEWDNEY AVENUE	242,800	67.97%	1,077.76	1,937.96
10268744	13000 DEWDNEY AVENUE	384,400	42.24%	1,060.60	2,857.61
10268743	600 FLEMING ROAD	253,200	66.65%	1,101.95	2,013.57
10269421	4245 GARRY STREET	16,200	14.85%	15.69	110.82
10268133	4820 GARRY STREET	32,600	15.33%	32.59	223.24
10272004	600 PINKIE ROAD	215,800	72.01%	1,014.38	1,740.27
10269452	1301 N PINKIE ROAD	259,700	66.23%	1,123.33	2,063.31
10268088	5813 SECORD AVENUE	19,500	21.31%	27.08	135.92
10269403	4801 E VICTORIA AVENUE	244,700	67.54%	1,078.96	1,950.23
	300,000 Population Totals:	**9,655,900**	**41.62%**	**30,162.95**	**59,291.34**

[2] The intention as resolved by City Council pursuant to CM13-14 is that tax mitigation for the properties identified as being located within the City's 300,000 growth plan should include an assessment exemption that will keep their property tax levels equal to what they would have paid in the RM for five years following boundary alteration. The exemption amount applied in the first year (2014) will serve as the base for taxation in years two to five (2015-2018). After five years the exemption will expire and the properties will be subject to City property taxation levels. Eligibility for any exemption will expire either over the suggested time frame, when development occurs on a particular property or otherwise at the annual discretion of City Council.

SCHEDULE "C"

Lands Beyond the 300,000 Growth Plan
Partially Exempted from Property Tax – Long Term Tax Mitigation [3]

Appendix C - Lands Beyond the 300,000 Growth Plan

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10269919	6500 26TH AVENUE	36,200	95.77%	226.36	300.35
10269307	6501 26TH AVENUE	27,100	94.35%	166.97	221.55
10268615	6500 28TH AVENUE	27,100	94.35%	166.97	221.55
10268381	6501 28TH AVENUE	36,100	95.75%	225.17	298.77
10269859	6501 29TH AVENUE	19,400	92.06%	115.90	153.78
10268166	5800 31ST AVENUE	9,700	20.57%	12.94	17.17
10269453	9000 9TH AVENUE N	330,700	42.32%	877.73	1,244.50
10268137	9001 9TH AVENUE N	924,300	40.93%	2,173.18	3,579.20
10268996	9300 9TH AVENUE N	261,300	66.44%	1,133.99	1,504.69
10268086	9801 9TH AVENUE N	398,800	49.07%	1,278.14	1,695.97
10268942	11601 9TH AVENUE N	220,800	83.31%	1,201.27	1,593.96
10269920	3800 ABBOTT STREET	25,300	15.20%	25.09	33.29
10269976	3801 ABBOTT STREET	36,200	15.38%	36.35	48.23
10269309	3900 ABBOTT STREET	27,100	15.24%	26.97	35.78
10269310	3901 ABBOTT STREET	27,100	15.24%	26.97	35.78
10268609	4020 ABBOTT STREET	10,800	14.37%	10.07	13.35
10268671	4037 ABBOTT STREET	10,800	14.37%	10.07	13.35
10268467	4069 ABBOTT STREET	1,800	70.96%	7.58	10.05
10269461	4101 ABBOTT STREET	14,400	14.74%	13.83	18.34
10268733	4157 ABBOTT STREET	10,800	14.37%	10.07	13.35
10268153	6700 ARMOUR ROAD	225,600	70.49%	1,038.18	1,377.56

SCHEDULE "C"

Lands Beyond the 300,000 Growth Plan
Partially Exempted from Property Tax – Long Term Tax Mitigation [3]

Appendix C - Lands Beyond the 300,000 Growth Plan

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10268774	7801 ARMOUR ROAD	779,100	51.30%	2,213.40	3,813.65
10269162	8201 ARMOUR ROAD	259,200	66.37%	1,123.34	1,490.56
10269961	3800 BELMONT STREET	36,200	15.38%	36.35	48.23
10269994	3801 BELMONT STREET	78,200	21.68%	110.72	146.91
10269341	3900 BELMONT STREET	27,100	15.24%	26.97	35.78
10269372	3901 BELMONT STREET	27,100	15.24%	26.97	35.78
10268587	4021 BELMONT STREET	14,400	14.74%	13.83	18.34
10268454	4028 BELMONT STREET	21,700	15.10%	21.34	28.30
10268944	4053 BELMONT STREET	12,600	14.58%	11.94	15.84
10268184	4117 BELMONT STREET	21,700	15.10%	21.34	28.30
10268537	4201 BELMONT STREET	19,400	12.63%	15.90	21.09
10269141	3300 CAMPBELL STREET	254,800	67.18%	1,117.90	1,483.34
10269058	3500 CAMPBELL STREET	456,800	31.88%	918.73	1,543.51
10272977	3600 CAMPBELL STREET	219,200	49.59%	1,291.09	2,322.96
10268567	4044 CAMPBELL STREET	16,200	14.85%	15.69	20.81
10268864	4112 CAMPBELL STREET	12,600	14.58%	11.94	15.84
10269430	4244 CAMPBELL STREET	16,200	14.85%	15.69	20.81
10269119	4300 CAMPBELL STREET	18,000	14.95%	17.57	23.31
10269410	3801 CARLTON STREET	36,200	15.38%	36.35	48.23
10269477	3900 CARLTON STREET	27,100	15.24%	26.97	35.78
10269492	3901 CARLTON STREET	18,100	14.95%	17.57	23.31
10269093	4021 CARLTON STREET	27,100	15.24%	26.97	35.78
10268444	4040 CARLTON STREET	18,100	14.95%	17.57	23.31
10268208	4108 CARLTON STREET	10,800	14.37%	10.07	13.35

SCHEDULE "C"

Lands Beyond the 300,000 Growth Plan
Partially Exempted from Property Tax – Long Term Tax Mitigation [3]

Appendix C - Lands Beyond the 300,000 Growth Plan

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10268198	4140 CARLTON STREET	18,000	14.95%	17.57	23.31
10269390	4200 CARLTON STREET	10,800	14.37%	10.07	13.35
10268150	1950 N COURTNEY STREET	155,800	86.29%	877.32	1,164.11
10268886	2200 N COURTNEY STREET	910,300	36.84%	1,843.66	3,212.68
10269455	3801 COURTNEY STREET	673,800	41.22%	1,813.93	2,406.91
10268981	4800 E DEWDNEY AVENUE	1,108,400	35.97%	2,381.37	3,651.73
10269902	3800 DONALD STREET	36,100	14.96%	35.18	46.67
10268518	3809 DONALD STREET	14,400	14.74%	13.83	18.34
10268656	3841 DONALD STREET	18,100	14.95%	17.57	23.31
10268274	3901 DONALD STREET	27,100	15.24%	26.97	35.78
10268492	3920 DONALD STREET	18,100	14.95%	17.57	23.31
10268810	4021 DONALD STREET	27,100	15.24%	26.97	35.78
10268399	4112 DONALD STREET	10,800	14.37%	10.07	13.35
10269508	4121 DONALD STREET	10,800	14.37%	10.07	13.35
10268508	3821 ELLICE STREET	19,900	15.03%	19.45	25.80
10268718	3848 ELLICE STREET	14,400	14.74%	13.83	18.34
10268289	3900 ELLICE STREET	27,100	15.24%	26.97	35.78
10268815	3901 ELLICE STREET	14,400	14.74%	13.83	18.34
10269024	3933 ELLICE STREET	12,600	14.58%	11.94	15.84
10268796	4020 ELLICE STREET	27,100	15.24%	26.97	35.78
10268220	4101 ELLICE STREET	28,900	14.74%	27.66	36.69
10269296	4200 ELLICE STREET	19,400	92.06%	115.90	153.78
10268648	3821 FORT STREET	18,100	57.48%	67.58	89.67
10268701	3840 FORT STREET	18,100	14.95%	17.57	23.31
10268912	3916 FORT STREET	19,900	15.03%	19.45	25.80
10268622	3921 FORT STREET	12,600	14.58%	11.94	15.84
10269538	4036 FORT STREET	10,800	14.37%	10.07	13.35
10268409	4100 FORT STREET	36,100	14.96%	35.18	46.67

SCHEDULE "C"

Lands Beyond the 300,000 Growth Plan
Partially Exempted from Property Tax – Long Term Tax Mitigation [3]

Appendix C - Lands Beyond the 300,000 Growth Plan

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10268828	4101 FORT STREET	36,100	14.96%	35.18	46.67
10268375	4200 FORT STREET	10,800	14.37%	10.07	13.35
10269061	4201 FORT STREET	19,400	12.63%	15.90	21.09
10268629	3900 GARRY STREET	21,700	15.10%	21.34	28.30
10269006	4036 GARRY STREET	18,000	14.95%	17.57	23.31
10268885	4100 GARRY STREET	36,100	14.96%	35.18	46.67
10268874	4129 GARRY STREET	12,600	14.58%	11.94	15.84
10269072	4200 GARRY STREET	19,400	12.63%	15.90	21.09
10268156	4301 GARRY STREET	18,000	14.95%	17.57	23.31
10268641	5900 PARLIAMENT AVENUE	9,700	20.57%	12.94	17.17
10268437	5909 PARLIAMENT AVENUE	15,600	20.75%	20.94	27.77
10268823	5920 PARLIAMENT AVENUE	9,700	20.57%	12.94	17.17
10269018	6000 PARLIAMENT AVENUE	11,700	21.06%	16.00	21.22
10268257	6001 PARLIAMENT AVENUE	9,700	20.57%	12.94	17.17
10268775	6101 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10268616	6116 PARLIAMENT AVENUE	11,700	21.06%	16.00	21.22
10268482	6200 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10269083	6201 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10269352	6300 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10269035	6301 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10269331	6400 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10268589	6401 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10269257	6500 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10268599	6501 PARLIAMENT AVENUE	19,500	21.31%	27.08	35.92
10272003	100 N PINKIE ROAD	330,900	69.32%	1,497.66	1,987.25
10269047	400 PINKIE ROAD	5,922,900	58.33%	41,034.69	73,830.86

SCHEDULE "C"

Lands Beyond the 300,000 Growth Plan
Partially Exempted from Property Tax – Long Term Tax Mitigation [3]

Appendix C - Lands Beyond the 300,000 Growth Plan

Account	Civic Address	Assessed Value	% Exempt	Foregone Municipal Tax	Total Foregone Tax
10268151	1801 N PINKIE ROAD	398,300	42.76%	1,112.26	1,475.86
10269150	6000 E PRIMROSE GREEN DRIVE	5,100	50.59%	16.82	22.31
10269053	6100 E PRIMROSE GREEN DRIVE	167,800	6.49%	129.34	232.71
10269151	6200 E PRIMROSE GREEN DRIVE	3,753,800	62.22%	27,615.60	49,614.91
10268974	6201 E PRIMROSE GREEN DRIVE	2,629,100	50.89%	15,891.48	28,592.42
10268072	1101 PRINCE OF WALES DRIVE	139,100	91.99%	835.84	1,109.08
10268964	500 TOWER ROAD	141,800	47.12%	435.98	578.49
10269247	2331 TOWER ROAD	437,100	54.38%	1,478.04	2,123.99
MULTIPLE	2501 - 3201 TOWER ROAD	515,200	66.62%	2,084.32	3,106.43
10269241	3601 TOWER ROAD	641,400	49.19%	1,858.06	2,912.35
10268146	4201 TOWER ROAD	417,700	65.92%	2,340.70	4,111.95
10269055	4301 TOWER ROAD	414,900	26.22%	604.53	1,035.82
10268154	5601 E VICTORIA AVENUE	179,000	79.37%	927.63	1,230.87
	Beyond 300,000 Population Totals:	**24,958,100**	**53.05%**	**121,829.58**	**207,610.59**

[3] The intention as resolved by City Council pursuant to CM13-14 is that tax mitigation for the properties identified as being located beyond the City's 300,000 growth plan should include an assessment exemption that will keep their property tax levels equal to what they would have paid in the RM for a period up to fifteen years following boundary alteration. The exemption amount applied in the first year (2014) will serve as the base for taxation in years two to five (2015-2018). A similar exemption would continue to be recommended on an annual basis for up to 15 years following the boundary alteration (2028). Eligibility for any exemption will expire either over the suggested time frame, when development occurs on a particular property or otherwise at the annual discretion of City Council.

ABSTRACT

BYLAW NO. 2014-41

THE PROPERTIES EXEMPT FROM TAXATION AS A RESULT OF THE 2013 MUNICIPAL BOUNDARY ALTERATION BYLAW

PURPOSE:	To exempt certain properties from property taxes in whole or in part for the 2014 financial year as a result of the 2013 municipal boundary alteration. 2014 is the first year of a 5 year tax mitigation policy.
ABSTRACT:	Provide property tax exemptions to owners and occupants of land that was annexed into the City of Regina as a result of the 2013 municipal boundary alteration.
STATUTORY AUTHORITY:	Subsection 262(3) of *The Cities Act*
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Finance and Administration Committee, May 6, 2014, FA14-10
AMENDS/REPEALS:	N/A
CLASSIFICATION:	Administrative
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Assessment, Tax & Real Estate

CR14-60

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: Utilization of Reserve Funding to Purchase Service Vehicle for Radio Shop

RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MAY 14, 2014

That the Chief of Police and City Manager be authorized to purchase and retro-fit a new service vehicle for the radio shop operation at a cost of approximately $30,000 funded from the Regina Police Service Radio Equipment Reserve.

EXECUTIVE COMMITTEE – MAY 14, 2014

Superintendent, Lance Dudar and Communications Manager, Elizabeth Nguyen representing the City of Regina Police Department were present to answer questions of the Committee.

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

Mayor Michael Fougere, Councillors: Bryon Burnette, Sharron Bryce, John Findura, Jerry Flegel, Terry Hincks, 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 May 14, 2014, considered the following report from the Mayor's Housing Commission:

RECOMMENDATION OF THE BOARD OF POLICE COMMISSIONERS
- APRIL 22, 2014

The Chief of Police and City Manager be authorized to purchase and retro-fit a new service vehicle for the radio shop operation at a cost of approximately $30,000 funded from the Regina Police Service Radio Equipment Reserve.

BOARD OF POLICE COMMISSIONERS – APRIL 22, 2014

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

Mayor Michael Fougere, Councillors: Terry Hincks and Wade Murray, and Commissioners: Ron Rasmussen and Gordon Selinger were present during consideration of this report by the Board of Police Commissioners.

The Board of Police Commissioners, at the **PRIVATE** session of its meeting held on April 22, 2014, considered the following report from the Chief of Police:

RECOMMENDATION

The Chief of Police and City Manager be authorized to purchase and retro-fit a new service vehicle for the radio shop operation at a cost of approximately $30,000 funded from the Regina Police Service Radio Equipment Reserve.

CONCLUSION

The Regina Police Service Radio Equipment Reserve provides funding for the City owned trunked radio system and other expenditures attributable to the operations of the Communication Technology Unit (CTU). The two vans used to provide technical, preventative, and ongoing repair and maintenance for the radio system are 15 and 8 years old. The older of the two is no longer safe to operate and requires replacement at an approximate cost of $30,000. The purpose of this report is to seek approval to purchase the replacement vehicle through the Regina Police Service Radio Equipment Reserve.

BACKGROUND

The Regina Police Service and City of Regina co-operatively operate a trunked radio system that provides two-way radio communication for the Police Service, all City departments and tenants including EMS, Provincial Corrections, Wascana Centre Authority and various other related agencies.

The Regina Police Service operates the radio system for all users. The Radio Shop operates with two technicians and a coordinator and houses all the equipment required to appropriately maintain the radio system and its components. The radio shop equipment includes two service vans. The purpose of this report is to seek funding from the Radio Equipment Reserve to replace one of the existing vehicles.

DISCUSSION

The Regina Police Service operates the radio system on behalf of all users, and charges an annual fee that funds the operation of the Radio Shop and ensures the appropriate care and maintenance of all radio infrastructure.

The Radio Shop staff complement includes two technicians. The technicians are responsible to monitor, repair and maintain the radio system infrastructure and user gear. There are some tasks that the technicians are responsible for that require that they work together, and in those cases they require one service vehicle and their various tools and supplies. Much of the time however, the radio technicians are most effective and productive if they work alone; each going separate directions, providing support to different infrastructure/users at the same time. They require two vehicles to effectively do that.

The current operation includes two minivans as outlined in the following table:

Description	Vehicle #1	Vehicle #2
Make	Ford	Ford
Model	Windstar	FreeStar
Year	1999	2006
Current Kilometers	60,329	41,214

A vehicle inspection was performed on the Ford Windstar by the RPS Fleet Services in January 2014. During the inspection, Fleet Services determined that the vehicle needed to be pulled out of service due to the extent of the rusting and damage to the body condition, as well as the condition of the front brakes, wheel alignment, and the steering components. As it stands, the vehicle would no longer pass a SGI safety inspection.

It is estimated that a new service vehicle would cost approximately $26,000. The retrofitting to install shelves and protection screening is approximately $4,000. The total cost of a new vehicle is approximately $30,000 (PST included). It is general practice for the Police Service to purchase used vehicles when replacing unmarked vehicles. Predominately the purchases are of "buy-backs" that are approximately one year old with extremely low kilometers.

There are two methods to fund the replacement of the vehicle. The vehicle could be funded through the radio shop operating budget. The cost would be included in the total expenditures for 2014, and charges to all users would increase to reflect the cost of the vehicle. In 2015, the charge to all users would decrease to more normal amounts. Radio system users have indicated that this is manageable for them, but it is a less than desirable approach as it causes operating budgets to fluctuate. Sound budget management discourages this type of fluctuation on a one time basis.

The second and more preferable option to fund these items through the Regina Police Service Radio Equipment Reserve. The radio program is operated as a cost centre and at the end of each year any surpluses or deficits to the operation are cleared through the Regina Police Service Radio Equipment Reserve.

The Regina Police Service Radio Equipment Reserve is intended to fund radio projects as outlined in The Regina Administration Bylaw No. 2003-69. Specifically the Reserve reads:

> *15. The account balance for the Regina Police Service Radio Equipment Reserve shall include the account balance of the reserve at the start of the year adjusted by:*
>
> *(a) The net revenue or expenditure of the communications equipment service facility (Radio Shop) of the Regina Police Service established to provide maintenance for the trunked radio system jointly used by the Regina Police Service and the City; and*
> *(b) Transfers to fund capital or operating expenditures for communication expenditures or projects by the City and the Board of Police Commissioners as may be approved by Council and the Board of Police Commissioners; and*
> *(c) Transfers to and from the reserve as approved by Council in accordance with section 8.1 based on the following target minimum and maximum amounts:*
> *(i) a minimum amount equal to or more than $100,000*
> *(ii) a maximum amount equal to or less than $6,000,000*

The reserve fund currently has a balance of $154,925. After the purchase of the service vehicle, the balance will be approximately $124,925. The option of funding the vehicle purchase from the reserve is most desirable because it ensures that all users (Police, City, and tenants) are responsible for the costs of the service vehicle, while ensuring that operating budgets for users do not fluctuate on a one-time basis to cover the expenditures.

RECOMMENDATION IMPLICATIONS

Financial Implications

If the purchase of the service vehicle is approved, an expense of approximately $30,000 will be transferred from the Regina Police Service Radio Equipment Reserve to fund the purchase of the vehicle. The reserve currently has a balance of $154,925 and would be reduced to approximately $124,925.

Environmental Implications

The environment implications related to this report are minimal. The new vehicle will have better emission controls than the 1999 vehicle that it is replacing.

Strategic Implications

None with respect to this report.

Other Implications

None with respect to this report.

COMMUNICATIONS

None with respect to this report.

DELEGATED AUTHORITY

Any funding from the Equipment Radio Reserve requires the approval of both the Board of Police Commissioners and City Council. If approved at Board of Police Commissioners, this report will be submitted to Executive Committee for consideration. If approved at that time, it will be forwarded to City Council for final approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

Jim Nicol, Secretary

/mrt

CR14-64

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: Organizational Appointments for 2014 – School Board/City Council Liaison Committee

RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- May 14, 2014

1. That the following nominees of the organizational representatives for the School Board/City Council Liaison Committee be appointed for terms of office effective upon Council approval and expiring December 31, 2014:

    - Ms. Julie MacRae
    - Ms. Debra Burnett
    - Ms. Katherine Gagne
    - Mr. Dale West

2. That the members appointed continue to hold office for the term indicated or until their successors are appointed.

EXECUTIVE COMMITTEE – MAY 14, 2014

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

Mayor Michael Fougere, Councillors: Sharron Bryce, Bryon Burnett, John Findura, Jerry Flegel, 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 May 14, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That the following nominees of the organizational representatives for the School Board/City Council Liaison Committee be appointed for terms of office effective upon Council approval and expiring December 31, 2014:

    - Ms. Julie MacRae
    - Ms. Debra Burnett
    - Ms. Katherine Gagne
    - Mr. Dale West

2. That the members appointed continue to hold office for the term indicated or until their successors are appointed.

3. That this report be submitted to the May 26, 2014 City Council meeting for consideration.

CONCLUSION

The Regina Public School Board's (RPSB) organizational appointments to the Committee expired on December 31, 2013. The RPSB has put forward the names of the individuals that they would like as their representatives on the Committee. The appointments would be effective upon Council approval.

BACKGROUND

Pursuant to Section 4 of City Council's Procedure Bylaw 9004, the process for filling vacancies on City boards, commissions and committees has been initiated. The purpose of this report is to facilitate the appointment of organization representatives to committees for 2014 that are not affected by the committee structure review and to address any outstanding matters related to the appointments.

DISCUSSION

The following information is provided on activities that have been carried out in preparation for the consideration of 2014 appointments and on any related matters.

Organizational Appointments:

Letters were sent to all organizations that have representatives whose terms of office will expire as of December 2013. These organizations were requested to advise by November 8, 2013 of their nominations for the upcoming term.

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.

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.

Other Implications

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

Accessibility Implications

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

COMMUNICATIONS

After City Council has finalized the appointments, the following communications will take place the RPSB will be notified in writing

DELEGATED AUTHORITY

Appointments to Boards, Commissions and Committees requires City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

Jim Nicol, Secretary

\mrt

CR14-61

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: 2013 Annual Report

RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE - MAY 26, 2014

1. That the 2013 Annual Report be approved by City Council.

2. That the Director of Finance be authorized to finalize the Annual Report, including the Financial Statements, with the auditor.

FINANCE AND ADMINISTRATION COMMITTEE – MAY 6, 2014

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

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

The Finance and Administration Committee, at its meeting held on May 6, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That the 2013 Annual Report be approved by City Council.

2. That the 2013 Annual Report be forwarded to the May 26, 2014 meeting of City Council.

3. That the Director of Finance be authorized to finalize the Annual Report, including the Financial Statements, with the auditor.

CONCLUSION

The attached draft Annual Report is submitted for review by the Finance and Administration Committee and approval by City Council. The 2013 audit process highlights important issues and provides additional information about those issues to the Finance and Administration Committee. It also provides the opportunity to discuss those issues with the City's external auditors. The publication of the 2013 City of Regina Annual Report including the financial statements and auditor's report and the completion of the actions outlined in the Communication Plan fulfill the requirements of *The Cities Act*.

BACKGROUND

Attached is a copy of the draft Annual Report of the City of Regina for the year ended December 31, 2013. The Annual Report is submitted pursuant to Section 155 of *The Cities Act.* Generally accepted auditing standards require that the governing body of an organization approve the financial statements prior to finalization of the audit process.

DISCUSSION

The draft consolidated financial statements included in the Annual Report reflect the status of the City of Regina's consolidated financial position as at December 31, 2013, as well as providing an overview of the City's consolidated financial operations during the year. The consolidated financial statements include all entities that are accountable to and controlled or owned by the City. This includes:

- Regina Downtown Business Improvement District
- Regina's Warehouse Business Improvement District
- Regina Regional Opportunities Commission
- Regina Public Library
- Buffalo Pound Water Administration Board

As required by *The Cities Act*, the City of Regina follows the standards of the Public Sector Accounting Board (PSAB). These standards represent generally accepted accounting standards for local governments.

The financial statements for the General Trust Fund are also included in the Annual Report. Additional financial information and economic indicators that assist in understanding the City's financial operations are contained in the Financial Statement Discussion and Analysis Section of the report.

The 2013 financial statements show an increase in the City's accumulated surplus of about $153.1 million from 2012 to 2013. This figure differs significantly from the 2013 General Operating Results, which reflect a surplus of $2.4 million, because the consolidated statements include the City's utilities and capital funds, as well as the financial results for related entities noted above. Significant differences also arise because the General Operating Results are based on the General Operating Budget, which is prepared based on requirements outlined in *The Cities Act*, which are different from generally accepted accounting principles. The Budget requirements are primarily around raising sufficient cash to fund annual operating and capital requirements and debt repayments, as opposed to the accrual accounting methods which form the basis of generally accepted accounting principles and main purpose is to show the City's overall financial position and results of its operations.

A reconciliation of the 2013 General Operating Fund surplus with the increase in Accumulated Surplus is as follows:

2013 General Operating Surplus	2.4
Operating Results of Other Organizations	(0.5)
Repayment of Debt Principal:	
Repayment of City of Regina Debt	4.3
Increase in Tangible Capital Assets	116.5
Change in Capital Carry Forward Balances:	
Increase in Utility Capital Carry Forward	(20.8)
Increase in General Capital Carry Forward	12.6
Change in Appropriated Service Agreement Fees:	
Decrease in Water, Wastewater and Drainage	4.2
Increase in Landfill Liability	(3.2)
Decrease in Capital Lease Obligations	0.1
Increase in Employee Benefit Obligations	(0.7)
Increase in Reserves	40.6
Amounts included in Operating Results and Transferred to Reserves	(2.4)
Increase in Accumulated Surplus	153.1

While the accumulated surplus is an important indicator, the most significant portion of the surplus results from investment in non-financial assets, such as tangible capital assets, which cannot be used to fund programs or services. For 2013, investment in tangible capital assets and capital carry forward total $108.3 million. This component of the surplus is funds invested in infrastructure. An indicator that shows whether the City has resources on hand to finance future operations is its net financial assets. The City has a positive, but not substantial, net financial asset position of about $115.8 million, an increase of about $35.4 million from 2012. This increase in net financial assets is positive, in that it will assist in internally funding significant future projects such as the expansion of the wastewater treatment plant.

RECOMMENDATION IMPLICATIONS

Financial Implications

The cost of producing the Annual Report along with the cost of the external audit is provided for in the approved General Operating Budget.

The Annual Report provides information about a number of significant financial issues for the City, including tangible capital assets, pension costs, landfill closure costs, and debt.

Environmental Implications

The City's website is the primary method of distributing the Annual Report, which results in a reduction in paper usage.

Policy and/or Strategic Implications

The 2013 Annual Report provides information on the City's financial position as at December 31, 2013 and its financial results for the year. These measures are an important part of the annual assessment of the City's progress towards providing transparency and assurance to citizens on the financial management of the City and its assets, an objective that includes both financial and infrastructure assets. The 2013 financial results reflect actions by the City to build financial reserves to meet the significant demands for infrastructure over the next few years.

Other Implications

None related to this report.

Accessibility Implications

None related to this report.

COMMUNICATIONS

As required by Section 157 (1) of *The Cities Act*, a copy of the Annual Report will be sent to the Minister of Government Relations along with a copy of the Public Accounts.

Section 155(3) of the Act requires that the City publicize its financial statements, or a summary of them, and the auditor's report in a manner that Council considers appropriate. The Annual Report will be published on the City's website before September 1, 2014. Printed copies of this Annual Report will also be available, as required.

DELEGATED AUTHORITY

This report must be forwarded to City Council.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE

Ashley Thompson, Secretary

City of Regina
Saskatchewan, Canada

2013 Annual Report

Year Ended December 31, 2013

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City of Regina | REGINA
Infinite Horizons

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Government Finance Officers Association

Canadian Award for Financial Reporting

Presented to

City of Regina

Saskatchewan

For its Annual Financial Report for the Year Ended

December 31, 2012

Executive Director/CEO

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the Corporation of the City of Regina for its annual financial report for the fiscal year ending December 31, 2012. The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and provide peer recognition and technical guidance for officials preparing these reports.

In order to receive the Canadian Award for Financial Reporting, a municipal government must publish an easily readable and efficiently organized annual financial report. The contents of the report must conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to GFOA.

This is the 21st time the City of Regina has received an award for its Annual Financial Report.

The 2012 Annual Financial Report for the City of Regina was prepared by the Finance Department, with contributions from all City Departments and related organizations.

City of Regina, Saskatchewan, Canada

Regina.ca

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Introduction

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Message from the City Manager

May 26, 2014

His Worship, the Mayor
and Members of City Council

I am pleased to submit the City of Regina's 2013 Annual Report. The Annual Report is submitted pursuant to Section 155 of The Cities Act. The Annual Report includes consolidated financial statements for the City of Regina as required by the Public Sector Accounting Standards Board (PSAB). The Annual Report includes financial, statistical and other information about the City of Regina and related entities to provide an understanding of the City and the resources available to the City.

The Annual Report consists of the following sections:

Introduction
The introduction familiarizes readers with the strategic focus of Council and its Administration, the political and organizational structure of the City, and the nature and scope of the services provided by the City. Highlights include key facts and successes which demonstrate responsible growth, safe communities, and quality of life that the City of Regina strives to achieve.

Financial Statement Discussion and Analysis
This section provides explanations and trend analyses to provide a broader understanding of the financial statements.

Financial Statements
Detailed financial statements of this section include the Consolidated Financial Statements and the General Trust Fund financial statements.

The preparation and presentation of the financial statements and related information contained in this annual report is the responsibility of the City's Administration. The statements have been prepared on a basis consistent with the recommendations of PSAB. Included in the consolidated financial statements are those entities that are accountable to and owned or controlled by the City of Regina. These entities include: Regina Public Library, Regina Regional Opportunities Commission, Buffalo Pound Water Administration Board, Regina Downtown Business Improvement District and Regina's Warehouse Business Improvement District.

City Council appointed the accounting firm of Deloitte, LLP to perform an independent audit of the City's 2013 financial statements. Their report is included in this document. The City's system of internal controls ensures the accuracy and reliability of the financial information. The Finance and Administration Committee reviews the external auditor's audit plan, and ensures corrective action is taken for weaknesses identified in the City's internal control system.

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As noted, the consolidated financial statements include information on the City's financial position and operating results, along with those of several related entities. The City's operations are typically segmented (General Operating, General Capital, Utility Operating and Utility Capital) for budgeting and reporting purposes. In the financial statements, segment disclosure is also provided by divisional areas.

Based on the consolidated information, the following points are noted for 2013:

The City (consolidated entity) had net financial assets of $115.8 million at the end of 2013, an increase of $35.4 million from net financial assets of $80.4 million at the end of 2012.

Total revenues in 2013 were $586.6 million, an increase of $58 million from 2012. Total expenses in 2013 were $433.5 million, an increase of $11.9 million from 2012.

The planning, development and monitoring of the annual operating and capital budgets is a fundamental component of the City's financial administration. For 2013, the City's General Operating Fund ended the year with an operating surplus of approximately $2.4 million. The surplus is determined on a basis consistent with the presentation of the 2013 General Operating Budget before PSAS standards are consolidated and applied.

The City's achievements in providing accurate and articulate financial statements were recognized by the Government Finance Officers Association of the United States and Canada (GFOA) for the 21st consecutive year. GFOA awarded a Canadian Award for Financial Reporting to the City of Regina for its Annual Financial Report for the fiscal year ended December 31, 2012. The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports. To be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily-readable and efficiently-organized annual financial report with content that conforms to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments and address user needs.

Respectfully submitted,

Glen B. Davies
City Manager & Chief Administrative Officer

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Message from the Mayor

Dear Regina citizens:

On behalf of my colleagues on City Council, I am very pleased to present the 2013 City of Regina Annual Report.

Regina is a growing and prosperous city and leads Canada for a number of economic performance measures, such as unemployment rate and GDP growth.

Regina is changing, and is a very different community in so many ways. We are now a much more confident, prosperous and vibrant city, and one which is tapping into its significant potential.

There are many exciting opportunities that lie before us. We are seizing and investing in those opportunities and planning for growth.

This report provides a snapshot of the numerous achievements of 2013. They include approval of our new Official Community Plan, creation of a new Comprehensive Housing Strategy, another year of tremendous building activity, a vote by residents to proceed with a public private partnership for a new sewage treatment plant, and progress on the Regina Revitalization Initiative, including the building of a new stadium. We also showed the country our prowess in hosting both the Juno Awards and the Grey Cup. Our city is, in so many ways, the envy of Canada.

Our vision is to create a vibrant, inclusive, attractive, sustainable community where people live in harmony and thrive in opportunity. All of our work is geared to achieving that vision. I want to say a special thank you to our many City of Regina employees who work tirelessly to help us move towards our vision, and make Regina the great place it is to live, work and raise a family. I also want to applaud my Council colleagues for their dedication to this City. They are a dedicated team who work hard every day on behalf of residents. I can't think of a better group of colleagues with whom to work.

I look forward to another great year in 2014, as our City continues to evolve into an exciting, prosperous and caring community. At my State of the City Address this year, we paid tribute and recognized a few individuals and organizations that exemplify our caring nature. Also, a number of our residents helped their neighbours this winter as "Snowbusters". Neighbours helping neighbours is a city trait of which we can be so proud.

I invite you to become involved in our city. You can join a committee, volunteer for one of the numerous activities, participate at a forum or open house or follow us on Facebook and Twitter. I also encourage you to stay in touch with us by talking to your Councillor and by attending Council meetings.

This is a great time to be living in Regina. We look forward to your continued support as we work together in building our city.

Sincerely,
Michael Fougere
Mayor of Regina

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Vision, Mission & Values

City Council and the administration are committed to providing a strategic focus for the future of our community. In 2013, Design Regina, the city's Official Community Plan, was approved and work commenced on updating the corporate strategic plan.

Our Vision
Canada's most vibrant, inclusive, attractive, sustainable community, where people live in harmony and thrive in opportunity.

- **Vibrant:** Young people and creative spirits are inspiring dynamic neighbourhoods and an exciting downtown, all of which feature first-rate facilities for health, wellness and artistic expression.
- **Inclusive:** Our community welcomes people. We live the values of respect and trust and celebrate the strength that comes from our diversity.
- **Attractive:** Residents and visitors choose Regina because it's clean, green, lively, friendly, affordable and fun.
- **Sustainable:** People forge a balance between the economic, social, environmental and cultural dimensions of their decisions by serving as stewards of the resources we share and by demonstrating leadership.
- **Harmony:** Empathy and understanding come from, and lead to, being safe in our homes and neighbourhoods; building strong social networks throughout the community creates synergy and sense of belonging.
- **Opportunity:** The entrepreneurial spirit powers Regina as a centre of success where research, innovation and excellence abound.

Our Mission
The City of Regina contributes to its citizens' quality of life by providing services and infrastructure at a level and of a quality that is sustainable

Our Values

- **Performance Driven & Accountable:** We all demonstrate leadership qualities. We instil a sense of mutual responsibility, open communication and teamwork while being accountable to each other, our community and Council. Our efforts are performance driven and outcome based.
- **Responsive & Respectful:** We cultivate a professional environment by being responsive and respectful in our conduct and interactions. We focus on safety, diversity and mutual respect.
- **Innovative & Creative:** We continuously improve by promoting innovative approaches to our work and how we serve our community and Council. We are creative, purposeful and take measured risks which results in new ways of doing business and being cost effective.
- **Focused on Excellence:** We are results oriented, providing excellent, responsive and accessible service.

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City Council

City Council is responsible for the governance of the City of Regina, subject to Provincial legislation. Members of City Council are now elected every four years in a municipal election with the last election held on October 24, 2012. The Mayor is elected at large. The City of Regina uses a ward system for electing Councillors, with the city divided into ten wards and one Councillor elected in each ward. City Council's primary responsibility is to provide policy direction for the operation of the City. Council also sets the long-range service goals, and approves operating and capital budgets.

The Mayor presides at all meetings of City Council and is the ceremonial head of the municipal government. The Mayor and City Clerk are the municipality's symbolic and official signing officers, respectively. City Council members for the 2012-2016 term are.

Back Row l-r: Councillor Jerry Flegel, Councillor Shawn Fraser, Councillor Bryon Burnett, Councillor Terry Hincks, Councillor Wade Murray

Front row l-r: Councillor Mike O'Donnell, Councillor Bob Hawkins, Councillor Barbara Young, Mayor Michael Fougere, Councillor John Findura, Councillor Sharron Bryce

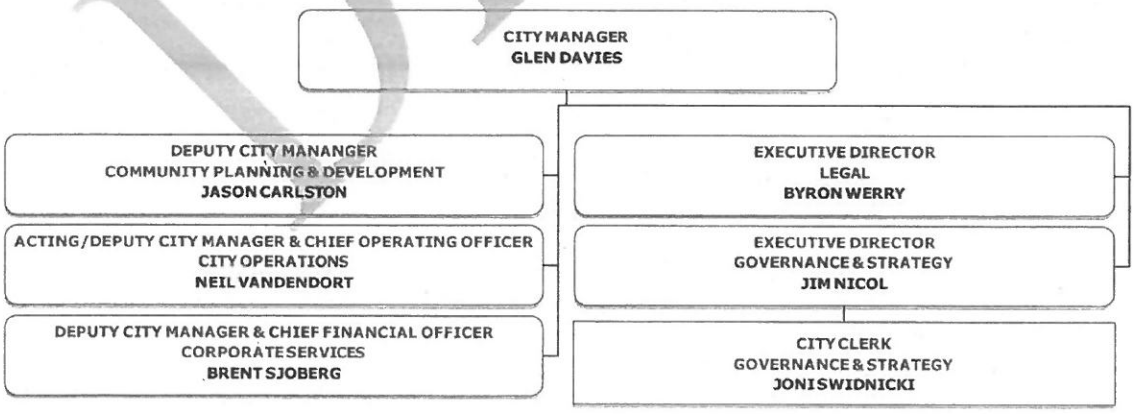
City Administration

The City Manager is the Chief Administrative Officer of the City and is appointed by City Council. The City Manager's Bylaw 2003-70 outlines the responsibilities, accountabilities, and authority for the position. The City Manager advises Council on all matters related to the City's programs and services and is responsible and accountable for directing and organizing the administration to achieve the goals and objectives of City Council in the most economic, effective, and efficient manner.

The City of Regina, pursuant to The Police Act, 1990, is responsible for maintaining law and order within its boundaries. The City appoints a Board of Police Commissioners that is responsible for the delivery of policing services within the municipality, providing general direction, policy and priorities and developing long-term plans. The Board appoints a Chief of Police, who is responsible for the management, administration, and operation of the Police Service, the maintenance of law and order within the municipality, and discipline within the Police Service. The annual Police budget must be approved by City Council.

Corporate Organizational Structure

The City of Regina has three Divisions: City Operations, Community Planning & Development, and Corporate Services. Each Division is led by a Deputy City Manager; two Executive Directors are responsible for the offices of Legal and Governance & Strategy. These Divisions continue to evolve with a focus on continuous improvement.



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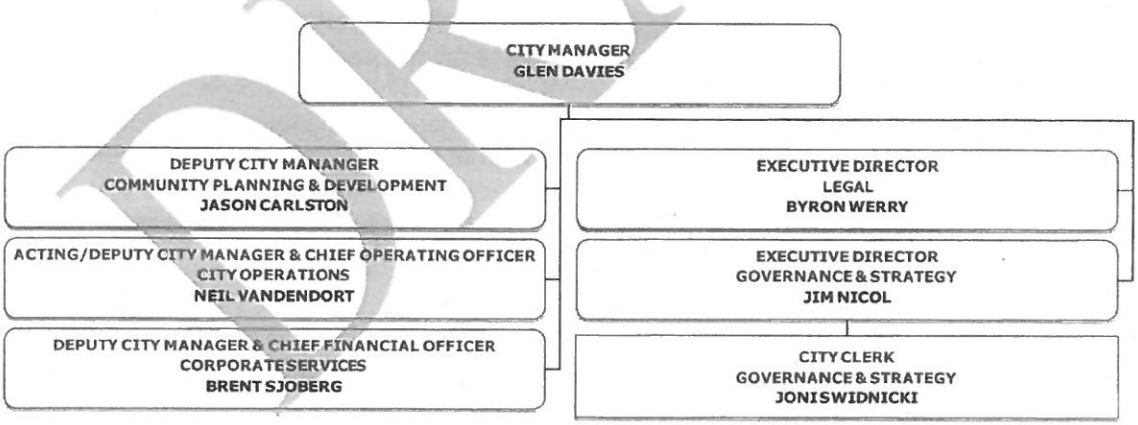
Office of the City Manager

The management of the civic administration of the City of Regina (excluding the Regina Police Service) is the responsibility of the City Manager. Appointed by City Council, the City Manager's authority is established by the City Manager's Bylaw 2003-70 and the Regina Administration Bylaw 2003-69.

The Office of the City Manager is Council's link to the Administration and is responsible to City Council for the efficient and effective operation of the City in accordance with City Council policies, decisions and bylaws. The City Manager provides executive direction, strategic guidance and governance support on matters of municipal governance, strategy and protocol, and ensures the City operates according to legislative requirements. The City Manager is also responsible for the development of a Corporate Strategic Plan, annual business plan, and reporting to council on performance related to those plans, including the budget.

The Office of the City Manager includes the three main Divisions reporting to the City Manager: City Operations, Community Planning & Development, and Corporate Services.
Also reporting to the City Manager is the Legal Department, the Regina Revitalization Initiative Business Unit, and Governance & Strategy which is made up of the Office of the City Clerk, Communications, Government Relations, and Strategy Management.



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2013 Highlights

- The Strategy Management Branch provided analysis and project management support for three critical projects over the course of 2013 – the Comprehensive Housing Strategy; the annexation of lands to support the new Official Community Plan; and the construction of the Wastewater Treatment Plant.

- In 2013, the City of Regina's use of on-line and interactive communications tools continued to grow:

  - The Regina.ca website received more than 1.76 million visits. This was an increase of 260 thousand visits, and according to the annual citizen survey, it remains the first choice of residents when seeking information about City programs and services;
  - Access by mobile devices (tablets or smartphones) increased 100 per cent and represents 49 per cent of Regina.ca's traffic;
  - The City Facebook page is approaching 27 thousand users, and continues to be the largest Facebook page of all Canadian municipalities;
  - City YouTube videos have now been viewed over 100 thousand times;
  - The City has about 21 thousand Twitter followers, a significant increase from 11 thousand at the end of 2012.

- Communications developed and implemented communications strategies for major initiatives such as the Regina Revitalization Initiative (RRI), Design Regina, the City's new Official Community Plan, construction of a new Sewage Treatment plant, and launched a social marketing campaign to support Waste Plan Regina, the City's new plan for waste and recycling services.

- Communications continued to increase the profile of the City and the corporation at events such as I Love Regina Day, the Home and Garden Show, and Grey Cup 101.

- Communications staff were the recipients of a Gold Medal from the prestigious Government Technology Awards in the category of "Next Generation Leadership".

- The Risk Management Branch of the Legal Department has investigated 1,307 incidents, settled 114 third party claims, and paid out a total of $116 thousand, as of December 2013.

- The Prosecutions Branch of the Legal Department has had 601 charges in court with fines assessed of $48 thousand in as of December 2013.

- In 2013, the Office of the City Clerk was responsible for planning and operating a Referendum on the Waste Water Treatment Plant. This process is almost identical to a municipal election and was carried out in a six week time frame.

- Administrative and procedural support was provided for City Council, three quasi-judicial boards and 16 committees.

- Administrative support was provided for an average of 23 meetings per month or 270 meetings, in which 287 agendas were created and delivered to elected officials and citizen members of committees.

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- The City's Open Government program increased the number of available data sets to 24 and the number of public interest topics to 35.

- Access to information requests are tracked through the Office of the City Clerk as "formal" and "informal" requests. In 2013, the Office received and processed 53 formal requests and 29 informal requests. Also in 2013, a special project with the Health Department file concluded 32 requests processed during the year.

- The City of Regina Historical Collection went "virtual" on November 15, 2013. As of December 13, over 450 images were available for viewing online 24-7. Since the launch, the collection, hosted by Eloquent Systems Inc., has been accessed hundreds of times by users from all over the world.

- In 2013, the Regina Revitalization Initiative (RRI) focused on the Stadium Project; specifically, procuring the design, construction and interim financing for the replacement of Mosaic Stadium through a Public Private Partnership (P3) procurement process. This included working with our project partners and team of experts to define the project outcome specifications and implement Request for Qualifications (RFQ) and a Request for Proposal (RFP) processes. In addition, the project team moved forward with demolition and utility relocation work required to prepare the site at Evraz Place for the construction of the replacement for Mosaic Stadium.

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City Operations

City Operations provides customer-focused professional and reliable public services that enable and enhance the quality of life for our community. It ensures that the City's municipal infrastructure systems are effectively preserved, funded and operated. City Operations is responsible for operating and maintaining of municipal infrastructure and assets, involving roadways, traffic, water, drainage, waste water and solid waste to meet regulatory requirements and community needs. The Division also contributes to building a safe community by providing fire and protective services, and transit and paratransit services for residents.

City Operations are the stewards of a significant portion of the city's infrastructure, ensuring that infrastructure systems are adequately preserved, resourcefully funded and effectively operated. This is accomplished through implementing best practices that advance safety, consistency, efficiency and reliability.

City Operations is comprised of six departments: Fire & Protective Services; Open Space & Environmental Services; Roadways & Transportation Services; Strategic & Customer Services; Transit Services; and Water & Sewer Services. In addition, Special Projects Secretariat and Service Regina are a part of City Operations. Service Regina delivers excellent day-to-day customer service for the corporation on a broad range of City programs and services through in-person service on the main floor of City Hall and a call centre.

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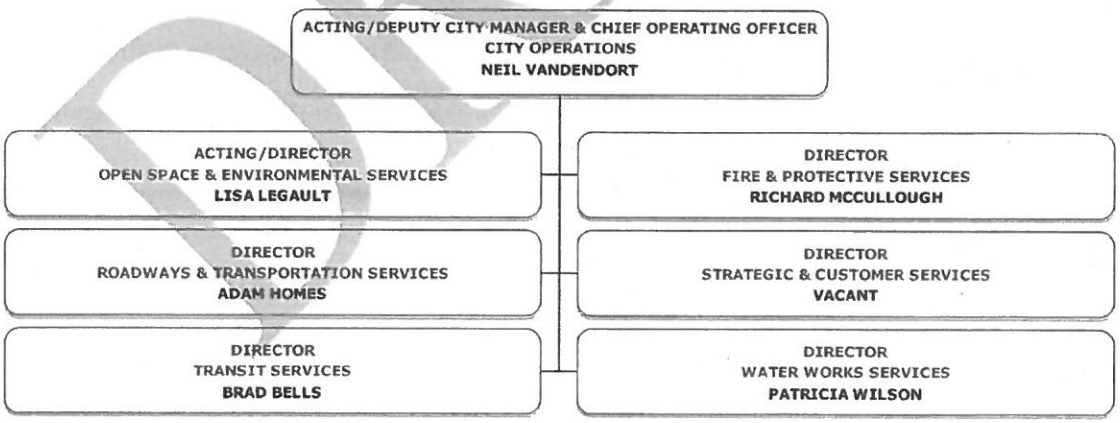

2013 Highlights

- In 2013, the Fire Department ensured compliance of their position as an Accredited Agency from the Center of Public Safety Excellence. This prestigious status measures the services, programs and governance against industry best practices.

- The Fire & Protective Services Department continues to broaden its scope of services providing increased emergency medical, technical rescue and hazardous materials responses. It also led the emergency preparedness and response program for the 2013 Spring Run-Off.

- The Fire & Protective Services Department operates seven fire stations and each serves an average of 28,200 residents. Annually the department:
  - Emergency dispatches an average of 3,500 for fire suppression, emergency medical assistance, hazardous material mitigation and rescue incidents;
  - Averages of 2,200 plus fire inspections and 160 plus fire investigations annually;
  - Responds to approximately 5,900 total deployments, which includes non-emergent investigations and public education and training;
  - Successfully trains and certifies 260 personnel in Hazardous Materials, Emergency Medical Care, Incident Command System, Flashover Survival, Technical Rescue and other related disciplines.

- The department contributed to the safety and security of visitors and residents of the City for several major events, such as the Juno Awards, the Paul McCartney Concert and the Grey Cup Festival, through emergency preparedness and code enforcement.

- The department hosted over 300 Fire Service Industry professionals at the Canadian Association of Fire Chiefs Conference in September. Attendees were from across Canada, the United States and the United Kingdom

- Annually, 39,000 plus citizens attend a number of public safety fire education events provided through the Public Education section. These programs include:
  - "Kids First" which delivers fire and life safety education to young families. This program is internationally recognized as a model in fire prevention and education.
  - In partnership with: Bylaw Enforcement, Regina Police Service, the two school boards and the Regina Qu'Appelle Health Region - Child and Youth Services Section, Fire and life safety education and enforcement programs were intentionally provided in the high fire risk areas of North Central, Heritage and Al Ritchie neighbourhoods.
  - A program entitled, "Remembering When: a fire and fall prevention for older adults" was designed to engage the growing senior citizen community. This is through a partnership with the Regina Senior Citizens Centre and the Regina Housing Authority.

- The department contributed to several corporate initiatives including the Business Transformation Project, Official Community Plan, Comprehensive Housing Strategy, Global Transportation Hub, Regional Planning, and the RM of Sherwood Fire Services Agreement.

- The Open Space & Environmental Services area protects and maintains 148,000 City-owned trees. The Forestry program includes a pruning cycle of 1:10 years and plants approximately 2,500 trees annually. In 2013, the City tree pruning increased 50 per cent over the previous year with 7,300 trees were pruned.

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- The department creates floral displays throughout the City using flowerbeds, 500 plus planter pots and oak barrels. These displays are typically located in city parks, along main roads and major intersections. Despite hot and dry conditions throughout most of the 2013 summer, horticulture staff planted and successfully maintained 40,000 bedding plants.

- Mosquito control increased the water areas treated by 50 per cent to 4,600 acres, and as a result, mosquito breeding conditions were significantly reduced.

- The department maintains five public golf courses and the Leslie Lawn Bowling Greens. Despite a harsh winter, which resulted in a five-week delay, golf course staff ensured the golf courses were up and running in May to allow for a successful golf season.

- The department operates two municipally-owned cemeteries, Riverside Memorial Park Cemetery and Regina Cemetery, to provide the community with various interment options. In 2013, 600 interments performed. A new Columbarium installed at Riverside Memorial Park Cemetery adding another 104 niches for cremated remains.

- The 5th Annual Tree of Memories Event was held at Riverside Memorial Park Cemetery. The event provided family and friends the opportunity to celebrate the life of a loved one for the holidays.

- In 2013, the City's Solid Waste Collection branch converted approximately 6,000 households from shared alley garbage containers to individual rollout carts.

- The branch provides service to 61,400 single-family households on a weekly basis by individual roll out carts. This equates to approximately 60,000 tonnes of solid waste from our community.

- The landfill handled material delivered by approximately 170,000 vehicles, which amounts to 625,000 tonnes of material annually.

- Residential recycling was rolled out on July 1 and provides collection to 61,400 single-family homes on a bi-weekly basis by individual roll out carts. This program achieved a set out rate of 75 per cent, and 6,000 tonnes of recyclable material was collected since it was rolled out.

- A household hazardous waste event was held in October, the first since 2010. Residents showed their support by diverting more then 10 tonnes of hazardous product, 2,450 pounds of electronics, 9,900 pounds of paint and 159 tires.

- Leaf and yard depots were set up for the fall season providing residents an alternative to dispose of their leaf and yard waste. The material was diverted to a local composting farm for soil remediation purposes. Over a six-week period, 184 tonnes of material was collected.

- Regina's Roadway Network Inventory consists of:
  - 926 kilometres paved roads and 33 kilometres of gravel roads;
  - 1,289 kilometres of sidewalks;
  - 170 kilometres of paved alleys and 134 kilometres of gravel alleys;
  - Approximately 49 kilometres of easements;
  - 54 bridges, of which eight are rail overpasses, and 31 pedestrian bridges.

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- The Roadways Preservation Branch's thin-lifted five bridges, performed testing of asphalt thickness on seven bridges, washed 31 traffic bridges and six underpasses, sealed 21 bridges, repaired three expansion joint glands, painted three pedestrian bridges and repaired two, and painted numerous guardrails and stub posts.

- The Sweeping & Alleys Branch swept approximately 3,100 kilometres of streets and 1,300 kilometres of sidewalks and boulevards. The Crews reconstructed approximately 3 km of paved alleys, refreshed approximately 130 gravel alleys, maintained 135 kilometres of gravel alleys, maintained 30 kilometres of high-grade roads, repaired various easement and guardrail locations, and washed and maintained 54 bridge locations. In addition, they constructed four crossovers on the Ring Road to assist with traffic flows during the paving of the Ring Road and reconstructed two LIP locations.

- The City has 185 signalized intersections, nine pedestrian half signals, 74 pedestrian corridors, and approximately 950 expressway lights.

- In 2013, the Traffic Signals & Lighting Branch installed 10 new traffic signals in 2013 and "retimed" traffic signals five arterial corridors, and numerous signal improvement projects, including the installation of left turn arrows, pedestrian countdown signals, audible pedestrians signals, were completed.

- In addition, the branch completed yearly planned maintenance for 185 traffic signals, nine pedestrian half-signals, 950 expressway lights and 74 pedestrian corridors, and provided underground utility location services for both internal and external customers to protect traffic signal related assets.

- The City's Street Sign Inventory includes over 60,000 street signs, all of which are maintained by City crews.

- Traffic Control & Parking Branch provided the following services in 2013:
  - Design and installation of 134 traffic accommodations and detours;
  - Coordinated event traffic for the Grey Cup, and 47 special events and 11 block parties;
  - Facilitated and coordinated 237 over-dimensional moves through the city;
  - Issued 918 temporary street use by contractors and the film industry; and
  - Installed 36 new accessible parking zones at private residences.

- In 2013, Traffic Control and Parking painted over 500 kilometres of lane lines and completed over 70,000 metres of crosswalk/stop bar pavement markings.

- In 2013, the Winter Maintenance team received a Customer Service Excellence Award for their excellent work during a record setting winter. During the 2012/2013 season, to deliver the expected level of service outlined in the Winter Maintenance Policy the branch provided:
  - Completed nine systematic plows of over 4,630 lane km;
  - Completed four residential plows consisting an additional 2,076 lane km;
  - Removed over 525,000 m3 of snow and hauled to the snow storage site;
  - Stockpiled an additional 975,000 m3 of snow hauled by the private industry to the snow storage site;
  - Applied over 24,500 tonnes of ice control material to the road network;
  - Contributed to a 24/7 operation with a combined total of over 115,000 manpower hours worked throughout the season; and
  - Inspected and responded to over 11,000 Service Requests through Service Regina.

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- In 2013, the City's asphalt plant produced 83,000 tonnes of hot mix asphalt and 800 tonnes of cold mix asphalt. In addition, the asphalt plant produced 78,000 tonnes of granular materials.

- By producing asphalt mixes internally instead of through an external supplier, the City saved $1.6 million overall. This revenue, less the cost of production, is transferred to the asphalt plant reserve for future plant upgrades.

- The bulk materials operation provided 160,000 tonnes of granular and landscape materials to various City branches and public agencies. Recycled materials constituted 60 per cent of bulk materials sold.

- For the first time, Concrete services initiated a contracted trip hazard removal program to address approximately 2,500 trip hazards of between 25 and 40mm in height in the pedestrian traffic areas of the downtown and hospital corridors, as well as locations that have accessibility challenges that met the maintenance program priorities

- Service Regina provides first line customer service, responding to customer inquiries, requests for service and concerns relation to all City of Regina services. In 2013 this work area:
  - Answered 170,635 calls;
  - Handled 113,952 at the initial point of contact and did not require to create service requests;
  - Created 1,100 service requests through Facebook and 225 through Twitter;
  - Processed 113,857 services transactions in-person.

- Regina Transit continues to provide safe, convenient and affordable transportation for residents and visitors to special events such as concerts, Saskatchewan Roughrider football games and New Year's Eve celebrations. In 2013, Football Express ridership was at its highest level.

- In 2013, city buses provided approximately 6.2 million rides to the community, and the 107 buses travelled approximately 5.6 million kilometres. Door-to-door Paratransit service provided approximately 180 thousand trips and travelled an average of 1 million kilometres plus last year.

- Over the past four years, over 68 buses were replaced in the fleet, reducing the average age to 6.7 years. Since 2006, the number of accessible, low floor buses in service has risen from 26 to 100. These accessible low floor buses provide improved accessibility for all customers, especially seniors.

- In 2013, Transit installed security cameras on another 12 buses bringing the total number of buses with security cameras to 75. This feature provides a more secure environment for both our customers and employees.

- Regina Transit implemented a new routing system which introduced Transit service in areas that did not previously have service, and two new express routes to allow residents to get across the city quickly, all without increase to the budget. These changes increased Transit's ridership by 5 per cent by year end.

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- During the launch of the new routes, Transit ran a promotion in September called "Free Transit Fridays" which saw an average increase of 42 per cent. This promotion introduced customers to the new routes and allowed them to try the routes risk free by not having to pay. The ridership increase carried over to October with a 12 per cent increase in ridership.

- The Transit Information Centre provides information 65 hours per week regarding conventional transit. The Paratransit booking lines are available 104 hours per week.

- In response to a changing customer dynamic, Transit continues to use Twitter and Facebook pages to provide timely information to customers about detours/delays in service.

- In addition, each day there are, on average, over 2,500 visits to the Transitlive web page, over 800 text messages, and 200 calls to the Transitlive phone system.

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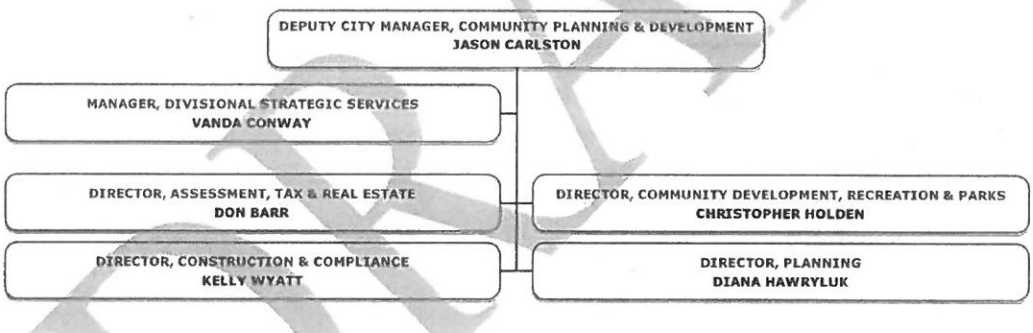
Community Planning & Development Division

Community Planning & Development manages growth, development and provision of infrastructure, while being responsive to the needs and aspirations of the community. The Division contributes to building a healthy and caring community by providing community recreation and cultural programs and services.

The Division is responsible for the development of the Design Regina Official Community Plan (OCP) which articulates the long-term policies that support the creation of a city that reflects Council's Vision and achieves the community's priorities. In addition to leading long-term, comprehensive planning, engineering and development processes, the Division manages tax collection functions and ensures regulatory compliance so that development occurs in a manner that ensures public safety.

The Community Planning & Development Division includes the following departments: Assessment, Tax & Real Estate; Community Development, Recreation & Parks; Construction & Compliance; and Planning.



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2013 Highlights

- In 2013 Regina City Council approved a new Official Community Plan (OCP) for the city. This plan will guide the growth of Regina over the next 25 years in accordance with the priorities of Regina citizens such as economic prosperity and long-term financial viability.

- Staff within the Infrastructure Planning Branch had a key role in developing the growth plan and necessary policies that accompany the City's Official Community Plan.

- A Comprehensive Housing Strategy was completed in 2013 with implementation continuing into 2014. The Strategy includes a complete revision of housing incentives to better aim City resources at housing needs.

- The department implemented most of the recommendations of the Regina Downtown Neighbourhood Plans (RDNP) and the Heritage Neighbourhood Sustainability Action Plan.

- The City and RM of Sherwood signed a Memorandum of Understanding and established three Committees to collaborate on land use planning and servicing in a joint planning area. Other regional work included joint resolutions of the City and RM Council's to alter the City boundary, hosting a Regional Planning Summit, and participation on committees with regional partners

- There were 25 Servicing Agreements executed with land developers in 2013 through the Infrastructure Planning Branch. These agreements pertain to the provision of services and collection of Servicing Agreement Fees in new growth areas of the City.

- $1.8 million of funding created 166 affordable housing units and seven city-owned lots went to local non-profit housing providers.

- The Building Standards Branch completed a study of the Building Permit fee for service model which balances resources to the present record activity levels in the building industry.

- Parking enforcement moved to City Hall and negotiated a new enforcement contract with the Corps of Commissionaires.

- A new procedure manual was developed and implemented to ensure consistency in the enforcement of the Regina Property Maintenance Bylaw #2008-48.

- The Engineering Services Branch assisted in the preparation of the site within Evraz Place for the new stadium.

- The International Association of Assessing Officers awarded the "Excellence in Assessment Administration Certification" to the Assessment, Property Tax and Real Estate Department. Regina is the first jurisdiction in Canada to receive this certification.

- In 2013, there were 2,548 new property accounts added to the assessment and tax rolls. The Assessment Branch completed 7,829 inspections in 2013, an increase of 8 per cent since 2012.

- For the 2013 tax year 35,400 or 46.9 per cent of eligible properties are on the Tax Instalment Payment Plan (TIPPS).

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- The 2013 Reassessment completion was successful, with fewer customer inquiries and appeals than previous reassessments.

- The Assessment Branch responded to 223 appeals at the Board of Revision. Of these appeals, 156 were denied, five were granted, 11 were resolved by agreements, and 51 were withdrawn.

- The Real Estate Branch created, serviced, and sold, 47 acres of industrial zoned lots in Ross Industrial Park.

- The department began facilitating the development of the City's first cultural plan. This plan is a 10-year guiding plan that outlines the City's goals and objectives in cultural development – which includes cultural heritage, art, multiculturalism, inter-culturalism, cultural landscapes, and cultural industries

- The City hosted a wide array of special events in 2013 including the Juno Awards, a Paul McCartney concert and the Grey Cup.

- The department maintains a large and diverse municipal park and open space system comprised of a total of 1,592 hectares or approximately eight hectares of open space per 1,000 people. Included in the 1,592 hectares of open space are 324 parks.

- The City continued to implement components of the Recreation Facility Plan by upgrading three playgrounds in 2013. They also added to its already extensive multi-use pathway that extends 48kms across Regina. The construction of the North West multi-use pathway, set for completion in 2013-2014, will increase the pathway to extend more than 51kms across the city. An additional 10 hectares of new open space was added in 2013.

- Through community investment funding of $3.3M in 2013, the City provided financial support to approximately 110 community and partner organizations.

- Each year approximately 70,000 people visit the Neil Balkwill Civic Arts Centre (NBCAC) for a variety of exhibitions, arts and culture programs as well as hosting their own cultural events from the site.

- There are more than one million individual visits to participate in sport or leisure activities at one of the City's fitness and aquatic facilities every year.

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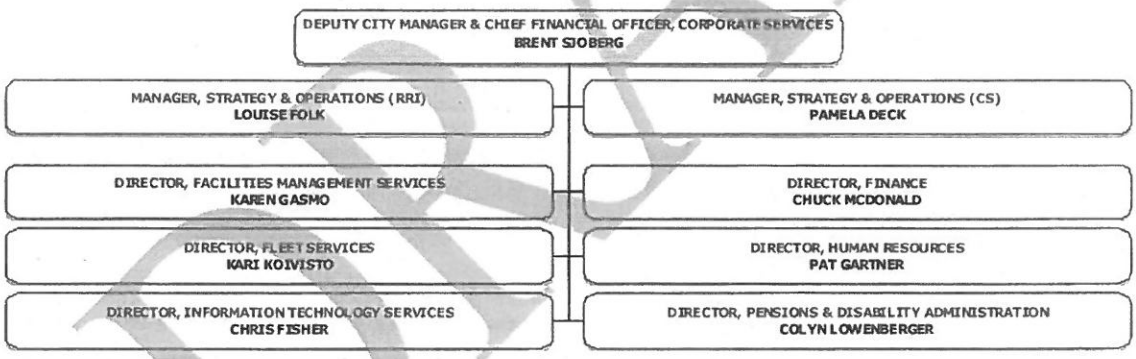
Corporate Services Division

The Corporate Services Division provides services and support to both internal and external customers, enabling the City to maximize its effectiveness and potential. While promoting a culture of safety within the organization, Corporate Services supports organizational capacities to assist operating divisions achieve their business objectives.

Through the division's five areas, responsibilities include the day-to-day operation of all City-owned facilities including security services; financial reporting and budget preparation; investment and debt management services; and billing and collection for the water, wastewater, and drainage utility. In addition, this Division provides fleet management and maintenance services; technology support including corporate data security.

Corporate Services includes: Facilities Management Services, Financial Services, Fleet Services, Human Resources, and Information Technology Services. In addition, the Director of Pension and Disability reports to the Pension Administration Board and connects to the City administratively through Corporate Services.



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2013 Highlights

- The Business Transformation Program (BT) began in 2012 with the goal to replace the organizations varied business systems with one integrated system, Enterprise Resource Planning (ERP). By creating an integrated system, business and customer service throughout the City are made more effective and efficient. In 2013, the following projects were completed:
  - Supply Chain Self Serve
  - Requestor Self-Serve
  - Tangible Capital Assets (TCA) Register Conversion

- Other BT projects which started in 2013 and will continue into 2014 and 2015 include:
  - HR & Payroll System, Time & Labour and Scheduling
  - Corporate Payment Collection

- Facilities Management Services supports more than 220 buildings and almost 400 additional structures that range from recreational, administrative, and operational buildings to spray pools, bus shelters, and park structures.

- With the rapid growth occurring in the Harbour Landing area in south west Regina, a Parks Maintenance sub-depot is required to store equipment used to maintain City owned parkland in the area. The sub-depot in this location will eliminate inefficiencies created by the current location. In addition, a new outdoor rink was built near the sub-depot building and therefore it was determined that rather than build a typical stand-alone rink shelter, the rink shelter space could be accommodated within the parks maintenance sub-depot building. This will result in cost savings associated with the design and construction of the joint-use facility.

- Facilities Management Services assumed the lead of the Landfill Scale Facilities and Infrastructure Project. The project is comprised of a new entrance road to serve the landfill along with new support infrastructure including scales, scale facilities and other upgrades. The project deliverables will provide the City of Regina Landfill with support amenities that will serve users of the landfill for the next 25 years and will support the landfill expansion.

- In 2013, Facilities Management Services identified a number of public parking lots in critical need of repair, including the Sandra Schmirler Leisure Centre, the Hamilton Arena, and the North West Leisure Centre. These repairs were scheduled during shutdowns of the facilities, thus limiting the disruption to the public.

- Mosaic Stadium was extremely busy in 2013. In addition to the stadium's regular activity, there were four major events held at the facility. The stadium hosted a successful Paul McCartney concert in August, which had 45,000 spectators. In November, the venue very successfully hosted the Canadian Junior Football championship, a Canadian Football League Western final play-off game and the biggest party in Canada – the 101st Grey Cup championship, which attracted 45,000 fans.

- Financial Services is the lead to implement the capture and reporting of the Public Sector Accounting Board (PSAB) requirements for tangible capital assets. Over $1.5 billion in City assets have been classified and reported since the City's 2009 Financial Statements. The City will continue to report on the complete stock of tangible capital assets and amortization in the financial statements to demonstrate stewardship and the cost of using those assets to deliver programs and provide services.

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- Finance successfully implemented the Assets module of Oracle Financials in order to improve the data security and integrity, enhance internal controls and automate some of the previously manual functions. The module is also a foundational piece that integrates with other Oracle Financials modules being planned for in the future as part of the ongoing Business Transformation Program.

- Fleet Services manages and maintains about 1,200 vehicles within the Civic, Transit and Fire fleets, and annually delivers over 300 operator training sessions attended by more than 1,600 employees.

- The Fleet Services Department continues to implement the recommendations of the GreenFleet Report to minimize the negative environmental impacts of the City's vehicle and equipment fleet.

- Human Resources work unit supports approximately 290 client Managers and Supervisors, plus coordinators, team-leads, crew-leads, with managing and optimizing their human resources, encompassing more than 2,500 permanent, casual and seasonal employees.

- An objective on the 2013 corporate scorecard was to reduce personal and financial risk to employees and the organization through a strong culture of safety was achieved. Human Resources developed and delivered the foundational components of the safety program, which has enabled/assisted the City in changing its culture towards safety. One measure of this objective included achieving a lost time incident frequency of six. Another required that at least 80 per cent of managers and supervisors conduct regular safety meetings and workplace inspections.

- The City of Regina undertakes a comprehensive survey of employee perceptions once every two years. Employees participated in this survey in June of 2013 and shared survey results with employees in the all. HR will focus on supporting departments to build actions into their 2014 business plans to respond to the issues and ideas raised by the employees. In addition, HR is facilitating a consultant led process to further analyze the corporate results and determine corporate action plans moving forward.

- ITS supports 1,600 City staff, who utilize over 70 different business applications through a stable, state-of-the-art network connecting over 60 City facilities, and enabling a mobile workforce. Throughout 2013, the ITS staff assisted or lead the following:
  - Enabled a mobile workforce through implementation of tablets and other mobile devices. This included Commercial Assessment, Fire and City Operations, resulting in improved business efficiencies and quicker response.
  - Upgraded the Work Asset Management system to provide better integration with other City applications.
  - Upgraded the Records Management System to prepare for electronic records management.
  - Established working committees to provide corporate strategic direction and priority setting on technology and data used across the organization.
  - Provided development and support for the creation and maintenance of recycling, garbage services, and inventory within the Water Utility Billing system. Working with third parties, processes for route maintenance and mapping services for online services was developed.
  - Completed the on-line access to property assessment information through the tax and assessment system for key 3rd party customers.

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- Continued expansion of the City's fixed broadband wireless network that connects Traffic Signals and buildings to the corporate network, including improved connection to the Landfill site, arenas, and leisure facilities.
- The City's data backup & recovery system was optimized to improve efficiency and reduce business disruptions.
- Identified strategic direction for office productivity and collaboration applications, with a decision to move to a hosted cloud solution. Microsoft's Office365 offering was selected as the most suitable for the City's environment.
- Completed the conversion of the City's email solution from GroupWise to Outlook. Over 1,700 corporate mailboxes were migrated and employees trained in six weeks.
- The City's 20 year old data network was redesigned to align with current technology standards, providing additional stability, security, and flexibility. The environment is now better positioned to keep up with technology advancements.
- Implemented a new network storage solution to provide additional performance capacity and flexibility to corporate business areas, while minimizing future costs.
- Continued using LEAN methodology to perform value-based mapping of key internal processes. Implemented revised processes and new technology within the Print Shop, and the rest of ITS, with processes involving IT Service Management. The initiative included workforce analysis, staff reorganization, creation of a service catalogue, and implementation of a new ITSM tool.
- Upgraded Fleet Management system to most current release, maintaining currency.
- Expanded Print Services capabilities, enabling in-house support for additional print requirements.

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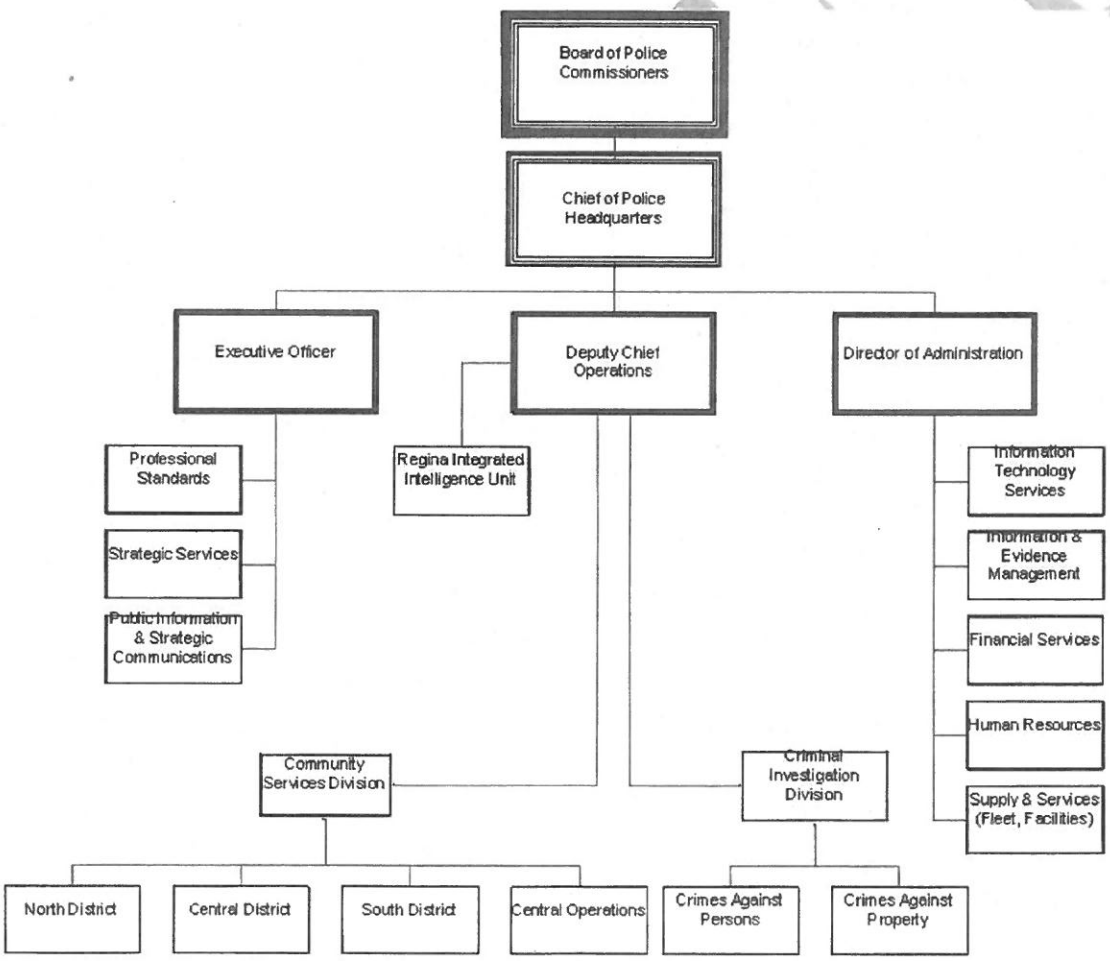
Regina Police Service

The Regina Police Service takes a lead role in providing public safety in the City of Regina. Recognition of this role is embodied in the Service's mission statement, and is the central principle underlying all our activities. At the May 22, 2013 Board of Police Commissioner's meeting the following Mission, Vision and Values were adopted:

Mission: Public service first
Vision: Working together to keep Regina safe
Values: Respectful, Professional, Service

The Strategic Plan is based on four integrated areas of focus: service delivery; partnerships and community engagement; recruitment and employee development; and business processes and infrastructure.



2013 Highlights

Service Delivery

The Regina Police Service's Core Functions are emergency response, quality investigations and response to non-emergency calls, traffic safety, and crime prevention/community building. The anticipated outcomes of these efforts are crime reductions, increased public feelings of safety and security and decreased public fear of crime.

- Across the community there have been reductions in most crime categories.
- Thru September 2013, School Resource Officers conducted 3,862 park checks and 2,331 school grounds checks.
- Continued focus to drinking establishments to enhance public safety. A taxi queue was established on Dewdney Avenue to increase safety for patrons.
- Continued focus on impaired drivers to enhance traffic safety. Impaired driving charges increased 30 per cent over 2012.
- The Graffiti Investigator has been in place for over a year and clearance rates have been reduced from below 10 per cent to more than 25 per cent.

Partnerships and Community Engagement

The Regina Police Service has a crucial role in reducing crime and increasing safety in Regina, but we do not work alone in this endeavour. We require assistance from the community, including public reporting of occurrences and providing input, so we can best meet the community's priorities. We also require assistance from our local, provincial, and national partners who share stake in improving community well-being.

- The Citizens Police Academy (CPA) has provided its program for over 20 years resulting in over 1,700 citizens graduating. There are 95 active CPA alumni.
- Provided policing to a number of high profile community events including First Nations University Pow Wow, Regina Folk Festival, Agribition, Queen City Exhibition, Canada Day, North American Indigenous Games (NAIG), and Sisters In Spirit – Missing Aboriginal Women Vigil.
- Continued with the multi-agency assessment and response team for children ages 11 and under (11UI) identified as at-risk for involvement in the criminal justice system.
- Participated in the development of the Campus Regina Public Program in partnership with the Regina Public School Division to provide advice in the development of curriculums for Law, Public Safety and Security courses and participate in the delivery of the courses to Grade 11 and 12 students.
- Hosted the 18th Annual Regina Police Service Showcase (Open House) with over 3,000 people in attendance.
- Hosted the annual Regina Police Service Veteran's appreciation lunch.

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- The Regina Police Service parade float will participate in the following parades: Queen City Exhibition, Treaty 4, Grey Cup and Santa Claus.

- Continued participation in a wide variety of cultural events including Regina Traditional Healing Gathering, Camp fYrefly for LBGTTQ & A youth, Mosaic, and Regina Ukrainian Fall Festival.

- Developed a comprehensive policing plan for Grey Cup with various public safety partners and event hosts. The Service provided a visible presence at all events to ensure smooth traffic flow and provide effective crowd control.

Recruitment and Employee Development

A qualified, well-trained and motivated staff properly deployed, is crucial to delivering optimal service to the people of Regina.

- Continued Diversity Mentorship Program along with participation in Saskatchewan Police Aboriginal Recruiting Committee (SPARC), and Treaty 4 Citizen's Police Academy in an effort to attract and prepare First Nations applicants.

- A 'Block Training' model for the delivery of mandatory training for sworn members, such as Firearms Training and Qualification, Defensive Tactics Training and Recertification, and Emergency First Aid, CPR and AED Training was successfully implemented and achieved 94 per cent participation.

- Provided support for a member to participate in an international policing mission in Afghanistan for one year.

- Worked to develop a training portal through a national policing training center, Canadian Police Knowledge Network (CPKN). The portal will enable all employees to access on-line learning for self-development and for directed training.

Business Processes & Infrastructure

The Service is committed to evaluating and adapting its facilities, equipment, and business processes to ensure they meet service objectives and the organization's needs are consistent with sound budgeting principles and reflect forward planning.

- Continued to enhance the new technology for scanning, storing, transmitting and searching fingerprints.

- Expansion of in-car video capability to all new patrol vehicles.

- Continued policy review and rewrite initiative, and to date, more than 70 per cent have been completed or are in the review stage.

- Following a high profile event the use of Facebook was suspended pending implementation of social media management software to help moderate the site. In September 2013 the Service republished its Facebook account.

- Formalized a pension agreement with the stakeholder groups which will see the implementation of a 'Target Benefit' plan which will provide for the ongoing sustainability of the pension plan for the Regina Police Service members.

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- The Radio Upgrade Project Working Committee continued its work to update the City's trunked radio system with implementation scheduled for 2014.

- Worked collaboratively with the City of Regina Facility Management Services Department to develop a facilities renewal plan for the Regina Police Service. The joint Facilities Renewal Project Steering Committee is finalizing the space needs assessment and will provide a closing report including next steps.

- Undertook planning for the reintroduction of CEWs (Conducted Energy Weapons), commonly called "Tasers" as a 'less than lethal' weapon for police members including development of policy, training delivery plan and equipment acquisition and logistics plan. CEWs are planned to be introduced in early 2014.

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The Environment we Work in

A Period of Economic Growth

Regina's economic growth remained strong at an estimated 5.0 per cent in 2013, on the heels of two years with growth averaging above 5 per cent, according to forecasting agency the Conference Board of Canada and its Metropolitan Outlook, Winter 2014 report.

Saskatchewan's retail sales hit a record $18 billion in 2013, an increase of 3 per cent over 2012, and the third-highest percentage increase in Canada, according to data released by Statistics Canada. Gross Domestic Product (GDP) growth is forecast to ease, by recent Regina standards, to 3.5 per cent in 2014 and remain above 3 per cent in 2015.

The pace of growth over the past two years has been well above the average annual increases over the past 20 years. Building permits issued in Regina in 2013 were the second highest on record at $735 million, up 182 per cent from 2006 and down only 5 per cent from the record year in 2012.

More and more Canadians are choosing to call Regina home, with the City's population growing in excess of 3 per cent annually in both 2012 and 2013 on top of several years of 2 per cent annual growth. While in-migration is expected to ease somewhat in 2014, population growth is forecast to stay near 2 per cent. Such a healthy pace of population growth has boosted housing starts for four straight years, including a 15 per cent growth in residential units in 2013, to 3,100 new units, on top of a 70 per cent surge in 2012.

Such strong economic growth has led to employment increases for eight consecutive years, including a 5.5 per cent rise in 2013. Nearly 24,000 jobs have been created over those eight years. Employment gains are forecast to moderate in 2014, but the unemployment rate is expected to remain below 4 per cent. This low level of unemployment, combined with a labour force participation rate approaching a record high, suggests nearly full employment.

Economic growth has also created some significant challenges at the municipal level. Regina's apartment vacancy rate was 1.8 per cent in October 2013, an increase from 1 per cent the previous year, but still a difficult scenario for residents who rely on affordable rental housing. Regina's unemployment rate was 3.9 per cent in November of 2013, compared to a 6.9 per cent Canadian average and the lowest of any major city in Canada. The unemployment rate has increased the need to recruit new workers to the city, who are then unable to find affordable places to live. There is a risk that Regina's economic growth could be slowed by its limited capacity to house the workers required to support that growth.

The City's Workforce

The unemployment rate and competitiveness of the current labour market impacts the City as an employer of professions and skilled trades who are also in demand by new and expanding businesses and industries across the region and province. Without a

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stable base of employees engaged in delivering municipal services, those services will not deliver on the expectations and needs of residents. This risk is exacerbated by the City's employee demographics, which indicate that a large proportion of long-term employees are due to retire in the next five years.

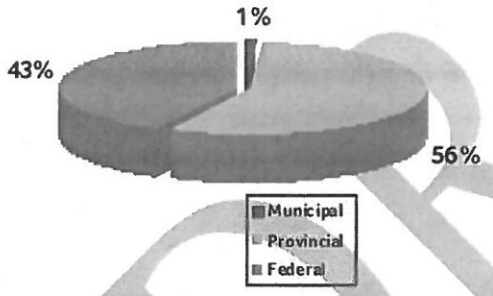
Revenues and the Infrastructure Deficit

The City of Regina's costs are rising faster than its revenues. This is due to several factors including:

Rapid inflation for costs such as construction materials
The inelasticity of property tax (revenues do not grow with the economy as they would with sales or income tax)
Decreased investment in capital infrastructure from other levels of government.

On the issue of the property tax, which is the primary revenue tool for municipalities, there is wide recognition of the structural problems. Research conducted by the Canada West Foundation in 2007 showed that, in real dollar terms, per capita revenues for municipalities increased by only 1 per cent in the 17 years between 1990 and 2007. During the same period, provincial and federal per capita revenues (also in real dollar terms) increased by 43 per cent and 56 per cent respectively.

Real per capita revenue growth 1990-2007



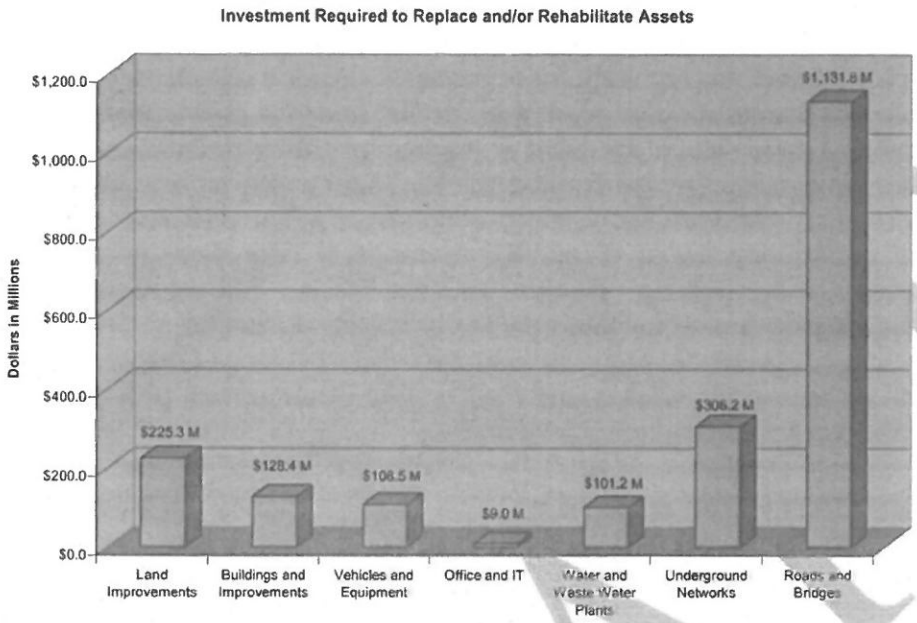
The real per capita revenue growth of municipal, provincial and federal government in Canada between 1990 and 2007[1]

In Regina, this issue is compounded by recent growth. The city has grown up until this point by using excess capacity from infrastructure developed in the 1970s. We have now reached the limits of that excess capacity and significant new investment will be required to allow Regina to grow to the next level.

Particularly in this period of growth, demand for services is outpacing the City's capacity to deliver those services. In an effort to keep fees and taxes affordable for residents, the City's historic response to this imbalance has been to defer the renewal of assets and infrastructure. Two decades of deferral has created a backlog of necessary infrastructure renewal that the City estimates will take an additional investment of $93 million per year for 20 years to address. This includes such things as the renewal of

[1] Vander Ploeg, C.G., *Problematic Property Tax: Why the Property Tax Fails to Measure Up and What to Do About It* (Canada West Foundation, November, 2008).

residential roads, recreation facilities, and the various facilities in which the City conducts its business. It does not include the maintenance and renewal of new assets such as those in new neighbourhoods. In due course, if left unresolved, this backlog will severely impact the City's ability to safely and effectively deliver service.



The City of Regina is currently undertaking two major infrastructure renewal projects, each of which requires in excess of $200 million in capital investment, the Wastewater Treatment Plant (which also responds to regulatory change and will better serving the City's growing population), and a new multi-purpose stadium to replace the aging Mosaic Stadium. This project will enable the redevelopment of downtown lands for housing and commercial use, with the potential to revitalize a central neighbourhood.

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Our Future

While growth presents challenges, there is also significant opportunity for the City at this time.

The new Official Community Plan, Design Regina, which was approved in 2013, will direct growth and change in the city for a population of up to 300,000 people, projected to occur over a 25-year period. The development process included extensive public and stakeholder engagement in creating a plan that would address their priorities. The resulting plan presents a bold vision for what a Regina of 300,000 citizens will offer residents and visitors. Achieving Design Regina will take leadership on the part of City Council and Administration, but will also require action from other stakeholders in the city's economy and community. Most of all, the momentum built through the broad engagement practices in the Design Regina process raised expectations among residents for continued dialogue and involvement in City policy decisions.

The journey towards achieving the Vision and Community Priorities will be paced over 25 years, and approached as a marathon, not a sprint.

Given the implications of the current external and internal environment described above, the City is positioned to make measured progress towards key foundational components of the OCP within this first strategic planning cycle.

Guided by the City's Vision, but also respecting the need to minimize the burden on tax payers, the 2014 – 2017 strategic plan, Building the Foundation, is intended to lay the groundwork for achieving the Design Regina Plan by focusing on four strategic directions in the near term:

- *Manage Growth*
- *Improve Financial Viability*
- *Engage and Develop Staff*
- *Engage Citizens*

The City of Regina continues to grow and diversify, and the City of Regina is committed to working toward supporting its changing needs. Guided by the City's Vision, but also respecting the need to minimize the burden on tax payers, priorities will continue to be:

- Maintaining our commitment to service to the community
- Managing and servicing the unprecedented growth the City has seen in the last five years
- Tackling the challenges of an aging infrastructure

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FINANCIAL STATEMENT DISCUSSION AND ANALYSIS

FINANCIAL STATEMENT DISCUSSION AND ANALYSIS
(in thousands of dollars)

December 31, 2013

INTRODUCTION

The City of Regina 2013 Annual Financial Report contains the audited Consolidated Financial Statements prepared in accordance with principles and standards established by the public sector accounting standards (PSAS) of the Chartered Professional Accountants of Canada, as required by *The Cities Act*.

The following financial statement discussion and analysis was prepared by City of Regina Administration. It should be read in conjunction with the audited Consolidated Financial Statements and schedules.

HIGHLIGHTS

- The 2013 Consolidated Financial Statements report net financial assets of $115.8 million, an increase of $35.4 million from $80.4 million at the end of 2012. Net financial asset position indicates financial resources are on hand to finance future operations.
- The 2013 Consolidated Financial Statements also show an excess of revenues over expenses of $153.2 million compared to $107.0 million 2012.
- The City's accumulated surplus increased from $1.294 billion at the end of 2012 to $1.447 billion at December 31, 2013. Virtually all of the accumulated surplus is tied up in non-financial assets, such as tangible capital assets. Non-financial assets were $1.331 billion at the end of 2013. Net financial assets are a better indicator of the financial resources on hand to finance future operations.
- Revenues increased by $58.0 million and expenses increased $11.9 million from 2012. The reason for the increase in revenue is primarily due to the rate increase in water utility and other fees and charges due to increase use of services by citizens and planned increases in fees.
- The City's reserves increased by $40.6 million to $203.8 million. The General Utility reserve increased by $22.2 million due primarily to the utility operating surplus. The Land development reserve increased by $11.2 million due to the significant land sales in 2013.

Demographic and Economic Information

	2013	2012	2011	2010	2009
Population (Census Metropolitan area)	232,090	226,000	217,000	215,000	210,000
Building permits					
Number	3,300	3,342	2,790	2,539	2,307
Values ($000)	734,737	773,273	547,700	426,800	458,400
Urban dwelling starts	3,122	3,093	1,694	1,347	867
Inflation rate for Regina (%)	1.7%	1.8%	2.9%	1.5%	1.7%
GDP Growth for Regina (%)	3.5%	4.2%	6.1%	2.3%	0.1%
Unemployment rate (%)					
Regina	3.7%	3.6%	5.3%	4.8%	4.4%
Saskatchewan	4.0%	4.7%	5.0%	5.2%	5.8%
Canada	7.1%	7.2%	7.4%	8.0%	8.2%
Average selling prices of homes ($)	311,047	301,332	268,000	258,000	244,000

ANALYSIS

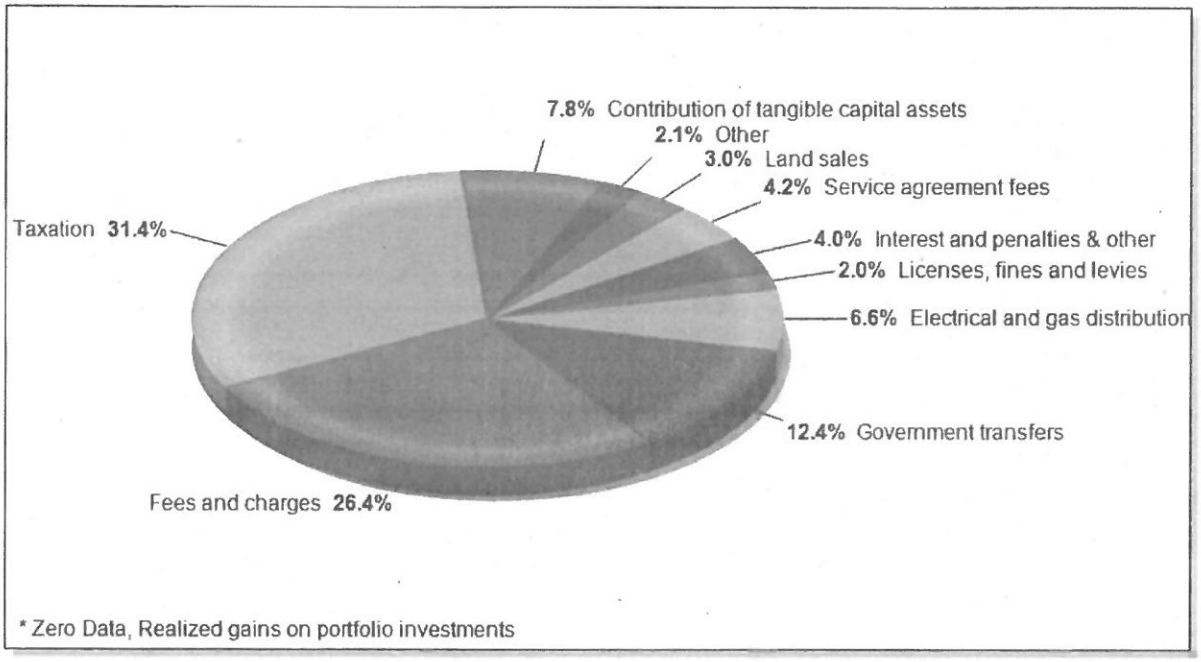
Revenues - Budget to Actual and Prior Year Comparison

	2013 Budget	2013 Actual	Budget Variance Favourable (Unfavourable)	2012 Actual	Year over Year Increase (Decrease)
Taxation	188,449	188,057	(392)	174,843	13,214
Fees and charges	160,255	158,478	(1,777)	148,209	10,269
Government transfers	73,773	74,335	562	72,452	1,883
Electrical distribution	29,636	32,843	3,207	30,075	2,768
Licenses, fines and levies	12,495	11,814	(681)	11,421	393
Gas distribution	6,700	6,739	39	5,620	1,119
Interest and penalties	1,525	1,406	(119)	1,261	145
Interest on portfolio investments	7,713	9,665	1,952	8,580	1,085
Realized gains on portfolio investments	-	(1)	(1)	3,006	(3,007)
Service agreement fees	19,718	25,374	5,656	14,696	10,678
Land sales	3,103	18,128	15,025	2,667	15,461
Other	5,943	12,812	6,869	4,062	8,750
Contribution of tangible capital assets	-	46,980	46,980	51,753	(4,773)
	509,310	586,630	77,320	528,645	57,985

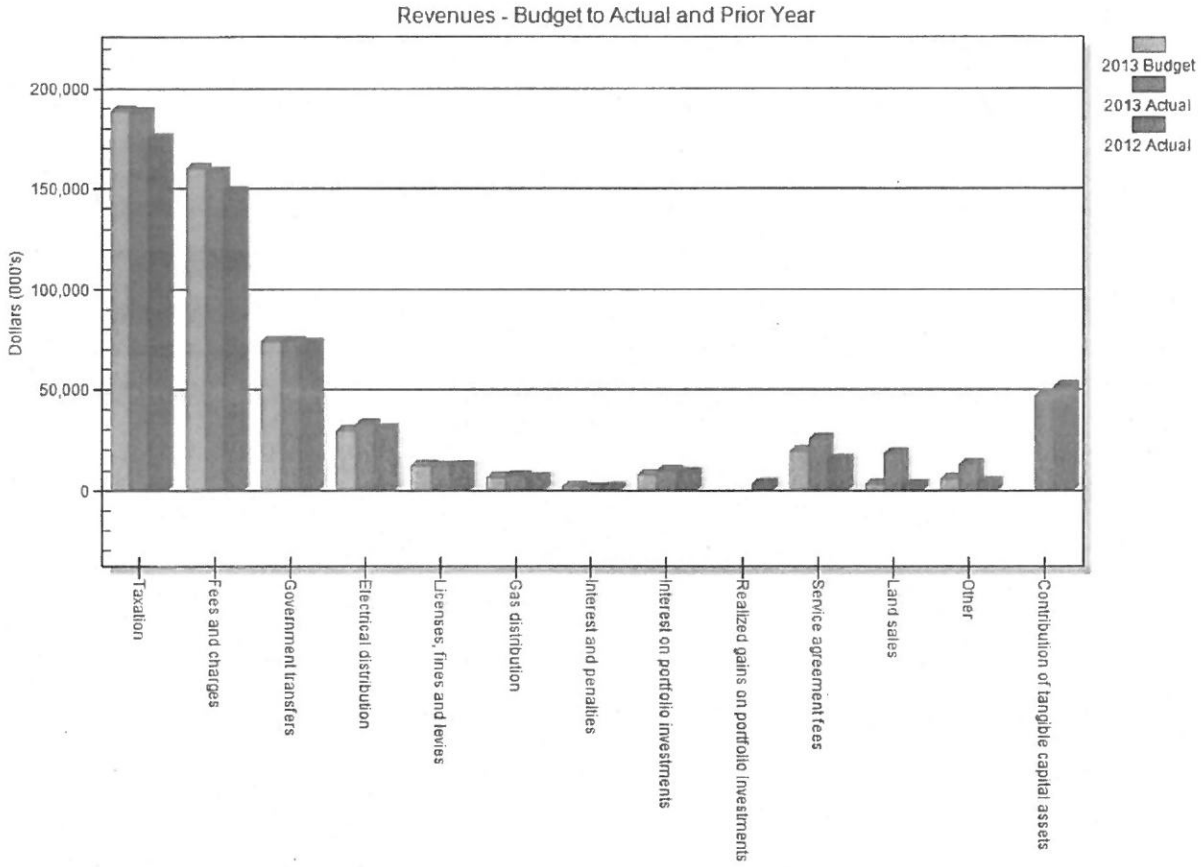
The schedule above includes both operating and capital revenues.

ANALYSIS (cont'd)

2013 Revenue



ANALYSIS (cont'd)



Taxation revenue for 2013 was $13.2 million higher compared to 2012 primarily due to an increase in the number of properties coming onto the assessment roll during the year and a 4.45% increase in the mill rate.

Fees and charges for 2013 were (1.1)% below budget. They were $10.3 million higher than 2012 actual due to the 9% utility rate increase, increased fees related to development (such as building permit fees and servicing agreement fees) as well as increases in usage of user fee services such as Transit.

Government transfers were $0.6 million or 0.8% above budget primarily due to government transfers being budgeted on a cash basis while actuals are recorded when related expenses are incurred. The variability with budget is due mainly to capital grants, which vary from year to year. Government transfers in 2013 were $1.9 million more than 2012. Capital government transfer increased due to an increase use of SAF, a $5.0 million grant from provincial for the stadium; this was offset partially by reduced Provincial Territoral Funding as that agreement winds down.

ANALYSIS (cont'd)

Service agreement fees for 2013 were $ 10.7 million more than 2012. When a servicing agreement is entered into between the City and a developer, the fees collected are inflows of cash or accounts receivable to the City. However, under revenue recognition principles, the revenue is not recorded/recognized until it is allocated to eligible projects. Servicing agreement fees collected in a given year per agreements entered into are recorded as revenue or deferred revenue based on these principles. For 2013, there was a significant increase in roads and parks service agreement fees revenues as more SAF funds were allocated and spent in projects.

Contribution of tangible capital assets for 2013 were $47.0 million above budget since this item is not budgeted for. This revenue includes tangible capital assets, such as land, roads, and underground networks that the City receives at no cost or below fair market value. However, the City will be expected to maintain and rehabilitate these assets from this point forward.

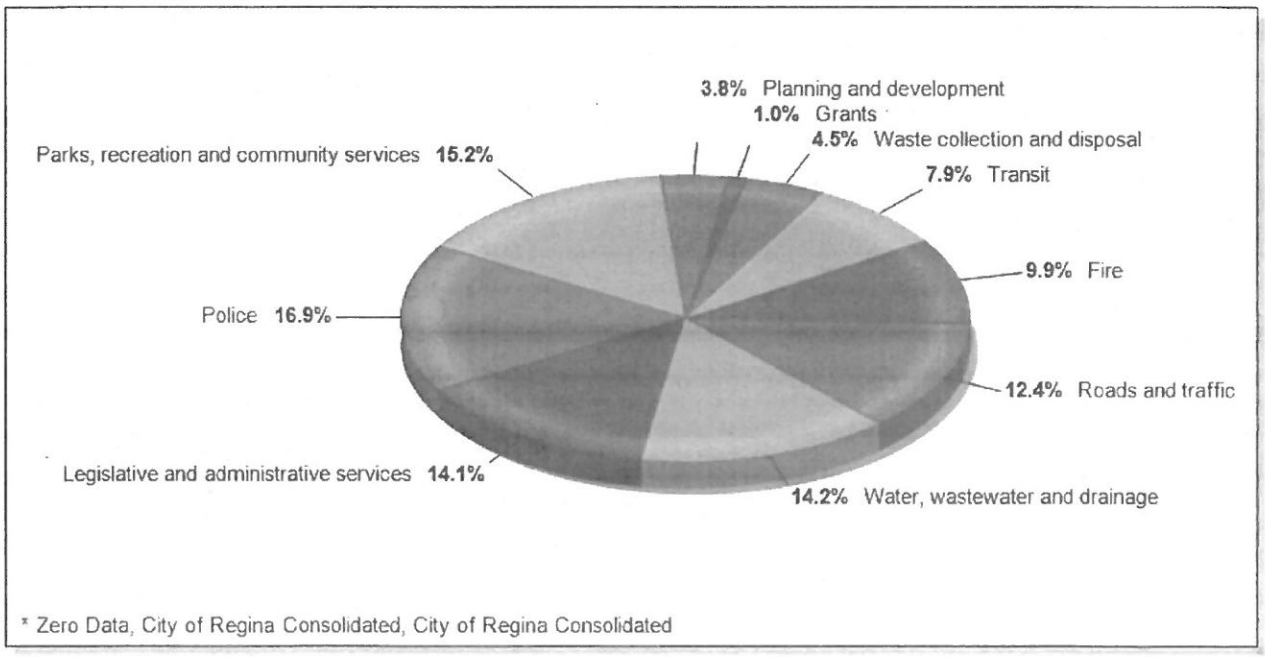
ANALYSIS (cont'd)

Expenses - Budget to Actual and Prior Year Comparison

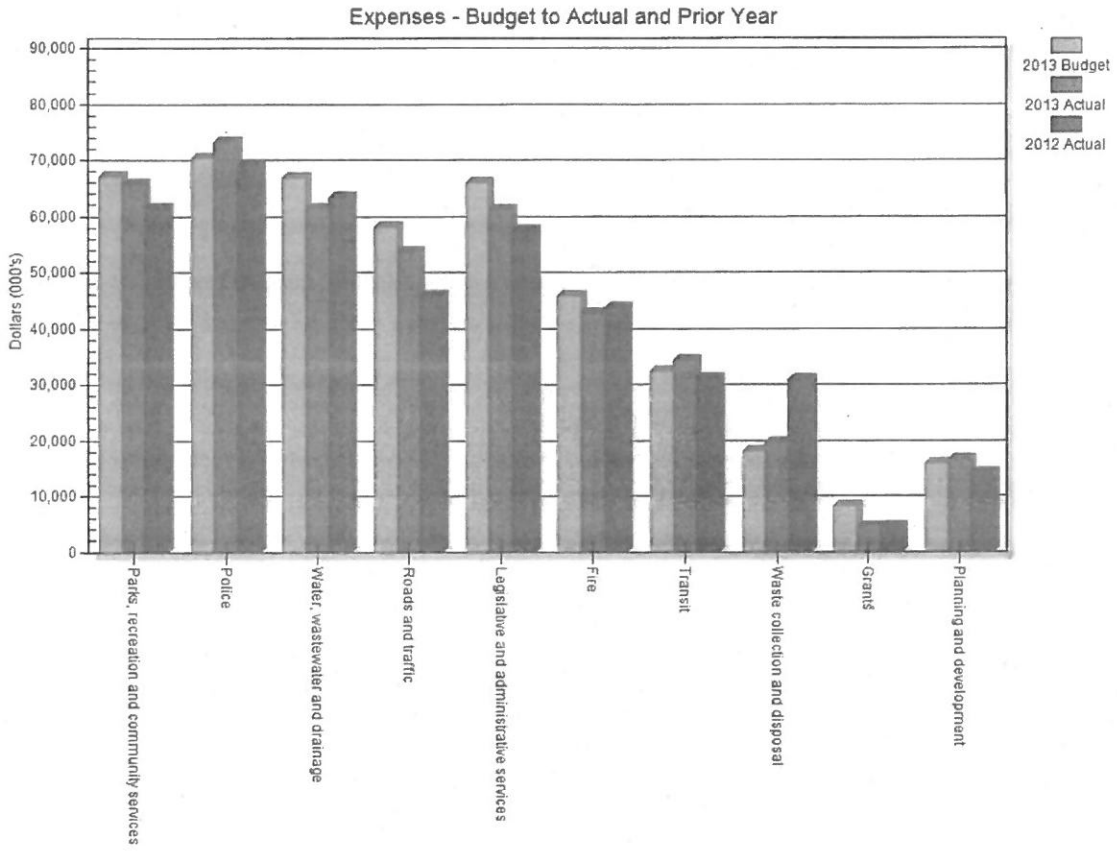
	2013 Budget	2013 Actual	Variance Favourable (Unfavourable)	2012 Actual	Increase (Decrease)
Parks, recreation and community services	67,246	65,937	1,309	61,422	4,515
Police	70,400	73,308	(2,908)	69,156	4,152
Legislative and administrative services	66,114	61,171	4,943	57,510	3,661
Water, wastewater and drainage	66,973	61,435	5,538	63,392	(1,957)
Roads and traffic	58,080	53,828	4,252	45,783	8,045
Fire	45,939	42,795	3,144	43,575	(780)
Transit	32,457	34,317	(1,860)	31,049	3,268
Waste collection and disposal	18,098	19,712	(1,614)	30,977	(11,265)
Grants	8,151	4,459	3,692	4,575	(116)
Planning and development	16,005	16,517	(512)	14,167	2,350
	449,463	433,479	15,984	421,606	11,873

The schedule above includes both operating and capital expenses.

2013 Expenses



ANALYSIS (cont'd)



Water, wastewater and drainage expenses were $5.5 million lower than budget due to a debenture that was paid off in 2012, resulting in lower debt expenses and due to a $1.7 million budgeted expense for odour control which was not required due to odour control projects completed in early 2013. Expenses for 2013 were $1.9 million lower than 2012 due to debt paid off in 2012.

Waste collection and disposal expenses were $11.26 million lower than 2012 primarily due to the adjustment of landfill liability which is only $3.1 million in 2013.

Roads and traffic expenses were under spent by approximately $4.0 million compared to budget due to $1.5 million reduction of sweeping and alley maintenance and a reduction of cost allocation.

Legislative and administrative services expenses were lower than budget due to a $1.7 million decrease in employee benefit obligations in 2013. There was a reduction of entitilement banks, such as sick and vacation. The

ANALYSIS (cont'd)

rest of the underspend was due to the debt that was not issued until early 2014 for the stadium.

For purposes of establishing and monitoring budgets, operating, capital and utility expenses are considered separately. Overall, the General Operating Fund expenses were over budget by $11.8 million. The largest variances were:

- $14.8 million increase in Reserve Transfers;
    - $7.7 million to the Asset Revitalization Reserve
    - $2.5 million to the Planning & Sustainability Reserve (arising from increased revenues associated with Building Permit Fees)
    - $2.0 million to the Social Development Reserve (related to the payment received from Saskatchewan Housing Corporation from sale of North West Lands)
    - $0.7 million to the RRI Stadium Reserve
    - $0.5 million to the Police Reserve
    - $0.2 million to the Golf Course reserve
    - $1.2 million other transfers to cemeteries, pest management, parking , facilities and other smaller reserves
- $2.2 million in External Expenses the majority arising from equipment rental and the Evraz arenas operating payment
- $1.3 million related to internal expenses arising from increase fleet costs and corporate overhead recovery
- $1.5 million in office and administrative expenses associated with data processing. Searches (land titles), bad debts and office costs
- $0.7 million for professional and external services
- $0.2 million in community investments
- $(6.3) million decrease in salaries, benefits and related payments
- $(3.5) million decrease in debt servicing costs as the City did not issue debt as originally planned

ANALYSIS (cont'd)

General Capital Fund - Budget to Actual Comparison

	Budget 2013	Actual 2013	Actual 2012	Actual 2011	Actual 2010	Actual 2009
Revenues						
Government transfers						
Federal	11,080	11,864	15,906	14,244	31,581	26,696
Provincial	18,475	7,051	282	5,527	8,527	23,976
Service agreement fees	10,827	11,126	1,343	9,419	6,790	10,583
Other revenues	2,350	850	590	20,594	17,606	8,213
	42,732	30,891	18,121	49,784	64,504	69,468
Expenses	99,026	63,258	53,239	54,414	53,841	83,282
(Expenses over revenues) revenues over expenses	(56,294)	(32,367)	(35,118)	(4,630)	10,663	(13,814)

Actual revenues only reflect the funding that is spent in the year referred to. Additional funding may be available for future years.

There is generally more variability in actuals to budget for capital projects. City Council approves budgets for each capital project based on the maximum forecast expenditure for the year to accommodate the planning and scheduling requirements associated with capital projects. There is typically a portion of the year's budget carried forward to future years for projects not completed within the fiscal year. At the end of 2013, the carry-forward amount available in the General Capital and Utility Capital funds was $126.9 million (2012 - $135.1 million).

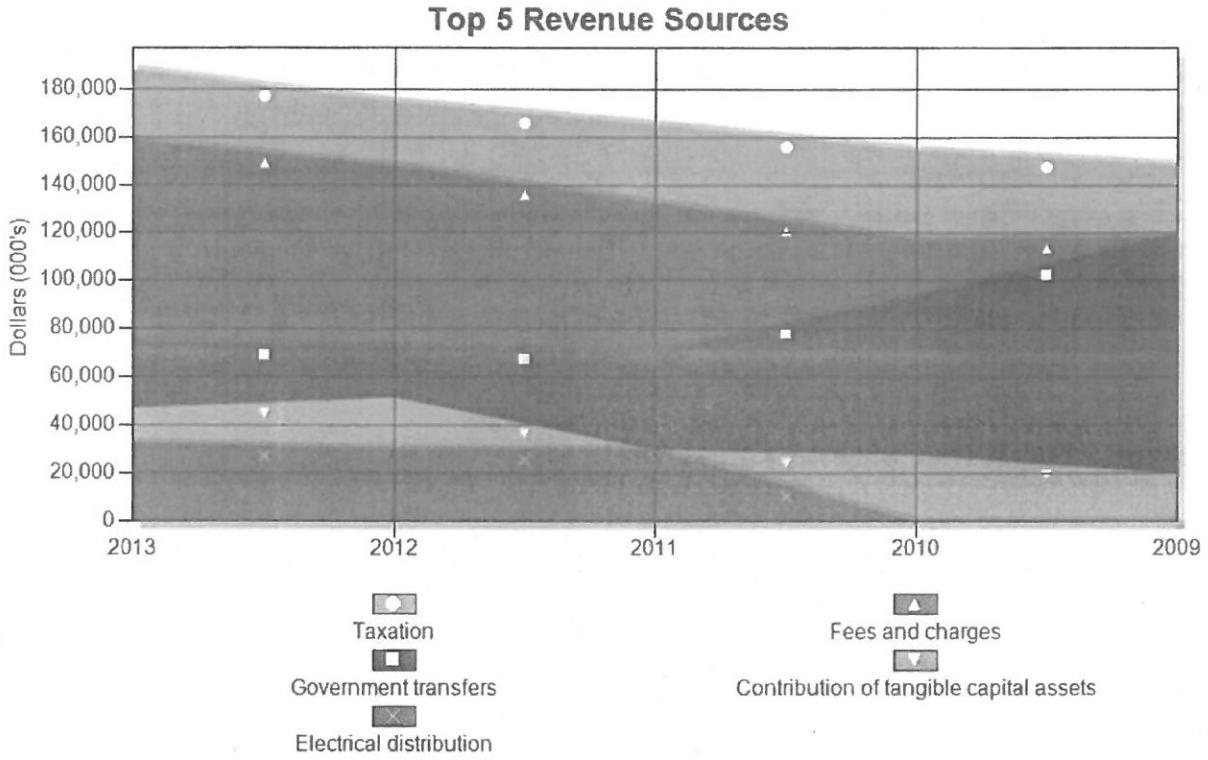
SIGNIFICANT TRENDS

Revenue Summary

	2013	2012	2011	2010	2009
Taxation	188,057	174,843	165,224	154,746	148,529
Fees and charges	158,478	148,209	132,470	117,503	118,735
Government transfers	74,335	72,452	70,733	93,723	119,601
Electrical distribution	32,843	30,075	30,061	28,633	27,110
Licenses, fines and levies	11,814	11,421	11,097	10,166	9,863
Gas distribution	6,739	5,620	6,645	6,875	8,532
Interest and penalties	1,406	1,261	1,366	2,018	8,990
Interest on portfolio investments	9,665	8,580	9,484	n/a	n/a
Realized gains on portfolio investments	(1)	3,006	3,963	n/a	n/a
Service agreement fees	25,374	14,696	18,875	12,537	20,187
Land sales	18,128	2,667	9,871	3,636	2,474
Other	12,812	4,062	3,483	2,221	693
Contribution of tangible capital assets	46,980	51,753	29,711	27,386	19,828
	586,630	528,645	492,983	459,444	484,542

*The City did not start separately tracking interest on portfolio investments, and realized gains on portfolio investments, until 2010. The 2009 and 2010 balances included within interest and penalties.

SIGNIFICANT TRENDS (cont'd)



SIGNIFICANT TRENDS (cont'd)

Taxation revenue generally increases with growth and tax rate increases.

Taxation revenues result from municipal and library taxes levied on all properties in the City and business improvement levies assessed by the Business Improvement Districts on properties in the districts.

Property taxes are calculated by applying a mill rate and mill rate factor to each property assessment. The mill rate and mill rate factor together are known as the tax rate.

Taxable assessment	x	Mill rate	x	Mill rate factor	=	Property tax

Taxable Property Assessment
(in thousands of dollars)

Year	Total
2013	18,611,010
2012	9,636,508
2011	9,470,294
2010	9,263,912
2009	9,082,727

SIGNIFICANT TRENDS (cont'd)

	Mill Rates				Business Improvement Levies	
Year	Municipal	Schools	Library	Total	Regina Downtown	Regina's Warehouse Business Improvement District
2013	8.4404		0.8947	9.3351	0.7388	0.7588
2012	15.1059	n/a	1.6221	16.7280	0.8874	0.9785
2011	14.5389	n/a	1.5919	16.1308	0.8533	0.9785
2010*	13.9797		1.5401	15.5198	0.8205	0.9785
2009	13.4420	-	1.4967	14.9387	0.6912	0.8809

* The revenue neutral rates for 2009 were as follows:
Municipal mill rate - 13.4420
Library mill rate - 1.4967
Regina Downtown levy - 0.6912
Regina's Warehouse Business Improvement District levy- 0.8809

For 2010-2012 the rates are inclusive of any approved mill rate or levy increase.

- The Provincial Government announced changes to the way education costs are funded by the province and to the way that education property taxes are calculated beginning in 2009:

- The province now sets province wide mill rates to calculate the education tax for properties.
- The education tax credit program has been discontinued and education tax credits no longer apply.
- The province has changed the level of direct funding for school boards.
- The Province wide mill rates for 2010 are: Agricultural at 7.08, Residential (including Condominiums and Multi-family) at 10.08, Commercial & Industrial (tiered rates) – Assessment up to $499,999 at 12.25, Assessment of $500,000 to $5,999,999 at 15.75 and Assessment of over $6,000,000 at 18.55.

** 2013 was a reassessment year and the mill rates and business improvement levies were restated to revenue neutral rates.

Municipal Mill Rate Factors

Property Class/Subclass	2013	2012	2011	2010	2009
Residential	0.87880	0.90059	0.90059	0.90059	0.89783
Condominiums	0.87880	0.90059	0.90059	0.90059	0.89783
Multi family residential	0.87880	0.90059	0.90059	0.90059	0.93390
Commercial and Industrial	1.32901	1.22945	1.22945	1.22945	1.22945
Golf courses	0.86359	0.92187	0.92187	0.92187	0.92187
Agriculture	1.32901	1.22945	1.22945	1.22945	1.22945

SIGNIFICANT TRENDS (cont'd)

Tax Levies and Collection

	2013	2012	2011	2010	2009
Municipal tax levy	170,239	158,121	149,201	139,614	133,919
School boards tax levy	115,717	115,480	112,162	114,690	113,548
Library tax levy	17,818	16,722	16,023	15,132	14,610
Total tax levy	303,774	290,323	277,386	269,436	262,077
Tax levy per capita - Municipal*	734	699	689	648	638
Tax levy per capita - School boards*	499	511	517	533	541
Tax levy per capita - Library*	77	74	74	70	70
Total tax levy per capita* ($)	1,310	1,284	1,280	1,251	1,249
Tax levy per household - Municipal**	1,986	1,859	1,755	1,642	1,576
Tax levy per household - School boards**	1,350	1,359	1,320	1,349	1,336
Tax levy per household - Library**	208	197	189	178	172
Total tax levy per household** ($)	3,544	3,415	3,264	3,169	3,084
Tax arrears, end of year (prior to allowance for doubtful accounts)	4,740	4,740	5,004	5,258	5,471
Arrears as a % of total tax levy	1.56%	1.63%	1.80%	1.95%	2.09%

* Population figure is for the Regina Census Metropolitan Area as obtained from Statistics Canada, Annual Demographic Estimates, Sub-provincial Areas, February 2013.

** Household figure from Stats Canada 2011 census (85,730) is for the Census Metropolitan Area. The 2009 to 2011 figures were based off the 2006 census (84,998).
*** Next census will be in 2016.

SIGNIFICANT TRENDS (cont'd)

Major Property Taxpayers in Regina in 2013

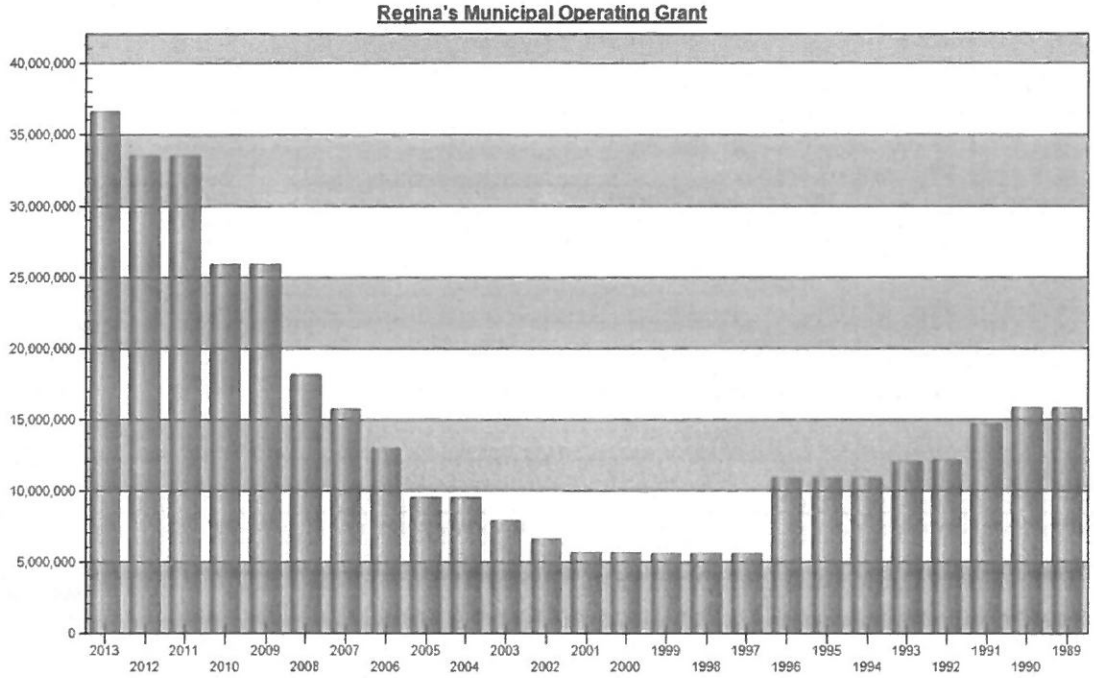
	Registered Owner	Total Taxable Assessment	% of Total Taxable Assessment
1.	Consumers' Co-operative Refineries Limited	240,251	1.29%
2.	Her Majesty The Queen (Canada)	177,201	0.95%
3.	Saskatchewan Property Management Corporation	156,064	0.84%
4.	Cornwall Centre Inc.	118,839	0.64%
5.	HDL Investments Inc.	111,369	0.60%
6.	Saskatchewan Telecommunications	107,814	0.58%
7.	Harvard Developments Inc.	116,431	0.63%
8.	Gordon Road Property Holdings Inc.	94,341	0.51%
9.	Boardwalk REIT Properties Holdings Ltd.	164,864	0.89%
10.	Her Majesty The Queen (Saskatchewan)	90,453	0.49%
11.	Saskatchewan Housing Corporation	141,287	0.76%
12.	Saskatchewan Government Insurance	60,584	0.33%
13.	Westdale Construction Co.Ltd.	55,636	0.30%
14.	First Willow Developments Ltd.	55,327	0.30%
15.	Regina Airport Authority	58,709	0.32%
	Total	1,749,170	9.43%
	Total 2013 taxable assessment	18,611,010	-

The list of major taxpayers does not include properties where grant or payments in lieu of property tax are paid.

Fees and charges revenue has generally increased due to rate increases, with some increase over the past few years due to higher building activity. The largest portion of the increase is attributable to increased water and sewer utility rates required to fund infrastructure improvement to meet water and sewer treatment quality standards.

Government transfers includes both operating and capital transfers and reflects the variability in various Federal and Provincial capital grant programs. The Provincial municipal operating grant (previously known as revenue sharing grant) is the largest single grant program available to the City of Regina. The following graph shows the Provincial municipal operating grants received by Regina since 1989.

SIGNIFICANT TRENDS (cont'd)



Electrical and gas distribution revenues reflect a trend of increasing rates for electricity and volatile rates for natural gas. Electrical consumption has been relative steady over the past ten years. Natural gas consumption increased by 4.7% in 2008, increased by 10.8% in 2009, decreased by 10.1% in 2010, increased by 1.1% in 2011,decreased by 6.5% in 2012 and increased by 9.2% in 2013.

Contribution of tangible capital assets reflect a trend of increased development in the City.

Taxation revenue increased by $13.2 million in 2013 mainly due to an increased mill rate of 4.45% in 2013.

Service agreement fees for 2013 were $ 10.7 million more than 2012. When a servicing agreement is entered into between the City and a developer, the fees collected are inflows of cash or accounts receivable to the City. However, under revenue recognition principles, the revenue is not recorded/recognized until it is allocated to eligible projects. Servicing agreement fees collected in a given year per agreements entered into are recorded as revenue or deferred revenue based on these principles. For 2013, there was a significant increase in roads and parks service agreement fees because more SAF funds were allocated and spent in eligible projects.

Land sales revenue for 2013 increased by $15.0 million compared to budgetas a result of the 43 parcels of land that the City developed and placed on the market. This was the first time in several years that the City of Regina had industrial land available for sale.

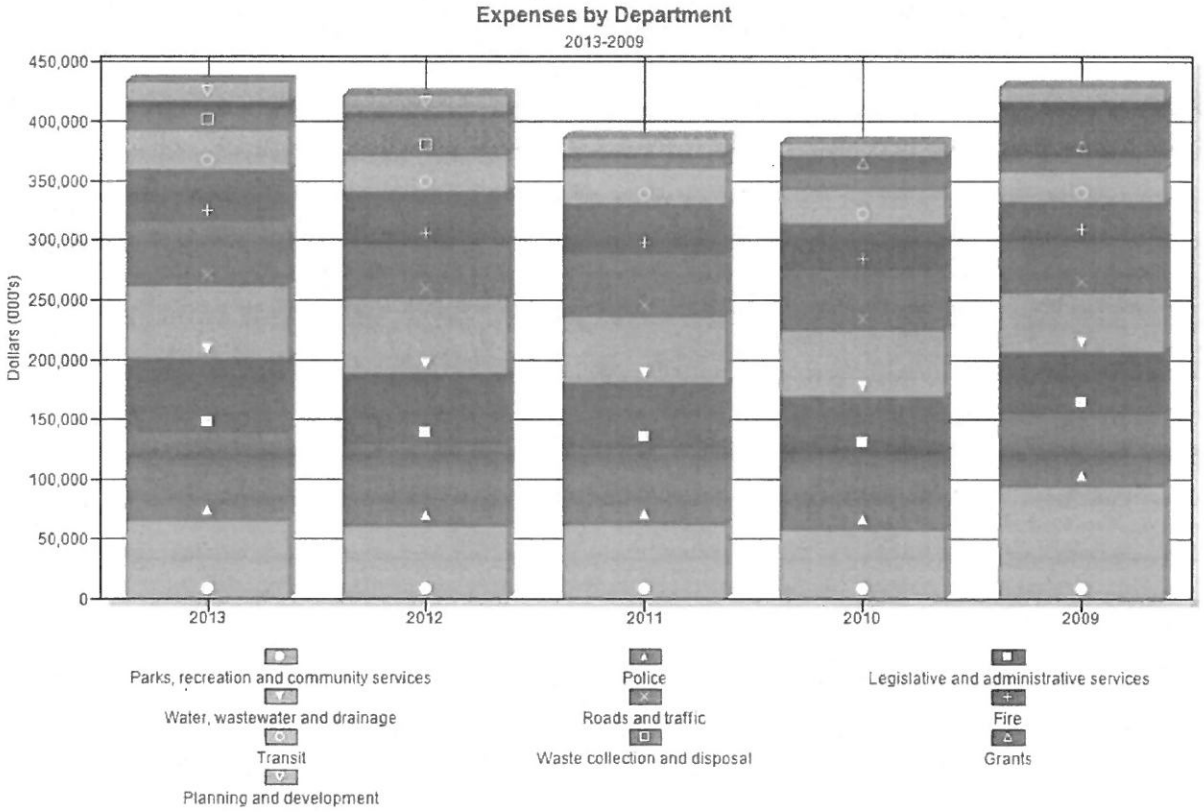
SIGNIFICANT TRENDS (cont'd)

Other revenue for 2013 were $6.9 million higher than budget. The City of Regina received $2.8 million in 2013 due to the new recycling program and $4.8 million in environmental claims revenue due to a new revenue program implemented in May 2013.

SIGNIFICANT TRENDS (cont'd)

Expense Summary

	2013	2012	2011	2010	2009
Parks, recreation and community services	65,937	61,422	61,593	57,843	94,582
Police	73,308	69,156	65,229	64,856	61,261
Legislative and administrative services	61,171	57,510	54,055	46,244	50,193
Water, wastewater and drainage	61,435	63,392	56,153	56,409	50,510
Roads and traffic	53,828	45,783	52,397	50,550	43,814
Fire	42,795	43,575	40,950	38,283	31,736
Transit	34,317	31,049	30,494	28,085	26,400
Waste collection and disposal	19,712	30,977	8,490	13,467	12,695
Grants	4,459	4,575	3,968	14,932	45,168
Planning and development	16,517	14,167	13,166	11,378	12,039
Total	433,479	421,606	386,495	382,047	428,398

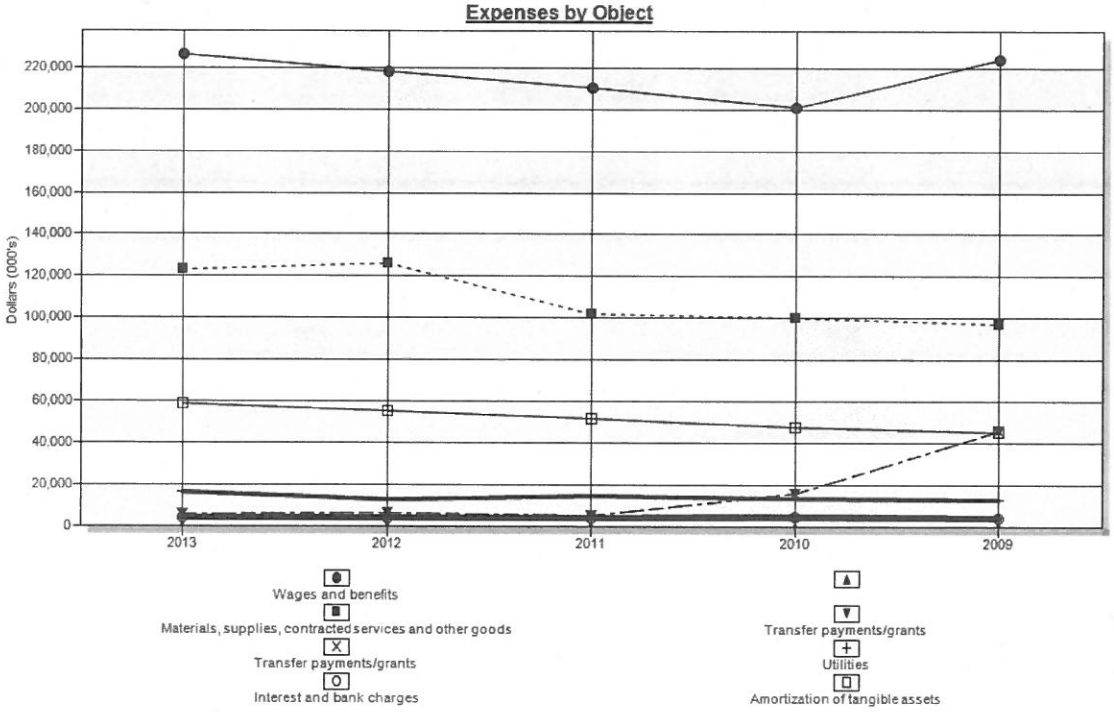


SIGNIFICANT TRENDS (cont'd)

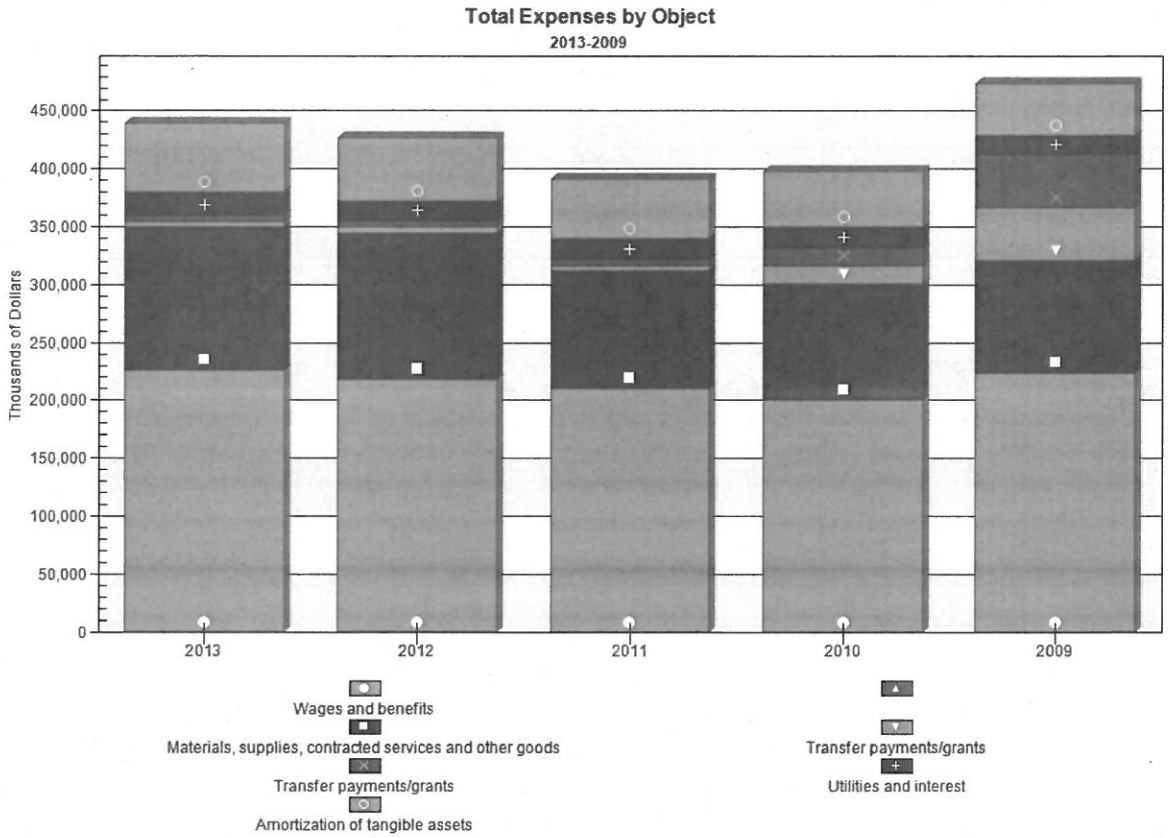
Expense by Object

	2013	2012	2011	2010	2009
Wages and benefits	226,631	218,347	210,247	200,941	223,904
Materials, supplies, contracted services and other goods	122,932	125,930	101,619	99,973	97,075
Transfer payments/grants	5,485	5,942	4,969	15,839	45,873
Utilities	16,110	12,557	14,255	13,163	12,685
Interest and bank charges	3,567	3,547	4,010	4,330	3,662
Amortization of tangible assets	58,754	55,283	51,395	47,801	45,199
Total	433,479	421,606	386,495	382,047	428,398

The following graph displays the proportion of total expenses by object:



SIGNIFICANT TRENDS (cont'd)



Wages and benefits have generally increased over the past five years due to wage increases and an increase in employees. The number of people employed by the City in the last five years including casual staff is as follows:

2013 - 3,604
2012 - 3,579
2011 - 3,500
2010 - 3,390
2009 - 3,358

The provincial government and its Crown Corporations are the City's largest employer. Crown Corporations include:

- SGI - Saskatchewan Government Insurance

SIGNIFICANT TRENDS (cont'd)

- SaskTel
- SaskPower
- SaskEnergy
- STC - transportation (bus) services
- ISC - formerly land titles
- SaskGaming - Casino Regina

There are over 4,700 private-sector businesses in Regina, providing financial services, manufacturing and processing, telecommunications, retail and wholesale services, and agricultural support, to a trading area with over 500,000 people. Regina's major private-sector employers are:

- Evraz (western Canada's largest steel manufacturer)
- Co-op heavy Oil Upgraders
- Kalium Chemicals (potash mining)
- AgrEvo Inc. (agricultural chemicals)
- Degelman Industries (agricultural implement manufacturing)
- Brandt Industries (industrial equipment manufacturing)
- Sweeprite Manufacturing (street sweepers)
- Viterra (world's largest grain-handling cooperative)
- Canada Life Insurance (relocated from Toronto in 1993)
- Sears Canada (Western Canada Call Centre)

SIGNIFICANT TRENDS (cont'd)

Statement of Financial Position

	2013	2012	2011	2010	2009
Financial assets					
Cash	30,455	30,234	38,066	26,385	15,456
Short-term investments	374	670	12,608	5,604	32,324
Accounts receivable	70,608	61,278	51,829	52,720	36,786
Taxes receivable	4,527	2,854	2,871	3,284	3,771
Long-term investments	274,238	249,288	192,811	195,145	216,755
	380,202	344,324	298,185	283,138	305,092
Financial liabilities					
Accounts payable and accrued liabilities	45,004	50,030	46,501	53,571	55,233
Taxes payable to school boards	5,442	5,919	5,053	4,894	5,026
Deferred revenue	35,452	28,928	17,853	16,424	44,313
Capital lease obligations	1,241	1,323	1,395	1,742	1,639
Long-term debt	77,200	81,550	89,900	98,250	106,600
Employee benefit obligations	52,743	52,009	51,110	48,926	43,683
Landfill closure and post-closure	47,337	44,160	27,186	31,658	29,732
	264,419	263,919	238,998	255,465	286,226
Net financial assets (liabilities)	115,783	80,405	59,187	27,673	18,866
Non-financial assets					
Tangible capital assets	1,324,081	1,207,572	1,121,240	1,044,820	962,886
Property held for resale	349	42	73	276	396
Materials and supplies	6,764	5,807	6,287	5,241	5,018
ACCUMULATED SURPLUS (DEFICIT)	1,446,977	1,293,826	1,186,787	1,078,010	987,166
ANNUAL SURPLUS	153,151	107,039	108,777	90,844	56,144

Investments

Fluctuations in short and long-term investments reflect the timing of debt issues (the last debt issued was $84.6 million in 2009), Provincial and Federal government transfers, the timing of expenditures of the funding allocated to various capital projects, and management of investments to maximize interest revenue.

Accounts Receivable

Increase in accounts receivable is due to a significant increase of the prepaid expenses due to the agreement with the RM of Sherwood regarding land annexation. Per the agreement, the City of Regina

SIGNIFICANT TRENDS (cont'd)

paid over $6.0 million dollars in 2013 which was due on January 1, 2014.

Accounts Payable and Accrued Liabilities

Accounts payable and accrued liabilities decreased by $5.0 million in 2013 due to cheque runs being done on the last working day of 2013 to clear as many payables as possible, prior to the first two weeks of January when electronic cheque runs were temporarily suspended to facilitate year-end processing and reconciliations.

Deferred Revenue

Deferred Revenues increased by $6.5 million which is primarily due to the significant increase of Transit Advertising Expense (2013-2017), Business Licenses and Dedicated Land deferred revenue in 2013.

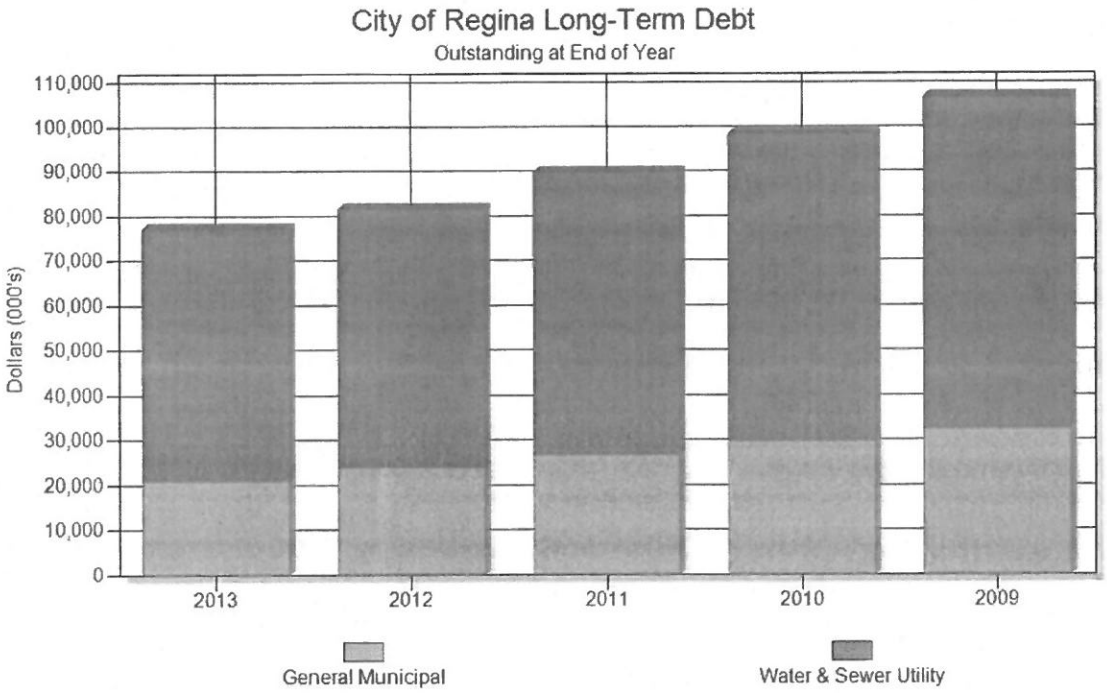
City of Regina Long-Term Debt (Non-Consolidated)

	2013	2012	2011	2010	2009
Total debt outstanding, beginning of year	81,550	89,900	106,600	28,000	28,000
Debt issued during year	-	-	-	-	84,600
Debt repayments during year	(4,350)	(8,350)	(8,350)	(8,350)	(6,000)
Total debt outstanding, December 31	77,200	81,550	89,900	98,250	106,600
General municipal debt outstanding, end of year	21,124	23,968	26,812	29,656	32,500
Water & Sewer Utility debt outstanding, end of year	56,076	57,582	63,088	68,594	74,100
Total debt outstanding	77,200	81,550	89,900	98,250	106,600
Authorized debt limit, December 31	450,000	350,000	200,000	200,000	200,000
Debt per capita ($)*	333	361	414	457	508
Debt per household ($)**	901	951	1,058	1,156	1,254
Debt per community assessed value	0.41%	0.85%	0.95%	1.06%	1.17%
Debt as a multiple of revenue	13.2%	15.4%	18.2%	21.4%	22.0%

* Population figure is for the Regina Census Metropolitan Area as obtained from Statistics Canada, Annual Demographic Estimates, Sub-provincial Areas, February 2013.

** Household figure from Stats Canada 2011 census (85,730) is for the Census Metropolitan Area. The 2009 to 2011 figures were based off the 2006 census (84,998).

SIGNIFICANT TRENDS (cont'd)



SIGNIFICANT TRENDS (cont'd)

In 2013, Standard & Poor's affirmed its 'AA+' credit rating for the City based on the City's ongoing commitment to sound fiscal management, healthy operating and after-capital expenditure surpluses, low debt and net creditor position, and good economic performance. The City has received an AA+ rating since its first credit rating in 1989. Strengths are sustained healthy economic performance, strong operations and after-capital expenditure budgetary surpluses, very moderate debt levels, and excellent liquidity. Weaknesses are significant unfunded multi employer pension plan liabilities and, like many Canadian Cities, considerable capital asset replacement, rehabilitation and maintenance needs.

The City's tax-supported debt was $21.1 million at the end of 2013, while debt incurred to fund the Water and Sewer Utility was $56.1 million. The City did not issue new debt in 2013 but it is expected that borrowing in the range of over $300.0 million will be required over the period 2013-2016 due to the Regina Revitalization Initiative and the Waste Water Treatment Plant.

The City's authorized debt limit is $450.0 million (2012 - $350.0 million). The debt limit is approved by the Saskatchewan Municipal Board pursuant to the provisions of *The Cities Act*. When service agreement fee credits are included, the City is $372.6 million below its debt limit.

City of Regina Debt Service Costs

	2013	2012	2011	2010	2009
General municipal debt					
Principal	2,844	2,844	2,844	2,844	1,400
Interest	1,127	1,164	1,260	1,334	881
	3,971	4,008	4,104	4,178	2,281
Water and Sewer Utility					
Principal	1,506	5,506	5,506	5,506	4,600
Interest	2,256	2,383	2,649	2,868	2,043
	3,762	7,889	8,155	8,374	6,643
Total	7,733	11,897	12,259	12,552	8,924
Debt service costs as a % of total expenses	1.8%	2.8%	3.2%	3.4%	2.1%

SIGNIFICANT TRENDS (cont'd)

Employee Benefit Obligations

Employee benefit obligations include liabilities for pensions, sick and severance, vacation, and overtime. The increase in employee benefit obligations from 2009 to 2013 primarily reflects the impact of general wage increases and employees reaching the age of retirement. As a larger proportion of the City's work force reaches retirement age over the next five to ten years, the cash outlays relating to this obligation will continue to be significant.

Employee benefit obligations also include the liability for the Regina Police Pension. The Regina Civic Superannuation and Benefits Plan includes a larger group of employees, but since it is a multi-employer plan, it is not possible to determine the City's portion of the deficit and thus no amount is included in the statement of financial position for this plan. As disclosed in note 8 d) of the consolidated financial statements, an actuarial extrapolation completed of the plan for accounting purposes indicates a deficit of plan assets over the benefit obligation of $117.9 million at December 31, 2013 (2012 - $251.5 million deficit). In October 2010 an actuarial valuation was conducted as at December 31, 2009 showing a going-concern deficit of plan assets over the benefit obligation of $237.8 million.

	2013	2012	2011	2010	2009
City of Regina employer contributions	13,285	13,279	13,003	12,245	11,954

Tangible Capital Assets

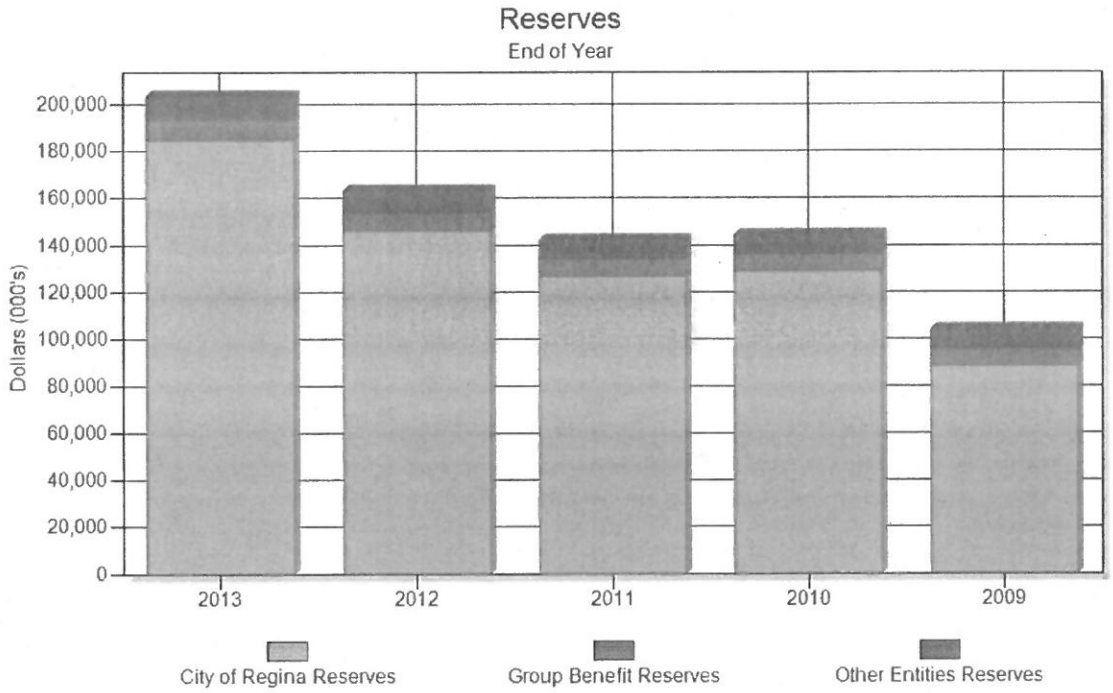
The City implemented an accounting change in 2008 resulting in tangible capital assets being shown on the Statement of Financial Position. This change was required to comply with public sector accounting standards. Tangible capital assets are capitalized on the Statement of Financial Position at cost and amortized over their estimated useful lives on the Statement of Operations. In 2007 and prior years, tangible capital asset additions were expensed in the year of acquisition or construction. The City's tangible capital assets include land, buildings, vehicles and equipment, roads and bridges, and underground and other networks.

	2013	2012	2011	2010	2009
Tangible Capital Assets - Net Book Value	1,324,081	1,207,572	1,124,240	1,044,820	962,886

SIGNIFICANT TRENDS (cont'd)

Reserves and Accumulated Surplus

	2013	2012	2011	2010	2009
Reserves					
City of Regina Reserves	185,150	146,321	126,623	128,749	88,123
Group Benefits Reserves	8,041	7,801	7,621	7,559	7,342
Other Entities Reserves	10,617	9,127	8,033	8,166	8,636
	203,808	163,249	142,277	144,474	104,101



Reserve balances totaled $203.8 million at the end of 2013 (2012 - $163.2 million).

The City allocates funds to reserves to meet specific future operating and capital expense requirements. The largest reserves are the General Utility Reserve and General Fund Reserve, which are intended to provide funding in the event of an operating deficit, as well as for one-time initiatives. The General Fund Reserve decreased by $5.4 million from 2009 to 2013 due to the approved transfers to fund the eligible capital projects and other expenses.

The General Utility Reserve increased $64.7 million from 2009 to 2013 primarily due to Water and Sewer Utility Fund surpluses and return of funds from projects.

The financial statements include a number of liabilities which will be funded from future revenues. These

SIGNIFICANT TRENDS (cont'd)

amounts are reflected in Note 13 to the financial statements as Obligations to be Funded from Future Revenues, and include amounts related to employee benefit obligations, long-term debt and landfill closure and post-closure costs.

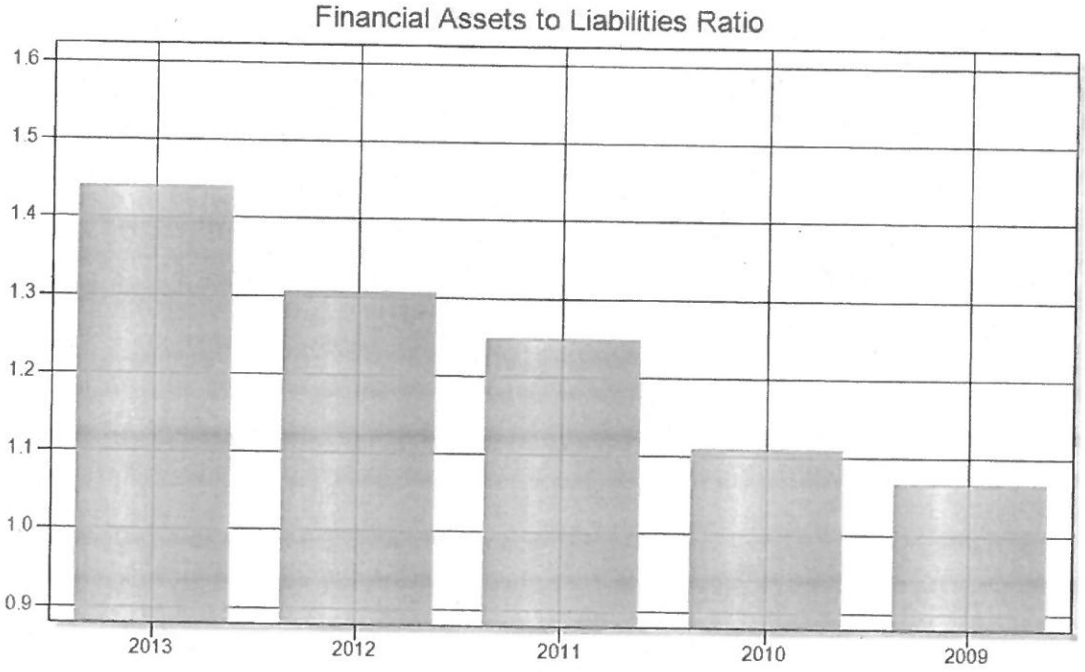
ASSESSMENT OF FINANCIAL CONDITION

Sustainability

Sustainability is the degree to which a government can maintain its existing financial obligations without increasing its debt or tax burden.

One measure of sustainability is financial assets to liabilities. This indicator reports the ratio of a government's financial assets to its liabilities. A result lower than one indicates liabilities exceed financial assets and future revenues will be required to pay for past transactions and events. A result higher than one indicates financial assets exceed liabilities and financial resources are on hand that can finance future operations. A trend showing decreases in this indicator may not be sustainable. An example of an event that could decrease this ratio is continued reliance on debt to finance operations.

The City's financial assets to liabilities ratio has increased from 1.07 to 1.44 from 2009 to 2013. The City's financial assets remain higher than its liabilities at December 31, 2013 and its sustainability has shown improvement in the past five years.

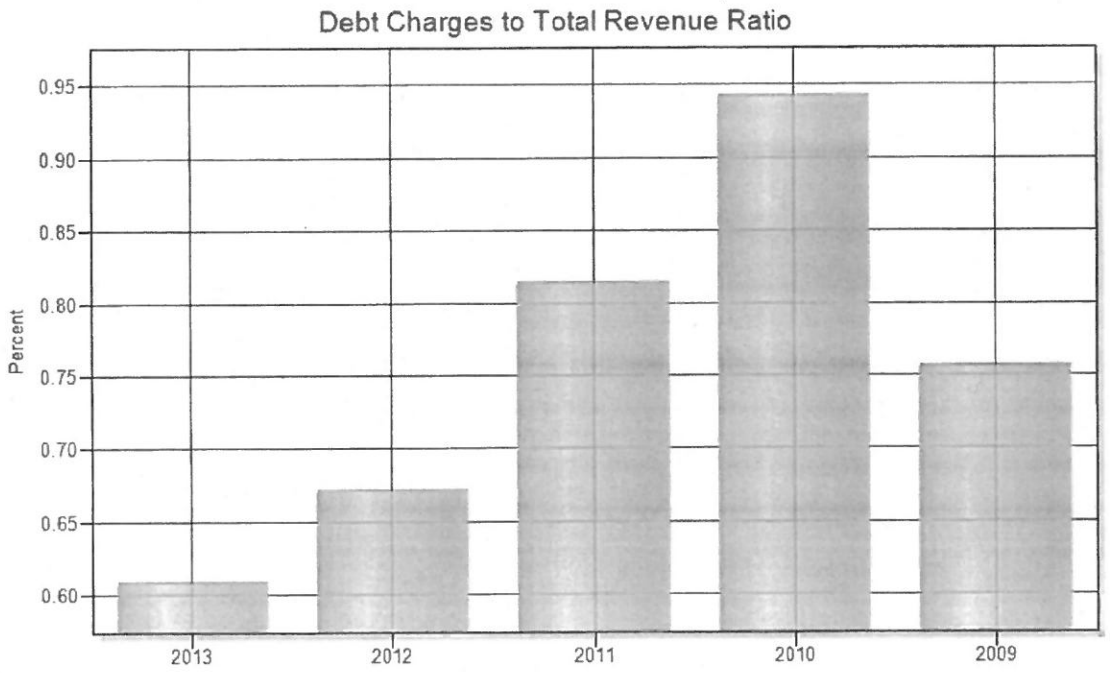


Flexibility

Flexibility is the degree to which a government can change its debt or tax burden and still meet its existing financial obligations.

One measure of flexibility is debt charges to total revenue. This ratio, often referred to as the interest bite, indicates the proportion of total revenue that is required to pay interest charges on debt and therefore, is not available to pay for program costs. It illustrates the extent to which past borrowing decisions present a constraint on a government's ability to meet its financial and service commitments in the current period. Specifically, the more government uses revenues to meet the interest costs on past borrowing, the less will be available for program spending. This indicator is important because, when this indicator increases for an extended period of time and assuming relatively stable interest rates, it means that the government has consistently chosen borrowing over increases in taxation or user fees to meet its financial and service commitments. This will eventually have an effect on its flexibility because once a government borrows, its first commitment must be to service its debt. Failing to do so would impair its future ability to borrow or to roll over its existing debt.

For the City this ratio decreased from 0.67% in 2012 to 0.61% in 2013 and therefore has shown increased flexibility since 2010.

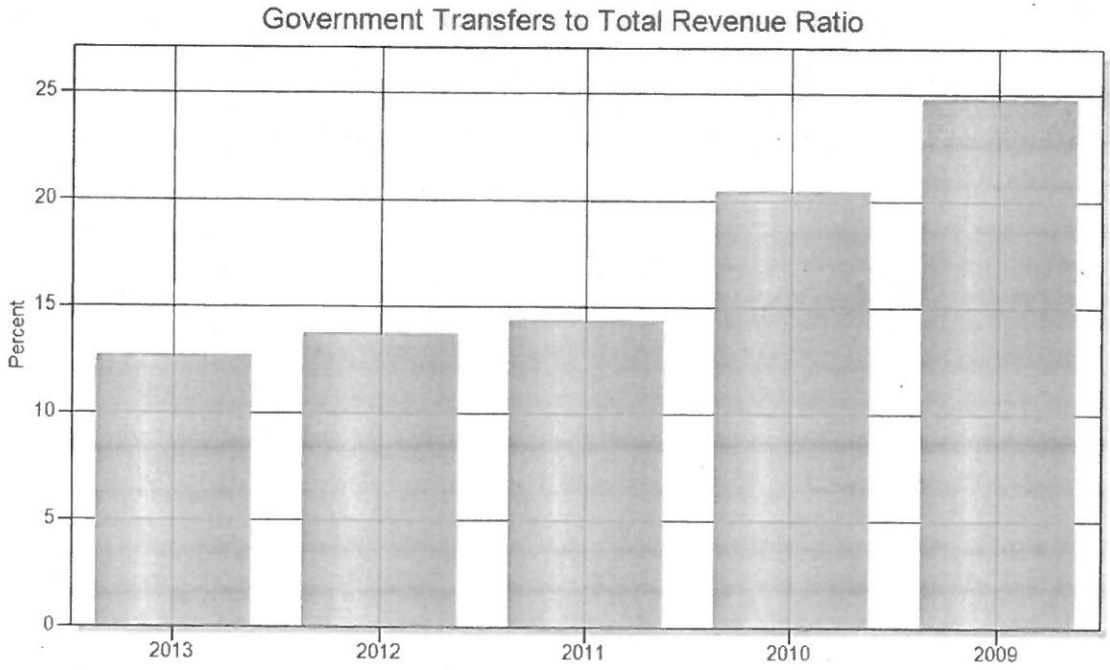


Vulnerability

Vulnerability is the degree to which a government is dependent on sources of funding outside of its control or is exposed to risks that could impair its ability to meet its existing financial obligations.

One measure of vulnerability is Federal and Provincial government transfers to total revenues. This indicator offers a perspective on the degree of vulnerability the City faces as a result of its dependence on other levels of government for revenues. An increasing dependence on other levels of government for revenues means that the City is increasingly vulnerable to the fiscal decisions of another. Reduced dependence on government transfers may reduce vulnerability but it could also impair sustainability if a government's own tax base has to replace the revenues lost from a reduction in transfer payments. A government that reduces its dependence on government transfers and correspondingly reduces its spending may avoid impairing its sustainability, but it could produce dissatisfaction among constituents.

The City has decreased its reliance on government transfers from 24.68% of total revenues in 2009 to 12.68% in 2013. This indicates decreasing vulnerability and that the City is more able to fund essential programs and services from own-source revenues.



LOOKING FORWARD

Regina is in an exciting phase of growth. Building permits for 2013 were the highest on record except for the record year of 2012, population growth hit 3% for the second year in a row and employment has increased for eight consecutive years. Regina is receiving wide recognition as an attractive, vibrant, inclusive and thriving city – a great place to work, raise a family or start a business.

The City itself faces challenges with funding the infrastructure needed to support this growth as well as the infrastructure gap. Revenue growth is expected to be higher in the future; however this revenue growth alone is not sufficient to keep pace with the increased operating expenses or capital requirements of a growing city.

The City's 2014 budget demonstrates a continued commitment to the health and prosperity of families with strategic investments in safety, infrastructure, and responsible growth, while maintaining a high level of service. It was built on the principles of the 2014 – 2017 strategic plan, Building the Foundation, and will support the achievement of the Design Regina Plan, The City of Regina's new Official Community Plan and aim to realize City Council's vision for Regina 2020: Canada's most vibrant, inclusive, sustainable community, where people live in harmony and thrive in opportunity.

The City of Regina's approved budget for 2014 is focused on the long-term health of the City. Like other municipalities across the country, Regina is facing enormous infrastructure challenges. The 2014 proposed budget is a step toward facing these challenges. The increase in the 2014 budget also reflects an additional investment in the Regina Revitalization Initiative Stadium Project. To continue to deliver programs and services through this growth period, while making progress on its vision, The City approved a 4.88% increase in the mill rate plus an additional 1% dedicated to Local Road Improvements in 2013.

CONSOLIDATED FINANCIAL STATEMENTS

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MANAGEMENT'S REPORT

RESPONSIBILITY FOR FINANCIAL REPORTING

The accompanying consolidated financial statements and all other information contained in this report are the responsibility of management. The consolidated financial statements have been prepared by management in accordance with Canadian public sector accounting standards (PSAS). The preparation of the statements necessarily includes some amounts, which are based on the best estimates and judgments of management. Financial data elsewhere in this report is consistent with that of the financial statements.

To assist in its responsibility, management maintains accounting, budget and other controls to provide reasonable assurance that transactions are appropriately authorized and accurately recorded, that assets are properly accounted for and safeguarded and that the financial records are reliable for the preparation of financial statements.
The Finance and Administration Committee, established by City Council, comprises five elected officials, along with the Mayor as an ex-officio member. The Committee, in addition to considering a variety of financial and administrative issues, reviews the content of the annual financial report for presentation to City Council, and reviews external audit reports.

Deloitte LLP Chartered Accountants, the City's appointed external auditors, have audited the consolidated financial statements. Their report to the Mayor and City Council, stating the scope of their examination and opinion on the consolidated financial statements, follows.

Glen Davies
City Manager
May 26, 2014

Pat Gartner
A/Deputy City Manager & CFO

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INDEPENDENT AUDITOR'S REPORT

To His Worship the Mayor and Members of City Council

We have audited the accompanying consolidated financial statements of the City of Regina and its subsidiaries, which comprise the consolidated statement of financial position as at December 31, 2013, and the consolidated statements of operations, change in net financial assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements
Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility
Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion
In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of the City of Regina and its subsidiaries as at December 31, 2013, and the results of its operations, change in its net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Accountants

May 26, 2014
Regina, Saskatchewan

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

December 31, 2013

(in thousands of dollars)

	2013	2012
FINANCIAL ASSETS		
Cash	**30,455**	30,234
Short-term investments (Note 4)	**374**	670
Accounts receivable	**70,608**	61,278
Taxes receivable	**4,527**	2,854
Long-term investments (Note 5)	**274,238**	249,288
	380,202	344,324
FINANCIAL LIABILITIES		
Accounts payable and accrued liabilities (Note 3)	**45,004**	50,030
Taxes payable to school boards	**5,442**	5,919
Deferred revenue (Note 18)	**35,452**	28,928
Capital lease obligations (Note 6)	**1,241**	1,323
Long-term debt (Note 7)	**77,200**	81,550
Employee benefit obligations (Note 8)	**52,743**	52,009
Landfill closure and post-closure (Note 10)	**47,337**	44,160
	264,419	263,919
NET FINANCIAL ASSETS	**115,783**	80,405
NON-FINANCIAL ASSETS		
Tangible capital assets (Note 9)	**1,324,081**	1,207,572
Materials and supplies	**6,764**	5,807
Property held for resale (Note 12)	**349**	42
ACCUMULATED SURPLUS (Note 13)	**1,446,977**	1,293,826

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See accompanying notes to consolidated financial statements.

CONSOLIDATED STATEMENT OF OPERATIONS

For the Year Ended December 31, 2013

(in thousands of dollars)

	Budget 2013	**Actual 2013**	Actual 2012
REVENUE			
Taxation (Note 15)	188,449	**188,057**	174,843
Fees and charges	160,255	**158,478**	148,209
Government transfers (Note 16)	73,773	**74,335**	72,452
Electrical distribution	29,636	**32,843**	30,075
Licenses, fines and levies	12,495	**11,814**	11,421
Gas distribution	6,700	**6,739**	5,620
Interest and penalties	1,525	**1,406**	1,261
Interest on portfolio investments	7,713	**9,665**	8,580
Realized gains on portfolio investments	-	**(1)**	3,006
Service agreement fees	19,718	**25,374**	14,696
Land sales	3,103	**18,128**	2,667
Other	5,943	**12,812**	4,062
Contribution of tangible capital assets	-	**46,980**	51,753
	509,310	**586,630**	528,645
EXPENSES			
Parks, recreation and community services	67,246	**65,937**	61,422
Police	70,400	**73,308**	69,156
Legislative and administrative services	66,114	**61,171**	57,510
Water, wastewater and drainage	66,973	**61,435**	63,392
Roads and traffic	58,080	**53,828**	45,783
Fire	45,939	**42,795**	43,575
Transit	32,457	**34,317**	31,049
Waste collection and disposal	18,098	**19,712**	30,977
Grants	8,151	**4,459**	4,575
Planning and development	16,005	**16,517**	14,167
	449,463	**433,479**	421,606
Annual surplus	59,847	**153,151**	107,039
ACCUMULATED SURPLUS, BEGINNING OF YEAR	1,293,826	**1,293,826**	1,186,787
ACCUMULATED SURPLUS, END OF YEAR	1,353,673	**1,446,977**	1,293,826

See accompanying notes to consolidated financial statements.

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CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS

For the Year Ended December 31, 2013

(in thousands of dollars)

	Budget 2013	**Actual 2013**	Actual 2012
Annual surplus	59,847	**153,151**	107,039
Acquisition of tangible capital assets	(138,056)	**(178,499)**	(145,537)
Amortization of tangible capital assets	58,793	**58,754**	55,283
Proceeds on disposal of tangible capital assets	-	**622**	631
Loss on disposal of tangible capital assets	-	**2,614**	3,291
Deficit of capital expenses over expenditures	(79,263)	**(116,509)**	(86,332)
Net change in materials and supplies	-	**(957)**	480
Change in property held for sale	-	**(307)**	31
Deficit of other non-financial expenses over expenditures	-	**(1,264)**	511
Increase (decrease) in net financial assets	(19,416)	**35,378**	21,218
NET FINANCIAL ASSETS, BEGINNING OF YEAR	80,405	**80,405**	59,187
NET FINANCIAL ASSETS, END OF YEAR	60,989	**115,783**	80,405

See accompanying notes to consolidated financial statements.

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CONSOLIDATED STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2013

(in thousands of dollars)

	2013	2012
CASH FLOWS FROM OPERATING ACTIVITIES:		
Annual surplus	**153,151**	107,039
Non-cash items		
Amortization of tangible capital assets	**58,754**	55,283
Loss on disposal of tangible capital assets	**2,614**	3,291
Contribution of tangible capital assets	**(46,980)**	(51,753)
Net change in non-cash working capital balances		
Increase in accounts receivable	**(9,330)**	(9,449)
(Increase) decrease in taxes receivable	**(1,673)**	17
(Decrease) increase in accounts payable and accrued liabilities	**(5,026)**	3,529
(Decrease) increase in taxes payable to school boards	**(477)**	866
Increase in deferred revenue	**6,524**	11,075
(Decrease) in capital lease obligations	**(82)**	(72)
Increase in employee benefit obligations	**734**	899
Increase in landfill closure and post-closure liability	**3,177**	16,974
(Increase) decrease in property held for resale	**(307)**	31
(Increase) decrease in materials and supplies	**(957)**	480
	160,122	138,210
CASH FLOWS FROM CAPITAL ACTIVITIES:		
Acquisition of tangible capital assets	**(131,519)**	(93,784)
Proceeds on disposal of tangible capital assets	**622**	631
	(130,897)	(93,153)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Sales of short-term investments	**296**	11,938
Purchases of long-term investments	**(24,950)**	(56,477)
	(24,654)	(44,539)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Long-term debt retired	**(4,350)**	(8,350)
	(4,350)	(8,350)
(INCREASE) DECREASE IN CASH POSITION	**221**	(7,832)
CASH POSITION, BEGINNING OF YEAR	**30,234**	38,066
CASH POSITION, END OF YEAR	**30,455**	30,234

See accompanying notes to consolidated financial statements.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2013

(in thousands of dollars)

1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the City of Regina (the City) are prepared by management in accordance with Canadian public sector accounting standards (PSAS) as recommended by the Chartered Professional Accountants of Canada (CPA Canada). Significant aspects of the accounting policies adopted by the City are as follows:

a. Reporting entity

The consolidated financial statements reflect the assets, liabilities, revenues, expenses, changes in accumulated surplus, changes in net financial assets and cash flows of the reporting entity. The reporting entity is comprised of all organizations and enterprises which are controlled by the City, namely:

- General operating and capital funds
- Water and sewer utility operating and capital funds
- Regina Public Library (RPL)
- Regina Regional Opportunities Commission (RROC)
- Regina Downtown Business Improvement District (RDBID)
- Regina's Warehouse Business Improvement District (RWBID)

Inter departmental and inter organizational transactions and balances have been eliminated.

The City has a 73.95% (2012 - 73.85%) interest in the Buffalo Pound Water Administration Board (BPWAB), a government partnership, that is proportionately consolidated.

The Regina Public Library has a 21.86% (2012 - 21.95%) interest in the Saskatchewan Information and Library Services Consortium Inc. (SILS), which has been proportionately consolidated.

b. Revenue recognition

Revenues are recorded using the accrual basis of accounting whereby revenues are recognized as they are earned and measurable. Funds from external parties and earnings thereon restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified. Expenses are accounted for in the period the goods and services are acquired and a liability is incurred or transfers are due.

Property tax revenue is based on assessments determined in accordance with provincial legislation and the formulas, principles and rules in the Saskatchewan Assessment Manual. Tax mill rates are established annually. Taxation revenues are recorded net of a provision for potential losses on outstanding assessment appeals and uncollected taxes. By their nature, these provisions are subject to measurement uncertainty and the impact on the financial statements of future periods could be material (Note 15). Penalties on overdue taxes are recorded in the period levied.

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1. Significant Accounting Policies (continued)

b. Revenue recognition (continued)

Electrical distribution revenues consist of the municipal surcharge and payments in lieu of taxes received from SaskPower. The municipal surcharge revenue and payments in lieu of taxes are equal to 10% and 5%, respectively of the value of the supply of electrical energy provided by SaskPower to customers within the City limits.

Gas distribution revenues mainly consist of the payments in lieu of taxes received from SaskEnergy and TransGas. The payment in lieu of taxes received from SaskEnergy is equal to 5% of the fees levied by SaskEnergy to customers within the City limits. The payment in lieu of taxes received from TransGas is equal to 5% of the transportation fees and the deemed value of the gas transmitted by TransGas to consumers within the City limits. Pursuant to an agreement with the City for two major consumers who are served by TransGas, the 5% payments to the City in lieu of taxes are based on the transportation costs and the deemed value of the fuel stock consumed.

Government transfers are recognized in the financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, eligibility criteria have been met, and reasonable estimates of the amounts can be made.

c. Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and use assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the year. Actual results could differ from those estimates. Significant estimates include employee benefit obligations, landfill liability, provision on tax losses, and the amortization of tangible capital assets.

d. Investments

All investments are recorded at cost less write downs to reflect other than temporary declines in value. Investment transactions are accounted for at the trade date. Interest income is recorded on the accrual basis.

e. Materials and supplies

Inventories of materials and supplies are valued at the lower of net realizable value and average cost.

f. Taxes collected for others

The City collects taxes for the Regina Separate School Board and the Regina Public School Board. These taxes, which are not included in the City's financial results, are remitted to the respective Boards less an amount to offset cancellations relating to school taxes and the City's cost in carrying the receivables.

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1. Significant Accounting Policies (continued)

g. Deferred revenue

The City receives service agreement fees, payments in lieu of parking and payments in lieu of dedication of land for public reserve under the authority of provincial legislation and City bylaws. The City also receives special taxes levied pursuant to Section 275 of *The Cities Act* which are to be expended on alley maintenance. As well, the City receives various government grants for special programs offered by either the Provincial or Federal governments. These funds are restricted as to their use and are not recognized as revenue until the fiscal period in which they are used to make qualifying expenses.

Deferred revenue also includes monies received in advance for taxes, transit passes, servicing and sub-division revenue, prepaid cemetery revenue and pre-season sales from the various recreational facilities.

h. Employee benefit plans

The City participates in contributory defined benefit and defined contribution pension plans for virtually all of its employees. Under the defined contribution plan, the City's obligations are limited to its contributions. These contributions are expensed in the period in which they are due and payable.

For defined benefit pension plans considered to be single employer plans, the cost of pension benefits is actuarially determined using the projected benefit method prorated on service and the pension plan administrator's best estimate of expected salary and benefit escalation and retirement ages of employees. Market rates are used to measure the accrued benefit obligation as well as the assets of the pension plans. Actuarial gains and losses on pension obligations and/or pension fund assets are amortized over the average remaining service life of the related employee groups.

For defined benefit plans considered to be multi-employer plans, contributions are expensed when they are due and payable.

The City has various post-employment benefits and termination benefit obligations earned by employees and expected to be provided to them when they are no longer providing active service.

The obligations for vested sick leave, service or retirement allowances and other post employment benefits have been determined on an actuarial basis. The obligations for vacation pay and banked time in lieu of overtime have been accounted for at an undiscounted value at the current rate of pay.

i. Tangible capital assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

General	
Land improvements	10 to 100 years
Buildings and building improvements	15 to 75 years
Vehicles and equipment	

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1. Significant Accounting Policies (continued)

i. Tangible capital assets (continued)

Fire trucks and buses	15 to 30 years
Police vehicles	4 to 10 years
Other vehicles	2 to 25 years
Equipment	4 to 50 years
Office and information technology	
Hardware	2 to 15 years
Software	2 to 10 years
Other	10 years
Infrastructure	
Plants and facilities	5 to 75 years
Roads	1 to 40 years
Underground networks	5 to 100 years
Bridges and other structures	15 to 70 years

Assets under construction are not amortized until the asset is available for productive use.

Interest on debt used to purchase tangible capital assets is not capitalized.

Tangible capital assets received as contributions, which are primarily roads and underground networks, are recorded at their fair value at the date of receipt and also are recorded as revenue. Fair value is determined based on an estimate of the cost to construct the contributed asset.

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases and recorded as tangible capital assets. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

Works of art and historical treasures are not recognized in these financial statements.

j. Budget information

Budget information is presented on a basis consistent with that used for actual results, the budget was approved by Council on February 19, 2013.

2. NEW STANDARDS AND AMENDMENTS TO STANDARDS

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2. New standards and amendments to standards (continued)

The following new standards and amendments to standards, effective for annual periods on or after April 1, 2012, have been analyzed in preparing these financial statements:

PS 3410, Government Transfers

PS 3510, Tax Revenue

The prospective adoption of these standards had no material impact on the financial statements. The Statement of Remeasurement Gains and Losses has been omitted as there were no relevant transactions to report.

A number of new standards and amendments to standards which may impact the City are not yet effective for the year ended December 31, 2013, and have not been applied in preparing these consolidated financial statements. In particular, the following new standards and amendments to standards are effective for financial statements on or after April 1, 2016:

PS 1201, Financial statement presentation

PS 2601, Financial Currency Translation

PS 3041, Portfolio Investments

PS 3450, Financial Instruments

The extent of the impact on adoption of these standards is not known at this time.

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3. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

Included in accounts payable and accrued liabilities is $186 (2012 - $186) related to amounts owed to developers for infrastructure expenditures made on behalf of the City in 2013. The City issued service agreement fee (SAF) credits to the developers in 2013 for these expenditures. The developers can redeem the SAF credits to offset payment for future service agreement fees. If there are SAF credits owing to developers after 10 years the City will repay the value of the remaining SAF credits to the developers. The City can also choose to repay prior to 10 years. Under the SAF credit agreements the total amount of credits that can be issued to developers is $39,900 (2012 - $39,900).

4. SHORT TERM INVESTMENTS

Short term investments are recorded at cost and have a fair value approximating cost. The investments are in a money market fund, holdings of which may include a combination of treasury bills, commercial paper, bankers' acceptances or promissory notes. The average yield earned from investments was 1.09% (2012 - 1.64%).

5. LONG-TERM INVESTMENTS

Long-term investments include investments in a pooled bond fund.

	Carrying Value		Fair Value	
	2013	2012	**2013**	2012
Pooled bond fund	**274,238**	249,288	**266,969**	254,554

A pooled bond fund is a group of individual bonds managed by an investment manager. The fair value of the pooled bond fund units is based on the market price per unit which is determined by the overall market values of each of the bonds in the fund.

6. CAPITAL LEASE OBLIGATIONS

The following is a schedule of future minimum lease payments under capital leases for computer equipment, software and building contracts along with the balance of the capital lease obligation:

2014	**658**
2015	**343**
2016	**216**
2017	**69**
Total minimum lease payments	**1,286**
Less amount representing interest (2.0% - 9.25%)	**(45)**
	1,241

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7. LONG-TERM DEBT

Debenture debt

The City's long-term debt consists of $34,100 (2012 - $38,450) of unsecured debentures issued in the form of fully registered certificates held by The Canadian Depository for Securities Ltd. (CDS), on behalf of beneficial owners as direct and indirect participants of CDS. The debentures were issued for 10 year terms with principal payable either annually or semi-annually and interest payable semi-annually.

The City also has $43,100 (2012 - $43,100) of long term debt in the form of an unsecured debenture issued in the form of a fully registered certificate held by The Municipal Financing Corporation of Saskatchewan. Interest is payable semi-annually and the entire principal is due in 2014.

7. Long-term debt (continued)

Bank indebtedness

Pursuant to *The Regina Administration Bylaw 2003-69*, the City can incur bank indebtedness. Interest on this indebtedness is calculated at the prime rate of interest less 0.5%, payable monthly and the City has pledged certain revenues as security for the debt obligation. At December 31, 2013, the City had no bank indebtedness (2012 - $nil).

	2013	2012
City of Regina unsecured debentures		
Operating fund	**21,124**	23,968
Utility fund	**56,076**	57,582
Total debt	**77,200**	81,550
Authorized debt limit	**450,000**	350,000
Interest rates	**3.0-5.20%**	3.0-5.20%
Interest costs for year	**3,143**	3,547

The long-term debt is repayable as follows:

2014	**47,450**
2015	**2,350**
2016	**2,350**
2017	**2,350**
2018	**22,700**
	77,200

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8. EMPLOYEE BENEFIT OBLIGATIONS

The City's employee benefit obligations to be funded in the future are as follows:

	Total 2013	Total 2012
Defined benefit pension plans		
Regina Police Superannuation and Benefits Plan	**6,905**	5,800
Regina Police Civilian Employees' Early Retirement	**662**	594
	7,567	6,394
Other benefit plans		
Termination payments	**17,596**	17,213
Continuation of group life, medical and dental benefits	**9,819**	11,340
	27,415	28,553
Other plans and arrangements		
Vacation	**13,646**	13,385
Overtime	**3,383**	2,978
Other termination payments and pensions	**388**	381
Group life, medical and dental plans	**344**	318
	17,761	17,062
	52,743	52,009

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a. Defined benefit pension plans

The Regina Police Superannuation and Benefits Plan is a defined benefit pension plan. As required by provincial legislation, an actuarial funding valuation is completed at least triennially.

The Regina Police Civilian Employees' Early Retirement Benefits Arrangement is a defined benefit arrangement augmenting the Regina Police Pension Plan. If a member of the Regina Police Pension Plan retires prior to eligibility for Canada Pension Plan (CPP) benefits, the City pays benefits equivalent to the CPP benefits the member would receive at the CPP retirement age until the member starts to receive actual CPP benefits. Contributions are not required from members.

An actuarial valuation of the defined benefit pension plans is performed using the projected benefit method prorated on service to determine the accrued benefit obligation and the expense to be recognized in the financial statements.

The results of the most recent actuarial valuations and significant assumptions utilized in these valuations are as follows:

8. Employee benefit obligations (continued)

	Police Pension Plan	Police Civilian Employees' Early Retirement	Total 2013	Total 2012
Fair value of plan assets, beginning of year	127,009	-	127,009	118,268
Employer contributions	6,573	-	6,573	6,160
Actual return on plan assets	13,091	-	13,091	11,007
Less benefits paid	(8,781)	-	(8,781)	(8,426)
Fair value of plan assets, end of year	137,892	-	137,892	127,009
Accrued benefit obligation, beginning of year	146,987	943	147,930	141,060
Current period benefit cost	4,292	29	4,321	4,087
Interest on accrued benefit obligation	9,987	64	10,051	9,512
Actuarial loss	535	74	609	1,756
Less benefits paid	(8,781)	(66)	(8,847)	(8,485)
Accrued benefit obligation, end of year	153,020	1,044	154,064	147,930
Funded status, plan deficit	(15,128)	(1,044)	(16,172)	(20,921)
Unamortized net actuarial loss	8,223	-	8,223	14,527
Accrued benefit liability	6,905	1,044	7,949	6,394
Current period benefit cost	4,292	29	4,321	4,087
Amortization of actuarial loss	2,086	41	2,127	1,882
Interest expense	1,300	64	1,364	1,020
Benefit expense	7,678	134	7,812	6,989

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8. Employee benefit obligations (continued)

The actuarial valuations were performed by Aon Consulting Inc.

	Police Pension Plan	Police Civilian Employees' Early Retirement
Date of most recent valuation	Dec 31, 2012	Dec 31, 2012
Discount rate (%)	6.90	6.90
Inflation rate (%)	2.5	2.5
Long term return rate on plan assets (%)	6.90	0
Rate of compensation increase (%)	3.0	3.0
Expected average remaining service years	13.5	12.7
Contribution rate as a percentage of salary:		
Members	11.33 - 12.83%	-
City	11.83 - 13.33%	variable

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b. Other benefit plans

Pursuant to union agreements eligible employees are entitled to termination payments based upon their unused sick leave or years of service.

Group life, medical and dental benefits represents the obligation for the continuation of group life insurance, dental and medical benefits for employees on long-term disability and the City's share of group life insurance for early retirees.

Retirees may continue group life insurance coverage to age 65 on a 50% cost shared basis with the City. Employee and employer premiums for continuation of group life insurance for employees on long term disability are fully funded through contributions maintained in a reserve. Medical and dental coverage for employees on long-term disability is provided on a 50% cost shared basis between the employee and employer.

A group life insurance plan is administered by Saskatchewan Blué Cross on a self insured basis, with a stop loss provision limiting losses to claims in excess of 150% of premiums for any calendar year. The primary components of the plan are funded equally by employer and employees. Dental and medical plans are also provided for most employees on a cost shared or employer funded basis.

For group life insurance, the balance of the employer and employee premiums collected in excess of claims are held in group insurance reserves, which are intended for future benefits and stabilization of premiums. The employer's portion of the obligations under the group insurance plan that will be funded from the reserves is reflected in Other Benefit Plans. Amounts held in the reserves that reflect obligations to be funded from employee contributions have been included in Accounts Payable and Accrued Liabilities. The balance of the group life insurance reserves, after reflecting the liabilities

8. Employee benefit obligations (continued)

b. Other benefit plans (continued)

for the employee and employer share of future obligations, is $5,059 (2012 - $5,008). This amount has been included in Group Benefits Reserves (Note 14).

Actuarial valuations are performed to determine the accrued benefit obligation and the expense to be recognized in the financial statements. The results of and significant assumptions utilized in these valuations are as follows:

	City employees	Library employees	Group life, medical and dental plans	Total 2013	Total 2012
Accrued benefit obligation, beginning of year	16,182	1,031	11,340	28,553	28,850
Current period benefit cost	1,256	77	1,658	2,991	1,960
Interest on accrued benefit obligation	507	40	352	899	893
Actuarial (gain) loss	-	35	(2,614)	(2,579)	(765)
Less benefits paid	(1,107)	(53)	(918)	(2,078)	(2,375)
Change in assumptions	(329)	-	-	(329)	-
Unamortized net actuarial gain	-	(43)	-	(43)	(10)
Accrued benefit liability - unfunded	[illegible]	1,087	9,818	27,414	28,553
Current period benefit cost	[illegible],256	77	-	1,333	1,960
Amortization of actuarial (gain) loss	[illegible]	(8)	-	(54)	(819)
Interest expense	507	[illegible]0	-	547	893
Benefit expense	1,717	109	-	1,826	2,034

	Aon Consulting Inc.		Mercer
Date of most recent valuation	Dec 31, 2011	Dec 31, 2011	Dec 31, 2011
Discount rate (%)	3.25	3	2.6-4.0
Rate of compensation increase (%)	4.5-4.6	3.6-5.5	3.6-3.7
Expected average remaining service years	10-14	11	n/a

c. Other plans and arrangements

Employees are entitled to vacation pay and overtime as outlined in administrative policies and/or contractual agreements. The liability for these benefits is determined using current rates of pay and is not discounted.

Out of scope employees are contractually entitled to certain pensions and termination payments. BPWAB employees are entitled to termination payments based upon years of service or unused sick leave. Benefits start to vest after 10 or 15

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8. Employee benefit obligations (continued)

c. Other plans and arrangements (continued)

years of service and are recognized as expenses when they are vested.

Group life, medical and dental plans represents the liability for claims in progress and claim fluctuations under those plans at the end of the year.

d. Multi-employer defined benefit plans

Two multi-employer defined benefit plans provide benefits to employees of the City of Regina, the Qu'Appelle Health Region (the Regina General Hospital Division and Community Health Division), Buffalo Pound Water Administration Board, Regina Public Library, and the non-teaching staff of the Board of Education of the Regina School Division No. 4 of Saskatchewan. The following represents the amounts for these plans:

	Superannuation & Benefit Plan	Long-Term Disability Plan	**Total 2013**	Total 2012
Benefit expense	13,285	526	**13,811**	13,796
(Deficit) surplus of plan assets over benefit obligation per plan financial statements - unaudited	(117,911)	21,727	**(96,184)**	(237,456)
Contribution rate as a percentage of salary:				
Members	8.42 - 13.96%	0.92%		
Employers	8.42 - 13.96%	0.92%		
City employee contributions	13,152	526	**13,678**	13,660
Date of most recent actuarial valuation	Dec 31, 2012	Dec 31, 2012		

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The contributions by the participating employers are not segregated in separate accounts or restricted to provide benefits to the employees of a particular employer. The portion of the annual benefit costs and of the asset surpluses (deficits) that are attributable to the City cannot be easily determined.

Accordingly, the multi-employer plans are accounted for on the defined contribution basis. No portion of the asset (deficit) surplus of the plans are recognized in these financial statements. The benefit expense reflected in the financial statements is equal to the City's contributions for the year.

e. Defined contribution pension plan

The Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan is a defined contribution plan. Pension fund assets are invested in marketable investments of organizations external to the City. Benefit expense is limited to the City's contributions to the plan.

	2013	2012
Casual employee members' contribution rate	**3.00 %**	3.00 %

8. Employee benefit obligations (continued)

e. Defined contribution pension plan (continued)

	2013	2012
Elected official members' contribution rate	**6.95 %**	6.95 %
Members' contributions	**302**	277
Benefit expense	**302**	277

9. TANGIBLE CAPITAL ASSETS

	Net Book Value	
	2013	2012
General		
Land	**92,948**	77,909
Land improvements	**51,326**	47,251
Buildings and building improvements	**56,835**	57,054
Vehicles and equipment	**121,897**	115,653
Office and information technology	**8,480**	8,956
Infrastructure		
Plants and facilities	**167,530**	151,645
Roads	**319,886**	289,282
Underground and other networks	**408,221**	390,453
Bridges and other structures	**15,551**	15,809
	1,242,674	1,154,012
Assets under construction	**81,407**	53,560
	1,324,081	1,207,572

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For additional information, see the Consolidated Schedule of Tangible Capital Assets (Schedule 3).

During the year write downs of assets were $nil (2012 - $nil). In addition, tangible capital assets contributed to the City totalled $46,980 (2012 - $51,753), which were capitalized and recorded as revenue at their fair value at the time of receipt.

10. LANDFILL CLOSURE AND POST-CLOSURE

Legislation requires closure and post closure care of solid waste landfill sites. Closure care includes final covering and landscaping of the landfill and implementation of drainage and gas management plans. Post closure care requirements include cap maintenance, groundwater monitoring, gas management system operations, inspections and annual reports.

	2013	2012
Estimated closure and post-closure costs over 40 years after capacity is reached	**84,618**	80,310
Discount rate	**4.469 %**	3.772 %
Discounted cost	**54,265**	52,794
Expected year capacity will be reached	**2028**	2028
Capacity (m3):		
Used to date	**9,871,000**	9,465,000
Remaining	**1,444,700**	1,850,700
Total	**11,315,700**	11,315,700
Percent utilized	**87.23 %**	83.64 %
Liability based on the percentage used	**47,337**	44,160

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The liability recognized in the financial statements is subject to measurement uncertainty. The recognized amounts are based on the City's best information and judgment. Amounts could change by more than a material amount in the long term.

The unfunded liability for the landfill will be paid for per the annual approved budget where capital expenditures will be funded from the Solid Waste Reserve and operational expenses will be funded through the operating budget, resulting in a reduction in the transfer to the Solid Waste Reserve.

Financial assurance on projects related to construction liability, including landfill are handled as follows:

Requirement of a Performance Bond and a Labour & Material Payment Bond, both in the amount of 50% of the total contract price for each contract. The Performance Bond is typically in place through the 2-year warranty period and provides assurance that the contractor will perform and complete the contracted work. If they do not the bonding company will either take over the project to completion or compensate the owner up to the value of the bond for completion of the work. The labour & material payment bond protects the owner from a general contractor not paying their subcontractors or material suppliers. The bonding company would pay any unpaid subcontractors or material suppliers up to the value of the bond.

10. Landfill closure and post-closure (continued)

Builder's Lien Holdback - A provincial act requires that the City withhold payment each progress certificate for 45 days. Similar to the labour & material payment bond the intent is to protect subcontractors and material suppliers who do not get paid by the general contractor.

Deficiency Holdback - The City contract provides the right for the owner to withhold payment for deficient work. Typically the holdback is not released until the deficiency is corrected and in some case it will not be released if the contractor decides to not complete the work.

Insurance - The City contract requires the general contractor to have insurance jointly in the name of the City for each project. The City has fairly significant general requirements for all contracts and include special insurance requirements for unique projects. ie. environmental insurance for environment selective projects.

11. COMMITMENTS AND CONTINGENCIES

As at December 31, 2013, the expected commitment to deliver services under the Waste Water Treatment Plant Upgrade (WWTP) projects is expected to be $224,300. The WWTP is being pursued as a P3 project and has qualified for P3 funding from the government of Canada. The funding is for 25% of the capital cost of the WWTP up to $58.7 million. At this time, the preferred proponent has not been selected, therefore; the exact amount of this upgrade won't be known until the preferred proponent is selected and the contract is finalized under the competitive bid process.

The City has also committed to the following three projects:

1) Mosaic Stadium Replacement – construction of a new stadium at Evraz Place. Construction is expected to start in Summer of 2014 and to be completed in Spring of 2017. The City had expenditures of $3,297 in 2012 and $9,031 in 2013 for assets under construction. The expected cost of the Stadium Replacement project is $278,200.

2) Taylor Field Neighbourhood – this project relates to the development of the area where the current Mosaic Stadium is located. Significant work is not expected to start until the stadium is decommissioned in 2017.The City spent $769 in 2013 for the purchase of land.

3) Railyard Renewal – this project relates to the development of the old CP Railyard. The City put a deposit of $750 for the purchase of CP Rail Land in 2012 and paid the remaining $6,780 in 2013.

12. PROPERTY HELD FOR RESALE

Property acquired through the tax enforcement process and held for sale is recorded at the lesser of cost and net realizable value. Cost is equal to the outstanding taxes including any applicable penalties, as well as the costs incurred in acquiring the land. The valuation allowance reflects a potential reduction in the carrying value that may be realized upon sale. Land acquired other than through the tax enforcement process and held for sale is recorded at lower of cost or net realizable value.

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12. Property held for resale (continued)

	2013	2012
Property held for resale	661	661
Valuation allowance	(651)	(651)
Property held for resale, net of allowance	10	10
Acquired property held for resale, net of allowance	339	32
	349	42
Property held for resale, estimated fair value - unaudited	6,717	7,392

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13. ACCUMULATED SURPLUS

Accumulated surplus represents the equity of an organization. In determining accumulated surplus, revenues and expenses are recognized as they are earned and incurred, according to PSAS.

Council through its annual budget process and other policies and bylaws may fund certain amounts on a basis that differs from the expense recognition basis prescribed by PSAS.

Unappropriated surpluses represent equity relating to certain entities consolidated within the City's financial statements that have not been designated for a specific use by that entity.

Appropriations for capital projects and reserves represent amounts that have been internally restricted for specific purposes.

Obligations to be funded from future revenues represent amounts recognized as expenses according to PSAS, that will be funded from future revenues.

Infrastructure to be funded from future service agreement fees represent infrastructure that has been constructed by the City, the costs of which are expected to be funded from future service agreement fees.

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	2013	2012
Unappropriated surpluses:		
Regina Downtown Business Improvement District	**(270)**	50
Regina Regional Opportunities Commission	**243**	585
Regina Public Library	**1,281**	1,098
Regina's Warehouse Business Improvement District	**(40)**	(32)
Tangible capital assets	**1,324,081**	1,207,572
Appropriated surpluses:		
General capital projects	**67,805**	55,211
Utility capital projects	**59,095**	79,870
Reserves	**203,808**	163,249
Infrastructure to be funded from future service agreement fees:		
Water, wastewater and drainage	**(30,505)**	(34,735)
Obligations to be funded from future revenues:		
Long-term debt	**(77,200)**	(81,550)
Employee benefit obligations	**(52,743)**	(52,009)
Landfill closure and post-closure	**(47,337)**	(44,160)
Capital lease obligations	**(1,241)**	(1,323)
Accumulated surplus	**1,446,977**	1,293,826

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2013

(in thousands of dollars)

14. RESERVES

	2013	2012
City of Regina reserves:		
General utility reserve	**85,179**	63,026
Facility reserve	**600**	400
General fund reserve	**27,574**	27,051
Landfill reserve	**21,402**	18,318
RRI-stadium reserve	**710**	-
Land development reserve	**17,710**	6,496
Asset revitalization reserve	**5,611**	7,644
Equipment replacement reserve	**4,534**	4,354
Social development reserve	**5,654**	4,145
Operational commitments reserve	**161**	-
Planning & sustainability reserve	**6,726**	3,990
Winter road maintenance reserve	**3,523**	3,523
Regina Police Service general reserve	**1,440**	2,354
Asphalt reserve	**819**	1,246
Grants reserve	**512**	936
Golf course reserve	**554**	730
Technology reserve	**757**	644
Employer provided parking reserve	**685**	537
Cemetery reserve	**507**	520
Pest management reserve	**337**	296
Regina Police Service radio equipment reserve	**155**	111
	185,150	146,321
Group Benefits reserves:		
Group life insurance reserve	**5,059**	5,008
Dental benefits reserve	**1,739**	1,631
Medical - City of Regina reserve	**735**	732
Police services premium reduction reserve	**378**	379
Police long-term disability reserve	**130**	51
	8,041	7,801
Other Entities`reserves:		
Regina Public Library reserves	**8,236**	7,288
Buffalo Pound Water Administration Board capital replacement reserve	**1,913**	1,416
Regina Downtown Business Improvement District reserve	**329**	321
Regina's Warehouse Business Improvement District infrastructure reserve	**139**	102
	10,617	9,127

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14. Reserves (continued)

	2013	2012
	203,808	163,249

15. TAXATION REVENUE

	Budget 2013	**Actual 2013**	Actual 2012
Total taxation revenue levied	-	**303,774**	290,323
Taxies levied on behalf of others:			
Regina School Division No. 4	-	**(79,505)**	(79,023)
Regina Roman Catholic Separate School Division No. 81	-	**(36,212)**	(36,457)
Taxation revenue	188,449	**188,057**	174,843
City of Regina			
Municipal levies	154,996	**154,450**	142,512
Grants in lieu	11,079	**11,350**	11,050
Supplementary taxes	2,000	**1,660**	2,059
Other	2,135	**1,761**	1,737
	170,210	**169,221**	157,358
Regina Public Library			
Taxation levies	16,036	**16,594**	15,528
Grants in lieu	1,154	**1,224**	1,194
	17,190	**17,818**	16,722
Regina Downtown Business Improvement District levies	829	**776**	604
Regina's Warehouse Business Improvement District levies	220	**242**	159
	188,449	**188,057**	174,843

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Taxation revenues are recorded net of an allowance for uncollectible outstanding taxes and a provision for potential losses on assessment appeals outstanding. As at December 31, 2013, the following amounts are reflected in the Statement of Financial Position for these provisions:

Allowance for doubtful outstanding taxes netted against taxes receivable	-	**2,252**	1,904
Provision for assessment appeals included in accounts payable	-	**2,825**	3,140

16. GOVERNMENT TRANSFERS

	Budget 2013	**2013**	2012
Operating transfers			
Federal	480	**665**	970
Provincial	44,221	**54,755**	53,657
	44,701	**55,420**	54,627
Capital transfers			
Federal	11,080	**11,864**	16,078
Provincial	18,475	**7,051**	1,747
	29,555	**18,915**	17,825
	74,256	**74,335**	72,452

Government transfers do not include grants in lieu of taxes received from the Federal and Provincial governments. These amounts are included with taxation revenue (Note 15).

17. GOVERNMENT PARTNERSHIP

BPWAB operates under an agreement between the Cities of Moose Jaw and Regina. Its purpose is to operate the water treatment plant at Buffalo Pound Lake and to supply water to the two cities at cost. Any (recovery) distribution of annual operating (deficit) surplus is shared between the cities according to their respective usage.

The following is a schedule of relevant financial information as stated within the financial statements of BPWAB for the year ended December 31, 2013 in thousands of dollars. Please note there are no known contractual obligations or contingencies as at December 31, 2013. These amounts represent 100% of the Board's financial position and activities:

	2013	2012
Financial assets	**4,306**	4,238
Tangible capital assets	**23,094**	24,521
Other non-financial assets	**98**	70
Total assets	**27,498**	28,829
Financial liabilities	**2,260**	2,849
Capital replacement reserve	**2,587**	1,918
Obligations to be funded from future revenues	**(443)**	(459)
Investment in tangible capital assets	**23,094**	24,521
Total liabilities and equity	**27,498**	28,829

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17. Government Partnership (continued)

	2013	2012
Revenue	**10,717**	10,186
Expenses	**11,439**	10,982
Net loss	**(722)**	(796)

The above amounts are proportionately consolidated within the consolidated financial statements at 73.95% (2012 – 73.85%), the City's interest in the government partnership. After eliminating transactions between the City and the partnership, the following amounts have been included in the consolidated statements:

	2013	2012
Financial assets	**2,190**	1,670
Financial liabilities	**(689)**	(711)
Non-financial assets	**17,150**	18,160
Net assets	**18,651**	19,119
Revenue	**1,151**	1,090
Expenses	**7,272**	6,800

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18. DEFERRED REVENUE

	December 31, 2012	Externally restricted inflows	Revenue earned	**December 31, 2013**
Provincial/Territorial Base Fund	1,001	1,000	(487)	**1,514**
Service agreement fees	21,942	3,487	(3,328)	**22,101**
Other	5,985	5,852	-	**11,837**
	28,928	10,339	(3,815)	**35,452**

19. FUNDS HELD IN TRUST

The City of Regina administers the following trusts. As related assets are not owned by the City, the trusts have been excluded from the consolidated financial statements. Following is a summary of the net assets of the trusts:

	2013	2012
Perpetual Care Trust	**2,614**	2,607
Williamson Driver Award	**5**	5
	2,619	2,612

20. SEGMENTED INFORMATION

The City is a diversified municipal government institution that provides a wide range of services to its citizens, including police, fire, public transit, and water. A new organizational structure was introduced in 2011 and formally took effect November 1, 2011, the key changes included: moving to three divisions from four; each division is led by a Deputy City Manager rather than a General Manager; creation of two Executive Director positions in charge of Legal, and Governance and Strategy. The three new divisions are City Operations, Community Planning and Development, and Corporate Services. The segmented information in these statements has been adjusted to reflect the new organizational structure described. For management reporting purposes the City's operations and activities are organized and reported by Fund. Funds were created for the purpose of recording specific activities to attain certain objectives in accordance with special regulations, restrictions or limitations. The financial activities of the City reported by Fund are included in Schedule 1. City services are provided by divisions and their activities are reported in these funds. Certain divisions that have been separately disclosed in the segmented information in Schedule 2, along with the services they provide, are as follows:

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a. City Operations

City Operations is responsible for ensuring the City's infrastructure systems are effectively preserved, funded, and operated. This division preserves and operates municipal infrastructure involving roadways, traffic, water, drainage, waste water and solid waste to meet regulatory requirements and community needs. City Operations also includes fire services, parks and open space services and public transportation services.

b. Community Planning and Development

Community Planning and Development provides a long term comprehensive approach to planning, engineering and development processes to ensure the efficient use of land and community infrastructure. The division encompasses land use, neighbourhood, transportation and infrastructure planning, long range capital planning, development review, building permits and inspection, real estate services, community, recreation and cultural programs and services.

c. Corporate Services

Corporate Services provides services and support to both internal and external customers, enabling City Operations to maximize effectiveness and potential. Corporate Services includes Financial Services, Information Technology Services, Human Resources, Fleet Services, and Facilities Management Services.

20. Segmented information (continued)

d. Regina Police Services

Regina Police Services is responsible for the delivery of policing services within the municipality and is dedicated to a safe and caring community.

For each reported segment, revenues and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. Therefore, certain allocation methodologies are employed in the preparation of segmented financial information. The accounting policies used in these segments are consistent with those followed in the preparation of the consolidated financial statements as disclosed in Note 1. For additional information see the Consolidated Schedule of Operations by Segment (Schedule 2).

21. COMPARATIVE FIGURES

Certain comparative figures have been reclassified to conform with the current year's presentation.

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CONSOLIDATED STATEMENT OF OPERATIONS BY FUND AND ORGANIZATION

Schedule 1

For the Year Ended December 31, 2013

(in thousands of dollars)

	General Operating	Utility Operating	General Capital	Utility Capital	Total City of Regina
REVENUES					
Taxation	169,683	-	-	-	169,683
Fees and charges	52,667	103,781	151	-	156,599
Government transfers	52,929	1,465	18,916	-	73,310
Electrical distribution	32,843	-	-	-	32,843
Licenses, fines and levies	11,136	-	678	-	11,814
Gas distribution	6,739	-	-	-	6,739
Interest and penalties	1,210	168	-	-	1,378
Interest on portfolio investments	7,317	1,600	587	161	9,665
Realized gains on portfolio investments	(1)	-	-	-	(1)
Service agreement fees	1,284	-	11,126	12,964	25,374
Land sales	18,128	-	-	-	18,128
Other	19,054	195	850	4,789	24,888
Contribution of tangible capital assets	-	-	34,400	12,580	46,980
	372,989	107,209	66,708	30,494	577,400
EXPENSES					
Parks, recreation and community services	38,[illegible]3	-	3,663	-	41,736
Police	7[illegible],223	-	4	-	71,227
Legislative and administrative services	42,5[illegible]	-	9,327	-	51,889
Water, wastewater and drainage	27	53,6[illegible]8	-	5,068	58,733
Roads and traffic	26,316	-	6,676	-	32,992
Fire	41,461	-	154	-	41,615
Transit	30,355	-	502	-	30,857
Waste collection and disposal	17,803	-	808	-	18,611
Grants	5,357	-	26	-	5,383
Planning and development	16,517	-	-	-	16,517
Amortization	-	-	42,098	13,107	55,205
	289,694	53,638	63,258	18,175	424,765
Annual surplus (deficit)	83,295	53,571	3,450	12,319	152,635

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CONSOLIDATED STATEMENT OF OPERATIONS BY FUND AND ORGANIZATION

Schedule 1

For the Year Ended December 31, 2013

(in thousands of dollars)

RDBID	RROC	BPWAB	RPL	RWBID	Consolidation adjustments	**Consolidated 2013**
776	-	-	17,818	243	(463)	**188,057**
58	757	6,713	1,076	12	(6,737)	**158,478**
-	1,023	-	925	-	(923)	**74,335**
-	-	-	-	-	-	**32,843**
-	-	-	-	-	-	**11,814**
-	-	-	-	-	-	**6,739**
-	-	28	-	-	-	**1,406**
-	-	-	-	-	-	**9,665**
-	-	-	-	-	-	**(1)**
-	-	-	-	-	-	**25,374**
-	-	-	-	-	-	**18,128**
32	-	5	-	-	(12,113)	**12,812**
-	-	-	-	-	-	**46,980**
866	1,780	6,746	19,819	255	(20,236)	**586,630**
746	2,083	-	16,384	169	(1,535)	**59,583**
-	-	-	-	-	-	**71,227**
-	-	-	-	-	(84)	**51,805**
-	-	6,019	-	-	(17,694)	**47,058**
-	-	-	-	-	-	**32,992**
-	-	-	-	-	-	**41,615**
-	-	-	-	-	-	**30,857**
-	-	-	-	-	-	**18,611**
-	-	-	-	-	(923)	**4,460**
-	-	-	-	-	-	**16,517**
42	80	1,270	2,146	11	-	**58,754**
788	2,163	7,289	18,530	180	(20,236)	**433,479**
78	(383)	(543)	1,289	75	-	**153,151**

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CONSOLIDATED STATEMENT OF OPERATIONS BY SEGMENT **Schedule 2**

For the Year Ended December 31, 2013

(in thousands of dollars)

	City Operations	Community Planning and Development	Regina Police Services	Corporate Services	Total City of Regina
REVENUES					
Taxation	-	169,683	-	-	169,683
Fees and charges	34,784	16,060	800	104,955	156,599
Government transfers	12,648	2,478	6,812	51,372	73,310
Electrical distribution	-	-	-	32,843	32,843
Licenses, fines and levies	694	6,815	-	4,305	11,814
Gas distribution	-	-	-	6,739	6,739
Interest and penalties	-	1,211	-	167	1,378
Interest on portfolio investments	96	-	-	9,569	9,665
Realized gains on portfolio investments	-	-	-	(1)	(1)
Service agreement fees	3,225	8,736	-	13,413	25,374
Land sales	-	18,128	-	-	18,128
Other	[illegible],216	516	1,531	14,625	24,888
Contribution of tangible capital assets	41,638	-	-	5,342	46,980
	101,301	223,627	9,143	243,329	577,400
EXPENSES					
Wages and benefits	95,953	22,340	59,086	35,496	212,875
Materials, supplies, contracted services and other goods	47,503	29,540	7,332	42,896	127,271
Utilities	14,870	5	432	4,201	19,508
Transfer payments/grants	256	4,053	44	2,055	6,408
Interest	-	-	-	3,498	3,498
Amortization	43,760	-	2,081	9,364	55,205
	202,342	55,938	68,975	97,510	424,765
Annual surplus (deficit)	(101,041)	167,689	(59,832)	145,819	152,635

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CONSOLIDATED STATEMENT OF OPERATIONS BY SEGMENT

Schedule 2

For the Year Ended December 31, 2013

(in thousands of dollars)

RDBID	RROC	BPWAB	RPL	RWBID	Consolidation adjustments	**Consolidated 2013**
776	-	-	17,818	243	(463)	**188,057**
58	757	6,713	1,076	12	(6,737)	**158,478**
-	1,023	-	925	-	(923)	**74,335**
-	-	-	-	-	-	**32,843**
-	-	-	-	-	-	**11,814**
-	-	-	-	-	-	**6,739**
-	-	28	-	-	-	**1,406**
-	-	-	-	-	-	**9,665**
-	-	-	-	-	-	**(1)**
-	-	-	-	-	-	**25,374**
-	-	-	-	-	-	**18,128**
32	-	5	-	-	(12,113)	**12,812**
-	-	-	-	-	-	**46,980**
866	1,780	6,746	9,819	255	(20,236)	**586,630**
374	1,211	2,190	10,948	5	(972)	**226,631**
372	872	2,465	5,367	11	(13,426)	**122,932**
-	-	1,364	-	153	(4,915)	**16,110**
-	-	-	-	-	(923)	**5,485**
-	-	-	69	-	-	**3,567**
42	80	1,270	2,146	11	-	**58,754**
788	2,163	7,289	18,530	180	(20,236)	**433,479**
78	(383)	(543)	1,289	75	-	**153,151**

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CONSOLIDATED STATEMENT OF OPERATIONS BY SEGMENT

Schedule 2

For the Year Ended December 31, 2012

(in thousands of dollars)

	City Operations	Planning and Development	Regina Police Services	Corporate Services	Total City of Regina
REVENUES					
Taxation	-	157,807	-	-	157,807
Fees and charges	32,747	17,465	667	95,011	145,890
Government transfers	16,824	10,570	6,373	37,392	71,159
Electrical distribution	-	-	-	30,075	30,075
Licenses, fines and levies	195	11,226	-	-	11,421
Gas distribution	-	-	-	5,620	5,620
Interest and penalties	-	1,098	-	260	1,358
Interest on portfolio investments	139	-	-	8,441	8,580
Realized gains on portfolio investments	-	-	-	3,006	3,006
Service agreement fees	18	1,647	-	13,031	14,696
Land sales	-	2,667	-	-	2,667
Other	1,017	532	1,309	12,403	15,261
Contribution of tangible capital assets	[illegible],199	-	-	8,554	51,753
	94,139	203,012	8,349	213,793	519,293
EXPENSES					
Wages and benefits	92,[illegible]3	20,961	60,115	31,026	204,765
Material, supplies, contracted services and other goods	61,30[illegible]	3[illegible],418	6,599	29,473	128,793
Utilities	12,32[illegible]	[illegible]6	365	3,923	16,705
Transfer payments/grants	298	[illegible]57	51	2,214	6,820
Interest	-	-	-	3,547	3,547
Amortization	40,487	-	2,024	8,969	51,480
	207,072	56,732	69,154	79,152	412,110
Annual surplus (deficit)	(112,933)	146,280	(60,805)	134,641	107,183

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CONSOLIDATED STATEMENT OF OPERATIONS BY SEGMENT

Schedule 2

For the Year Ended December 31, 2012

(in thousands of dollars)

RDBID	RROC	BPWAB	RPL	RWBID	Consolidation adjustments	**Consolidated 2012**
604	-	-	16,722	159	(449)	**174,843**
18	514	6,393	1,595	13	(6,331)	**148,092**
-	1,108	-	1,108	-	(923)	**72,452**
-	-	-	-	-	-	**30,075**
-	-	-	-	-	-	**11,421**
-	-	-	-	-	-	**5,620**
-	-	21	-	-	-	**1,379**
-	-	-	-	-	-	**8,580**
-	-	-	-	-	-	**3,006**
-	-	-	-	-	-	**14,696**
-	-	-	-	-	-	**2,667**
53	-	-	-	-	(11,253)	**4,061**
-	-	-	-	-	-	**51,753**
675	1,622	6,414	19,425	172	(18,956)	**528,645**
295	1,001	1,992	11,262	9	(977)	**218,347**
353	568	2,679	5,155	197	(11,815)	**125,930**
-	160	933	-	-	(5,241)	**12,557**
45	-	-	-	-	(923)	**5,942**
-	-	-	-		-	**3,547**
36	82	1,303	2,375	7	-	**55,283**
729	1,811	6,907	18,792	213	(18,956)	**421,606**
(54)	(189)	(493)	633	(41)	-	**107,039**

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CONSOLIDATED SCHEDULE OF TANGIBLE CAPITAL ASSETS

Schedule 3

For the Year Ended December 31, 2013

(in thousands of dollars)

	General				
	Land	Land improvements	Buildings and building improvements	Vehicles and equipment	Office and information technology
Cost					
Balance, beginning of year	77,909	112,799	114,380	220,657	20,771
Add:					
Additions during the year	15,439	5,748	799	22,263	3,141
Transfers from assets under construction	750	1,525	1,255	1,461	278
Less:					
Disposals during the year	1,150	517	126	11,353	2,532
Balance, end of year	92,948	119,555	116,308	233,028	21,658
Accumulated amortization					
Balance, beginning of year		65,548	57,326	105,004	11,815
Add:					
Amortization	-	2,857	2,274	16,833	3,893
Less:					
Accumulated amortization on disposals	-	[illegible]176	126	10,708	2,528
Balance, end of year	-	68,22[illegible]	59,474	111,129	13,180
Net Book Value	92,948	5[illegible]26	56,834	121,899	8,478

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CONSOLIDATED SCHEDULE OF TANGIBLE CAPITAL ASSETS

Schedule 3

For the Year Ended December 31, 2013

(in thousands of dollars)

		Infrastructure				
Plants and facilities	**Roads**	**Underground and other networks**	**Bridges and other structures**	**Assets under construction**	**2013**	2012
249,460	**606,435**	**551,279**	**26,190**	**53,560**	**2,033,440**	1,909,725
21,159	**46,840**	**24,270**	**173**	**38,667**	**178,499**	145,537
613	**3,958**	**980**	**-**	**-**	**10,820**	41,824
233	**6,583**	**-**	**-**	**10,819**	**33,313**	63,646
270,999	**650,650**	**576,529**	**26,363**	**81,408**	**2,189,446**	2,033,440
97,815	**317,153**	**160,826**	**10,581**	**-**	**825,868**	788,485
5,775	**19,208**	**7,482**	**432**	**-**	**58,754**	55,283
123	**5,596**	**-**	**-**	**-**	**19,257**	17,900
103,467	**330,765**	**168,308**	**10,813**	**-**	**865,365**	825,868
167,532	**319,885**	**408,221**	**15,550**	**81,408**	**1,324,081**	1,207,572

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GENERAL TRUST FUND

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Deloitte LLP
2103 - 11th Avenue
Mezzanine Level
Bank of Montreal Building
Regina, SK S4P 3Z8
Canada

Tel: 306-565-5200
Fax: 306-757-4753
www.deloitte.ca

INDEPENDENT AUDITOR'S REPORT

To His Worship the Mayor and Members of City Council

We have audited the accompanying financial statements of the General Trust, which comprise the statement of financial position as at December 31, 2013, and the statement of revenue, expenditures and change in fund balance for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility
Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion..

Opinion
In our opinion, the financial statements present fairly, in all material respects, the financial position of General Trust Fund of the City of Regina as at December 31, 2013, and the results of its operations for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Accountants

May 26, 2014
Regina, Saskatchewan

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General Trust Fund

STATEMENT OF FINANCIAL POSITION

(in thousands of dollars)

As at December 31

	Perpetual Care Trust	Williamson Driver Award	Total 2013	Total 2012
ASSETS				
Cash	83	-	**83**	213
Long-term investments (Note 4)	2,627	5	**2,632**	2,538
Total Assets	2,710	5	**2,715**	2,751
LIABILITIES AND FUND BALANCES				
Due to the City of Regina	96	-	**96**	139
Fund balance	2,614	5	**2,619**	2,612
Total Liabilities and Fund Balances	2,710	5	**2,715**	2,751

See accompanying notes.

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General Trust Fund

STATEMENT OF REVENUE, EXPENDITURES AND CHANGE IN FUND BALANCE
(in thousands of dollars)

For the year ended December 31

	Perpetual Care Trust	Williamson Driver Award	Total 2013	Total 2012
REVENUE				
Contributions	7	-	**7**	8
Investment income	95	-	**95**	139
Total Revenue	102	-	**102**	147
EXPENDITURES				
Cemetery maintenance	95	-	**95**	138
Total Expenditures	95	-	**95**	138
Excess of revenue over expenditures	7	-	**7**	9
Fund balance, beginning of year	2,607	5	**2,612**	2,603
Fund balance, end of year	2,614	5	**2,619**	2,612

See accompanying notes.

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NOTES TO FINANCIAL STATEMENTS
(in thousands of dollars)

December 31, 2013

1. PURPOSE OF FUND

The General Trust Fund comprises the assets, liabilities, revenues and expenses of the following two trusts administered by the City of Regina (the City):

(a) Perpetual Care Trust - In accordance with *The Cemeteries Act, 1999*, a portion of the monies received by the City from the sale of cemetery plot rights is put into a trust and invested. The income from the trust is used to pay for care and maintenance of the plots. Special approval is needed from the Registrar of Cemeteries before trust capital can be used to fund care and maintenance.

(b) Williamson Driver Award - When a bond was bequeathed to the City of Regina with trust conditions attached, a trust was established under *The Trust Act*. Each year the income from the bond is used to provide a safe-driving award to a Regina Transit employee.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

These financial statements have been prepared in accordance with Canadian public sector accounting standards, as recommended by the Chartered Professional Accountants of Canada (CPA Canada). The following policies are considered to be significant.

(a) The preparation of the financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and use assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

(b) Investments are recorded at cost less writedowns to reflect other than temporary declines in values. Any gains or losses are recognized on disposition of the investments.

(c) Investment revenue is recorded on the accrual basis.

(d) <u>NEW STANDARDS AND AMENDMENTS TO STANDARDS</u>

The following new standards and amendments to standards, effective for annual periods on or after April 1, 2012, have been analyzed in preparing these financial statements:

PS 1201, Financial Statement Presentation

PS 2601, Financial Currency Translation

PS 3410, Government Transfers

PS 3450, Financial Instruments

PS 3510, Tax Revenue

The prospective adoption of these standards had no material impact on the financial statements.

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3. FINANCIAL INSTRUMENTS

The carrying value of the amount due to the City of Regina approximates fair value due to its short-term nature.

Long-term investments are primarily exposed to foreign currency, interest rate, and market risk.

Interest rate risk refers to the adverse consequences of interest rate changes on the General Trust Fund's cash flows, financial position and excess of revenues over expenditures. This risk arises from differences in the timing and amount of cash flows related to the General Trust Fund's assets and liabilities.

Foreign currency risk arises from holding investments denominated in currencies other than the Canadian dollar. Fluctuations in the relative value of the Canadian dollar against these foreign currencies can result in a positive or negative effect on the fair value of investments held in the pooled bond fund.

Market risk is the risk that the value of an investment will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual investment, or factors affecting all securities traded in the market.

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4. LONG-TERM INVESTMENTS

The long-term investments consist of a pooled bond fund. A pooled bond fund is a group of individual bonds managed by an investment manager. The market value of the pooled bond fund units is based on the market price per unit which is determined by the overall market values of each of the bonds in the fund.

	2013	2012
Investment cost	**2,632**	2,538
Market value	**2,614**	2,647

5. STATEMENT OF CASH FLOWS AND CHANGE IN NET FINANCIAL ASSETS

The statement of cash flows and the statement of change in net financial assets have not been prepared for the year ended December 31, 2013, as they would not provide additional information.

Related Boards and Authorities

Regina Regional Opportunities Commission (RROC)
255, 1919 Rose Street
Regina, Saskatchewan S4P 3P1
Fax: (306) 352-1630
Phone: (306) 522-0227
Contact: Mr. John Lee

Buffalo Pound Water Administration Board
c/o City of Regina
Queen Elizabeth II Court
P.O. Box 1790
Regina, Saskatchewan S4P 3C8
Fax: (306) 694-6050
Phone: (306) 694-1377
Contact: Mr. Ryan Johnson

Regina Public Library
2311 – 12th Avenue
P.O. Box 2311
Regina, Saskatchewan S4P 3Z5
Fax: (306) 352-5550
Phone: (306) 777-6060
Contact: Ms. Gail Krugeron

Regina Downtown
140 – 2401 Saskatchewan Drive
Regina, Saskatchewan S4P 4H8
Fax: (306) 359-9060
Phone: (306) 359-7541
Contact: Ms. Judith Veresuk

Regina's Warehouse Business Improvement District
202 – 1275 Broad Street
Regina, Saskatchewan S4R 1Y2
Fax: (306) 585-1765
Phone: (306) 585-3948
Contact: Ms. Lovella Jones

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2013 Annual Report Highlights

City of Regina | REGINA *Infinite Horizons*

The Annual Report provides a summary of the numerous achievements throughout the year. In 2013, those included the approval of our new Official Community Plan, the creation of a Comprehensive Housing Strategy and another year of tremendous building activity. This year also featured a vote by residents to proceed with a public private partnership for a new sewage treatment plant, and progress on the Regina Revitalization Initiative, including the building of a new community stadium. We also showed the country our prowess in hosting a number of events. A snapshot of these achievements are highlighted below:

Regina Revitalization Initiative (RRI)

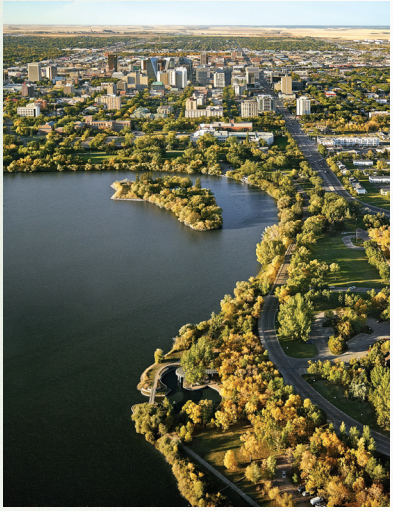
The RRI is the largest redevelopment project in our city's history and will bring neighbourhoods, facilities and people together in ways never before possible. It will create new opportunities for business and investment, and it will bring new life to our city's core with walkable connections between the sites and convenient links to major thoroughfares from Evraz Place.

In 2013, the Regina Revitalization Initiative (RRI) focused on the Stadium Project; specifically, procuring the design, construction and interim financing for the replacement of Mosaic Stadium through a Public Private Partnership (P3) procurement process. This included working with our project partners and a team of experts to define the project outcome specifications and implement the Request for Qualifications (RFQ) and a Request for Proposal (RFP) processes. In addition, the project team moved forward with demolition and utility relocation work required to prepare the site at Evraz Place for the replacement for Mosaic Stadium.

Design Regina, the City's new Official Community Plan

Design Regina contains a comprehensive policy framework that will guide the physical, environmental, economic, social and cultural development of the city, generating the new Official Community Plan. As such, it plays a key role in setting the long-term direction for Regina and is essential to managing future growth, development and change in the community. The new Official Community Plan has formed the basis of the City's strategic and business planning for the next four years, building the foundation for long-term implementation.

In 2013, Regina City Council approved a new Official Community Plan (OCP) for the city. This plan will guide the growth of Regina over the next 25 years in accordance with the priorities of Regina citizens such as economic prosperity and long-term financial viability.



Regina demonstrated its prowess at hosting a number of fantastic events in and around our community throughout 2013.

101st Grey Cup Festival

In November, Regina successfully hosted the week-long Grey Cup Festival in a variety of locations throughout the community. These events all led up to the finale – the biggest party in Canada – the 101st Grey Cup Championship game. This record-breaking event attracted 45,000 fans to Mosaic Stadium to witness the Saskatchewan Roughriders seal their fourth Grey Cup victory. It was a game that won't soon be forgotten.

Juno Awards

Canada's premier music awards show was hosted in Regina in April. During the week leading up to the awards, many events were held at a variety of venues throughout Regina and Moose Jaw. The final event was the Juno Awards, held at Regina's Brandt Centre which was transformed into a star-studded, glamorous facility. All the events surrounding the Juno Awards provided a terrific opportunity to show off our great community.

Paul McCartney Concert

Mosaic Stadium welcomed rock and roll royalty, Sir Paul McCartney, in August. Nearly 45,000 spectators witnessed a spectacular performance.

Road Renewal

In 2013, the City of Regina invested a record $18.1 million to renew and maintain our major roadways, streets and bridges. Last year we produced 85,000 tonnes of asphalt and used 4,200 cubic metres of concrete to repair or replace sidewalks, curbs and gutters. In addition to the roadwork projects, the City fixes approximately one million potholes every year.

Regional Planning Summit

The City held a Regional Planning Summit to strengthen the commitment of communities to work together through a shared understanding of the need and importance of regional planning. Stakeholders engaged in productive discussions based on best practices, innovation, information sharing and interaction for the purpose of contributing to economic growth and development in southern Saskatchewan.

Managing Growth

The City and RM of Sherwood signed a Memorandum of Understanding and established three committees to collaborate managing growth in the region: Governance Committee, Administrative and Technical Committee, and Regional Development Committee. The RM and the City have a shared interest in working cooperatively for the benefit of both municipalities, the region and the province. Other regional work included joint resolutions of the City and RM Councils to alter the City boundary, hosting a Regional Planning Summit, and participation on committees with regional partners.

Housing Summit

The successful two-day housing summit, held in May of 2013, resulted in the creation of the Mayor's Housing Commission. The Mayor's Housing Commission is a permanent committee that guides the City's affordable housing initiatives and implementation of the Comprehensive Housing Strategy.

A Comprehensive Housing Strategy was completed in 2013 with implementation continuing into 2014. The Strategy includes a complete revision of housing incentives to better aim City resources at housing needs

Waste Plan Regina, Blue Cart Recycling

Residential recycling was rolled out on July 1, 2013 and provides collection to 61,400 single-family homes on a bi-weekly basis by individual roll out carts. By December 31, 2013, the Blue Cart Recycling program achieved a set out rate of 75 per cent, and 6,000 tonnes of recyclable material was collected.

Blue Cart Recycling is a symbol of our commitment to building a cleaner, greener and more sustainable city. By working together, our community can recycle over 40 per cent of our household waste and divert 28,000 tonnes from our landfill each year.

Sewage Treatment Plant

The City is making a significant investment in the sewage treatment plant to meet new regulatory requirements, protect public health and our environment, address concerns of downstream residents and businesses, and meet the needs of our growing population now and for the future.

Construction will occur between 2014 and spring 2017, with a bulk of the work being done in 2015 and 2016.

Transit

Regina Transit implemented a new routing system in 2013 which introduced transit service to newer areas, and two new express routes to help residents travel across the city quickly. These new services were completed without an increase to the budget, and resulted in an increase of Transit's ridership by five per cent by year end.

During the launch of the new routes in September, Transit ran a promotion called "Free Transit Fridays" which saw an average increase of 42 per cent. This promotion introduced customers to the new routes and offered an opportunity for customers to try the routes risk free by not having to pay. The ridership increase carried over to October with a 12 per cent increase in ridership.

2013 Annual Report and Financial Statements

May 6, 2014

City of Regina | REGINA
Infinite Horizons

Highlights

- City of Regina Annual Report & Financial Statements

- Your Financial staff has provided 21 consecutive "Awards of Financial Statement Excellence" as recognized by the international GFOA

2013 Financial Statements - Overview

- Overall increase in net financial assets of $35.4 million
- An operating surplus of $153.1 million that is closed to an accumulated surplus of $1.45 billion
- Tangible capital assets of $1.324 billion
- Total reserves of $203.8 million
- Revenue increases of $58.0 million in 2013
- Expense increases of $11.9 million in 2013

Financial Assets & Liabilities

- **2013 net financial assets increased $35.4 million from 2012 to $115.8 million**

Change in Assets:

- Accounts/Taxes Receivable increased $11.0 million
- Long term investments increased $24.9 million

Change in Liabilities:

- Deferred revenue has increased $6.5 million.
- The landfill liability increased $3.2 million.
- Accounts/taxes payable decreased by $5.5 million
- Long term debt decreased by $4.3 million

Operations

- **The City and related entities generated a $153.1 million increase in accumulated surplus in 2013**

- **$117.7 million of this increase is related to non-financial assets, such as tangible capital assets, with a $35.4 million increase in Net Financial Assets**

- **The difference between the $2.4 million General Operating Surplus and the $153.1 million increase in accumulated surplus is a result of:**
  - **Consolidation of other entities, such as the City Utility and the Public Library**
  - **Transfers to Reserves**
  - **Repayment of Debt**
  - **PSAB requirements (accruals)**
  - **Investment in capital & amortization against capital**

Reconciliation of Surplus

	(millions $)
2013 General Operating Surplus	**2.4**
Operating results of other Organizations	(0.5)
Debt repaid	4.3
Net increase in Tangible Capital Assets	116.5
Net decrease in Capital Carry-forward	(8.2)
Change in appropriated SA Fees	4.2
Decrease in future obligations	(3.8)
Increase in Reserves	40.6
Amt Incl. in Operating Results Transferred to a Reserve	(2.4)
2013 Consolidated Surplus	**153.1**

Revenues

- **Revenue of $586.6 million in 2013 is a $58.0 million increase (11%) from 2012**
  - Fees and charges revenue increased $31.3 million
  - City Municipal taxes/grants in lieu/others increased $13.2 million
  - Electrical/gas distribution revenues are up $3.9 million
  - Government operating/capital transfers are up $1.9 million
  - Land sales are up $15.5 million

  - Contribution to Tangible Capital Assets are down $4.8 million
  - No gains on portfolio investments were realized which is a $3.0 million reduction from 2012

Expenditures

- **Expenses of $433.5 million in 2013 are a $11.9 (2.8%) million increase from 2012**
  - Wages and benefits have increased $8.5 million an increase of 3.9%
  - Amortization expense has increased $3.5 million
  - Cost of utilities have increased $3.5 million
  - Materials, Supplies and Contracted services have decreased $3.2 million, a decrease of 2.6%

Reserves

- **Total consolidated reserves are $203.8 million, an increase of $40.6 million**
- **City of Regina Reserves are $185.2 million, a $38.8 million increase from 2012 reserves**
  - The General Fund Reserve increased $0.5 million to $27.5 million
  - The General Utility Reserve increased $22.2 million to $85.1 million
  - Land Development Reserve increased $11.2million to $17.7 million
  - The Landfill Reserve increased $3.1 million to $21.4 million
  - All other City of Regina Reserves increased a total of $1.9 million in 2013

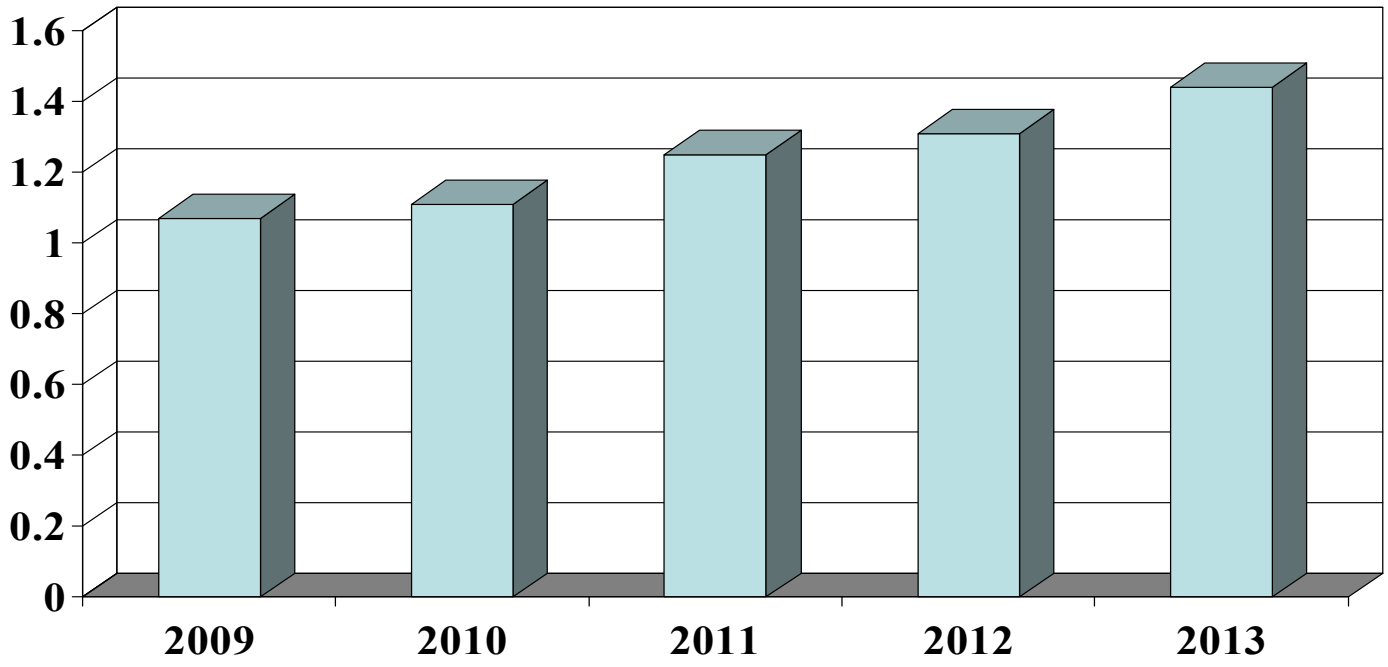
Sustainability

Financial Assets to Liabilities Ratio

- This indicator reports the ratio of a government's financial assets to its liabilities.
- Sustainability is the degree to which a government can maintain its existing financial obligations without increasing its debt or tax burden.
- A result lower than one indicates liabilities exceed financial assets and future revenues will be required to pay for past transactions and events.
- A result higher than one indicates financial assets exceed liabilities and financial resources are on hand that can finance future operations.

Sustainability

Financial Assets to Liabilities Ratio



The City's financial assets to liabilities ratio has increased from 1.07 to 1.44 from 2009 to 2013 showing improved sustainability.

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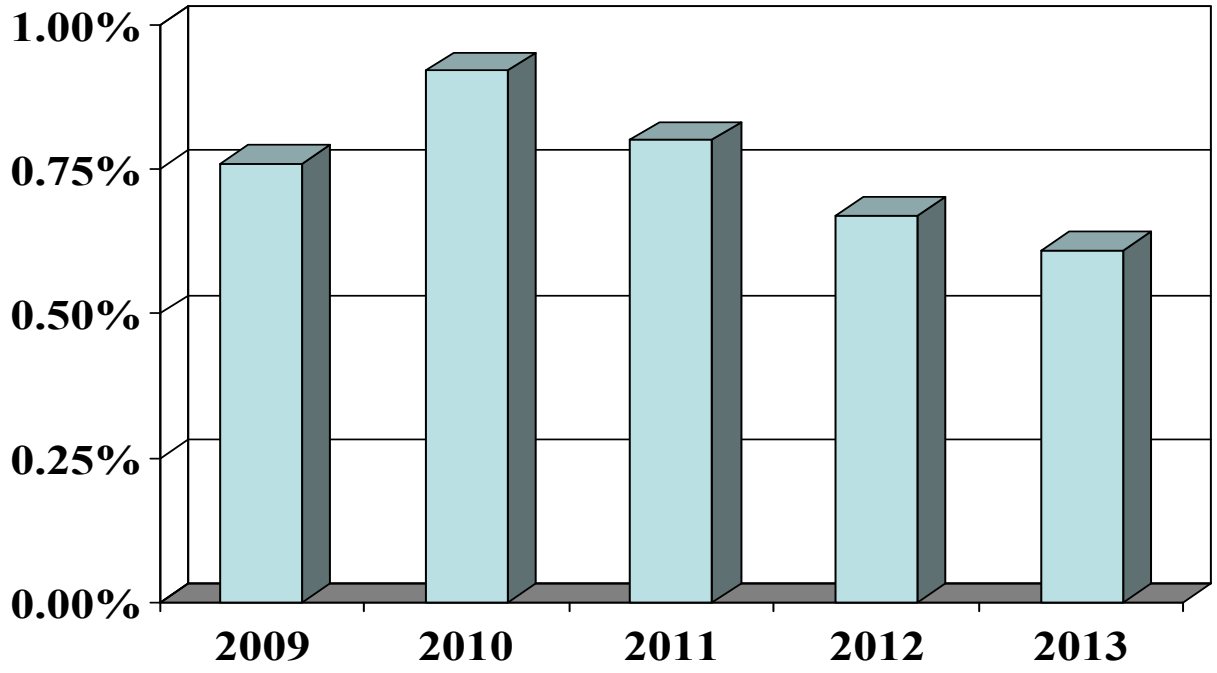
Flexibility

Interest to Total Revenue Ratio

- Flexibility is the degree to which a government can change its debt or tax burden and still meet its existing financial obligations.
- This ratio indicates the proportion of total revenue that is required to pay interest charges on debt and therefore, is not available to pay for program costs.
- The more a government uses revenues to meet the interest costs on past borrowing, the less will be available for program spending.

Flexibility

Interest to Total Revenue Ratio



The City's ratio decreased from about .9% to .61% from 2010 to 2013. The City's flexibility has increased since 2010.

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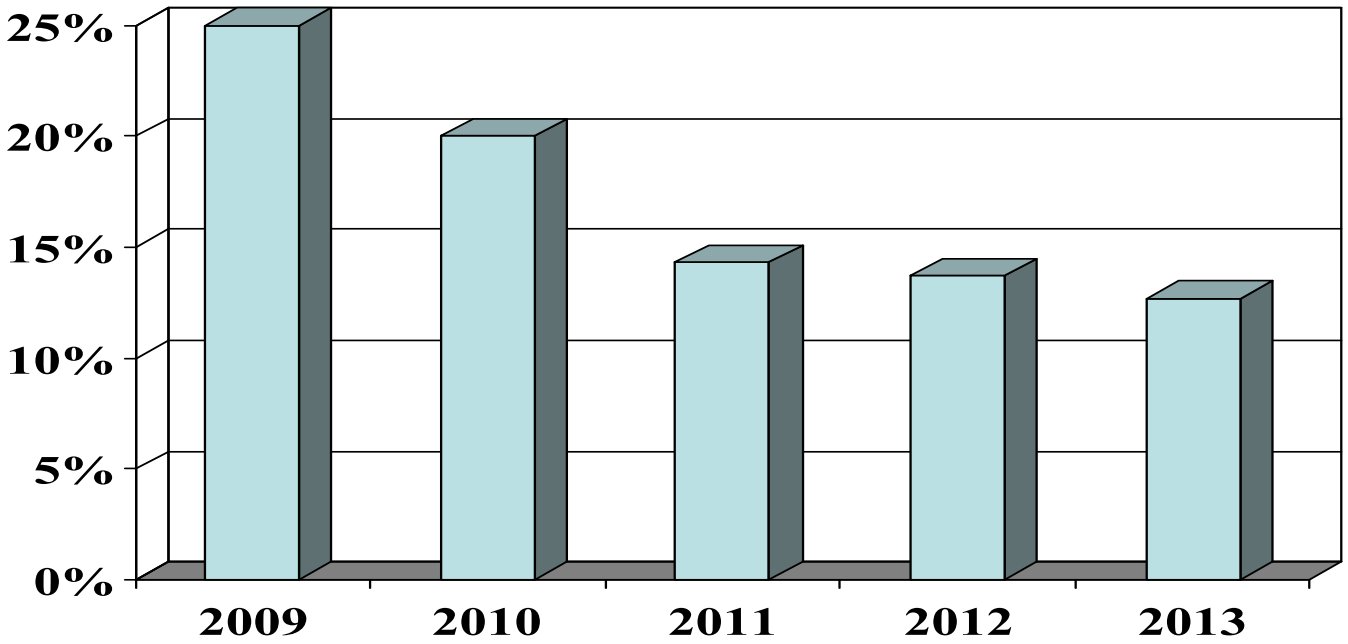
Vulnerability

Government Transfers to Total Revenue Ratio

- This indicator reports the ratio of Federal and Provincial government transfers to total revenues.
- Vulnerability is the degree to which a government is dependent on sources of funding outside of its control or is exposed to risks that could impair its ability to meet its existing financial obligations.
- An increasing dependence on other levels of government for revenues means that the City is increasingly vulnerable to the fiscal decisions of another.

Vulnerability

Government Transfers to Total Revenue Ratio



The City has reduced its reliance on government transfers from 25% of total revenues in 2009 to 12.7% in 2013 which indicates decreasing vulnerability.

City of Regina | REGINA Infinite Horizons

Questions

City of Regina | REGINA Infinite Horizons

CR14-62

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: Emergency Flood Damage Reduction Funding Agreement

RECOMMENDATION OF THE PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE
- MAY 8, 2014

1. City Council authorize the Acting Executive Director of City Operations or his or her designate to negotiate and approve the Emergency Flood Damage Reduction Funding Program Agreement (the "EFDRP Agreement") between the City of Regina and the Government of Saskatchewan as represented by the Saskatchewan Watershed Authority; and

2. The City Clerk be authorized to execute the EFDRP Agreement on behalf of the City.

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE – MAY 8, 2014

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

Councillors: Sharron Bryce, Bob Hawkins, and Barbara Young were present during consideration of this report by the Public Works and Infrastructure Committee.

The Public Works and Infrastructure Committee, at its meeting held on May 8, 2014, considered the following report from the Administration:

RECOMMENDATION

1. City Council authorize the Acting Executive Director of City Operations or his or her designate to negotiate and approve the Emergency Flood Damage Reduction Funding Program Agreement (the "EFDRP Agreement") between the City of Regina and the Government of Saskatchewan as represented by the Saskatchewan Watershed Authority; and

2. The City Clerk be authorized to execute the EFDRP Agreement on behalf of the City.

CONCLUSION

A $368,500 funding grant from the Government of Saskatchewan is available to the City of Regina to assist with the management of expenses that were incurred to mitigate flooding risks

from Wascana Creek in the spring of 2013. There are no conditional requirements of the grant that would inhibit approval and in order to receive funding the City must enter into the EFDRP Agreement.

City Council approval is required to enter into the EFDRP Agreement in accordance with *The Regina Administration* Bylaw as the EFDRP Agreement is a "Revenue Agreement" in an amount over $100,000.00.

BACKGROUND

In response to the high risk for flooding in spring 2013, the provincial government is providing available funding dollars through the Emergency Flood Damage Reduction Program (the "EFDRP"). The EFDRP is available to communities, businesses and individuals throughout Saskatchewan.

DISCUSSION

The City of Regina has a Wascana Creek Flood Response Plan which is implemented every spring to appropriately respond to Wascana Creek flow and level forecasts. As a result of extreme snow fall accumulations during the 2012/2013 winter, the City of Regina's response to meet spring melt and Wascana Creek flood conditions resulted in significant unbudgeted expenditures. The incremental cost to the City for 2013 flood prevention preparation work was in the order of $1,500,000.

In relation to the incurred 2013 expenses, the City has gone through the process under EFDRP to determine the City of Regina's grant eligibility. The outcome of the EFDRP process is that 50% of certain labour and materials expenditures which were incurred to prevent flooding damages from elevated Wascana Creek flows and levels are grant eligible. In addition, 100% of engineering consulting services are eligible for reimbursement. The total amount that the City is eligible to receive under the EFDRP is $368,500.00.

All amounts payable under the EFDRP are to be paid to the City upon the City and the Government of Saskatchewan entering into the EFDRP Agreement.

City Council approval is required to enter into the EFDRP Agreement in accordance with *The Regina Administration Bylaw* as the EFDRP Agreement is a "Revenue Agreement" in an amount over $100,000.00

RECOMMENDATION IMPLICATIONS

Financial Implications

As all expenditures have already been made by the City in relation to 2013 spring flood reduction activities, all amounts payable under the EFDRP are to be paid to the City upon the City and Government of Saskatchewan entering into the EFDRP Agreement.

Upon receipt, the $368,500.00 in EFDRP funding will significantly offset unbudgeted expenditures.

Environmental Implications

None related to this report.

Strategic Implications

EFDRP funding supports the sustainability of the Wascana Creek Flood Response program.

Other Implications

None related to this report.

Accessibility Implications

None related to this report.

COMMUNICATIONS

The EFDRP is available to communities, resort villages and rural municipalities and provides financial assistance for the protection of homes and businesses against flood damage. Upon entering into the agreement, the Saskatchewan Watershed Authority will make information regarding the grant to the City of Regina publicly available.

DELEGATED AUTHORITY

The disposition of this report requires City Council approval.

Respectfully submitted,

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

Linda Leeks

Linda Leeks, Secretary

Schedule C
Final Report – Request for Final Payment

Flood Damage Reduction Program

Funding agreement dated 4 December 2013 between then City of Regina and Water Security Agency.

Project Update:

Work - Description	**Actual and Final Cost of Work**	**Interim Grant Portion Received (if any from Schedule B)**
Stantec	$13,500	
Sandbagging, snow removal	$710,000	
TOTAL $ AMOUNT	$ 723,500	

1. Submit all original paid receipts for the final payment unless previous arrangements are made in writing with the Water Security Agency to submit unpaid invoices.

2. For all work done using internal resources submit a bill indicating the hourly charge out rate and the hours of equipment operation.

Gordon Will, P. Eng
Water Security Agency
2365 Albert St. – Suite 420
Regina SK S4P 4K1

gord.will@wsask.ca

Phone: (306) 787-6137
Fax: (306) 787-0780

I/We certify that the costs included in this claim are true and accurate to the best of my/our knowledge this day of , 2013.

Signature _____ Witness _____

Name _____ _____

Water Security Agency

December 4, 2013

City of Regina
Sterling Hall
2425 4th Avenue P.O Box 1790
REGINA SK S4P 3C8

File No: 40067

Re: 2013 Emergency Flood Damage Reduction Funding Agreement

Thank you for your participation in the Saskatchewan 2013 Emergency Flood Damage Reduction Program (the Program). We are in receipt of your request for assistance detailing flood protection measures intended to assist in minimizing flood damage in 2013. (the Project).

The Program is intended to provide both temporary and permanent solutions to minimize damage due to flooding by constructing flood protection works to address imminent flooding in 2013. To be eligible for funding the Project must fall within Program parameters and be complete prior to December 31, 2013. (See Schedule E – Program Profile - for more detail)

Based on the information submitted by your engineer, the Water Security Agency agrees to fund the following parts of the Project and will provide a grant (based on 75% government paid permanent works and 50% government paid temporary measures) totalling $368,500.00.00 as described below:

Engineering (100%)	**Total Cost of Work**	**Grant Portion**
Stantec	$13,500.00	$13,500.00
Temporary Work - Description	**Total Cost of Work**	**Grant Portion**
Sandbagging, snow removal	$710,000.00	$355.000.00
TOTAL AMOUNT	$723,500.00	$368,500.00

We appreciate that the Grant is based on the engineer's cost estimate and may need to be adjusted (up to a maximum of 20%) once the final costs for each of the flood protection works are known. Adjustment in excess of 20% requires prior written approval of the Water Security Agency.

The engineering recommendations and estimates may be developed using limited data and analyses not typical of normal assessments depending on the circumstances. However, as this Program is intended to address imminent flooding, it is considered important to act in the most expeditious manner possible to address an emergency situation. Therefore, the professional advice being provided may have limitations and in some cases the recommended works may not be adequate to protect from all possible situations that may result from flooding.

By entering into this agreement and accepting the Grant under the Program you acknowledge that there may be limitations to the Project and agree to accept the risk that the design may be inadequate to provide the optimal level of flood protection.

For some or all of the work, in particular works intended to provide flood protection in the longer term, the Water Security Agency may recommend that you, as the proponent, retain the services of a consulting engineer for such actions as Project design, Project management and site supervision. In that event the Proponent will enter into a direct contract with the consulting engineer. The Program will cover these costs to the same level as for the works themselves (75% or 50%). The government is only paying 100% of the initial engineering investigation costs.

Construction can be undertaken through a contractor or by using community owned equipment. If municipal equipment is employed, the cost share will be based on actual hours of use multiplied by the industry standard charge out rate for the specific piece of equipment. This total amount will then be cost shared either at 75% or 50%. The purchase of capital equipment is notpermitted under the program, however, the rental rate can be applied back to the capital purchase.

The Water Security Agency must be promptly notified of any portion of the Project described above that you determine will not be constructed or undertaken as part of the Project and the Grant estimate will be revised accordingly. You must discuss this decision with your engineer because elimination of one part of the Project may impact the effectiveness of the others. Any changes must be initialled by the Proponent and the Water Security Agency.

As the Project will be constructed, owned and operated by you, the Proponent, land control requirements and any regulatory requirements are the responsibility of the Proponent. The cost of obtaining temporary or permanent land control that may be necessary is not funded by the Program. Where approvals are known to be necessary, Water Security Agency Regional staff will endeavour to assist you in obtaining regulatory approvals.

The Water Security Agency will be publically announcing all Grants provided. By accepting this Grant you agree to being included in such an announcement.

Additional Terms and Conditions relating to the payment of the Grant and accounting and reporting requirements are set out in detail in Schedules A, B, C and D which, along with Schedule E, form part of this agreement.

In the event that the Grant is in excess of $100,000, this agreement is subject to the prior approval of the Lieutenant Governor in Council.

This agreement (including the Schedules) may be returned by facsimile or scanned and emailed to:

Gordon Will, P. Eng
2365 Albert St. – Suite 420
Regina SK S4P 4K1

gord.will@wsask.ca

Phone: 306-787-6137
Fax: 306-787-0780

This agreement, executed on behalf of the Water Security Agency of Saskatchewan by its proper signing officers in that regard this 10 day of Dec, 2013.

This agreement, executed on behalf of the City of Regina by its proper signing officers in that regard this _____ day of _____, 2013.

CR14-63

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: Application for Discretionary Use (14-DU-04) Proposed House-Form Commercial Office, 2113 Smith Street

---

RECOMMENDATION OF THE REGINA PLANNING COMMISSION - MAY 14, 2014

That the discretionary use application for a proposed House-Form Commercial Office located at 2113 Smith Street, being Lot 22, Block 406, Plan No. 98RA28309, Centre Square neighbourhood 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-3.5 inclusive, prepared by KRN Design Ltd. and dated February 11, 2014; and

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

REGINA PLANNING COMMISSION – MAY 14, 2014

Kelly Nadler, KRN Design representing Frank Garrett, addressed the Commission.

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

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

The Regina Planning Commission, at its meeting held on May 14, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for a proposed House-Form Commercial Office located at 2113 Smith Street, being Lot 22, Block 406, Plan No. 98RA28309, Centre Square neighbourhood 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-3.5 inclusive, prepared by KRN Design Ltd. and dated February 11, 2014; and

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

2. That this report be forwarded to the May 26, 2014 meeting of City Council.

CONCLUSION

The applicant proposes to develop an Office space in an existing two-storey House-Form building in the Centre Square neighbourhood.

This proposal is compliant with definition of House-Form Commercial/Residential Building and is supported by policies in the Transitional Area Neighbourhood Plan to retain existing house-form buildings in the area.

No concerns were identified in the circulation process.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and with the policies contained in *Design Regina: Official Community Plan Bylaw*.

BACKGROUND

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

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

DISCUSSION

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

Land Use Details	Existing	Proposed
Zoning	TAR	TAR
Land Use	Detached dwelling	House-Form Commercial (Office)
Number of Dwelling Units	1	0
Building Area	158 m^2	158 m^2

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	1 stall	4 stalls
Minimum Lot Area (m^2)	250 m^2	387 m^2
Minimum Lot Frontage (m)	7.5 m	10.16 m
Maximum Building Height (m)	15 m	5.6 m
Maximum Floor Area Ratio	.75	.579
Maximum Coverage (%)	50%	37%

The proposed development is consistent with the purpose and intent of the Transitional Area Residential zone. This zone recognizes the predominately residential character of the neighbourhood, but does allow some commercial redevelopment at City Council's discretion in an existing detached dwelling that existed in the neighbourhood prior to March 21, 1984. This residence was constructed in 1901. The existing porch on the front of the house will be replaced. No other changes to the exterior are proposed. The existing landscaping will be retained.

The surrounding land uses are commercial office buildings to the north in the MX – Mixed Residential Business and D – Downtown zoning districts, an apartment building to the south, a parking lot to the west and a mix of residential and house-form commercial uses to the east in the TAR – Transitional Area Residential zone.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Design Regina: Official Community Plan Bylaw*. Policy 7.16 which reads, "7.16 Encourage local commercial within residential areas."

Repurposing existing residential buildings, while keeping their existing form, will ensure the buildings are maintained and continue to contribute to the streetscape, reducing the risk of demolition.

The proposal is also consistent with the policies contained in Part F (Transitional Area Development Plan), of the Official Community Plan with respect to commercial land use in the Transitional Area Residential Zone, specifically within house-form buildings, is provided for in order to encourage to maintenance, renovation and restoration of these house-form buildings.

Commercial land uses should be accommodated in building forms and locations which are compatible with the residential land use and character of the area.

Other Implications

None with respect to this report.

Accessibility Implications

The provincial *Uniform Buildings and Accessibility Standards Act* exempts buildings less than 600 sq.m. in area from compliance.

COMMUNICATIONS

Public notification signage posted on:	February 26, 2014
Letter sent to immediate property owners	March 5, 2014
Number of Public Comments Sheets Received	1 in support

A more detailed accounting of the respondents' concerns with the Administration's response to them is provided in Appendix B.

The application was circulated to the Centre Square Community Association. A response was not received and in follow up the Administration attempted to contact the Association for comment prior to the deadline for submission of this report, however comments were not received.

DELEGATED AUTHORITY

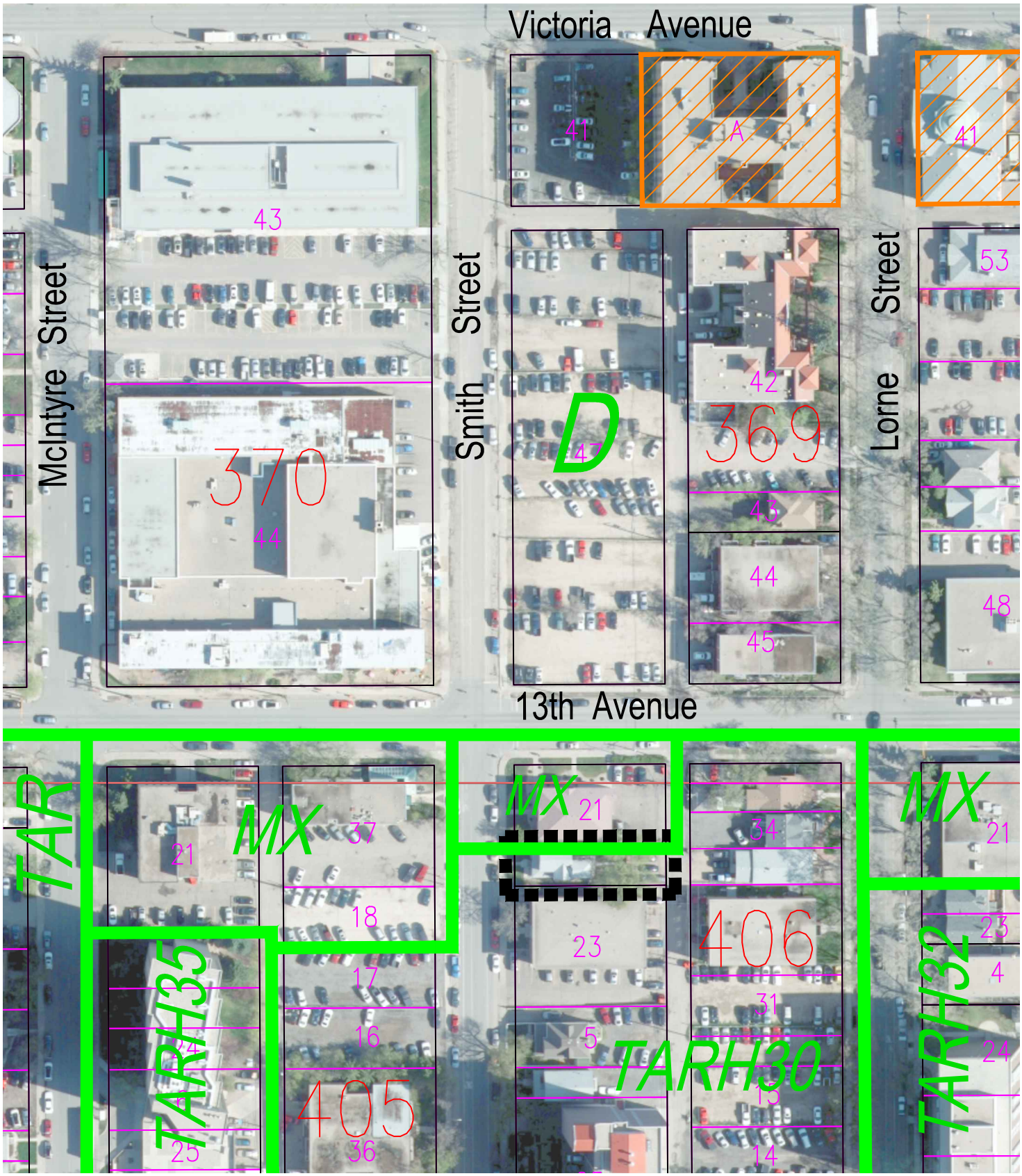
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007.*

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

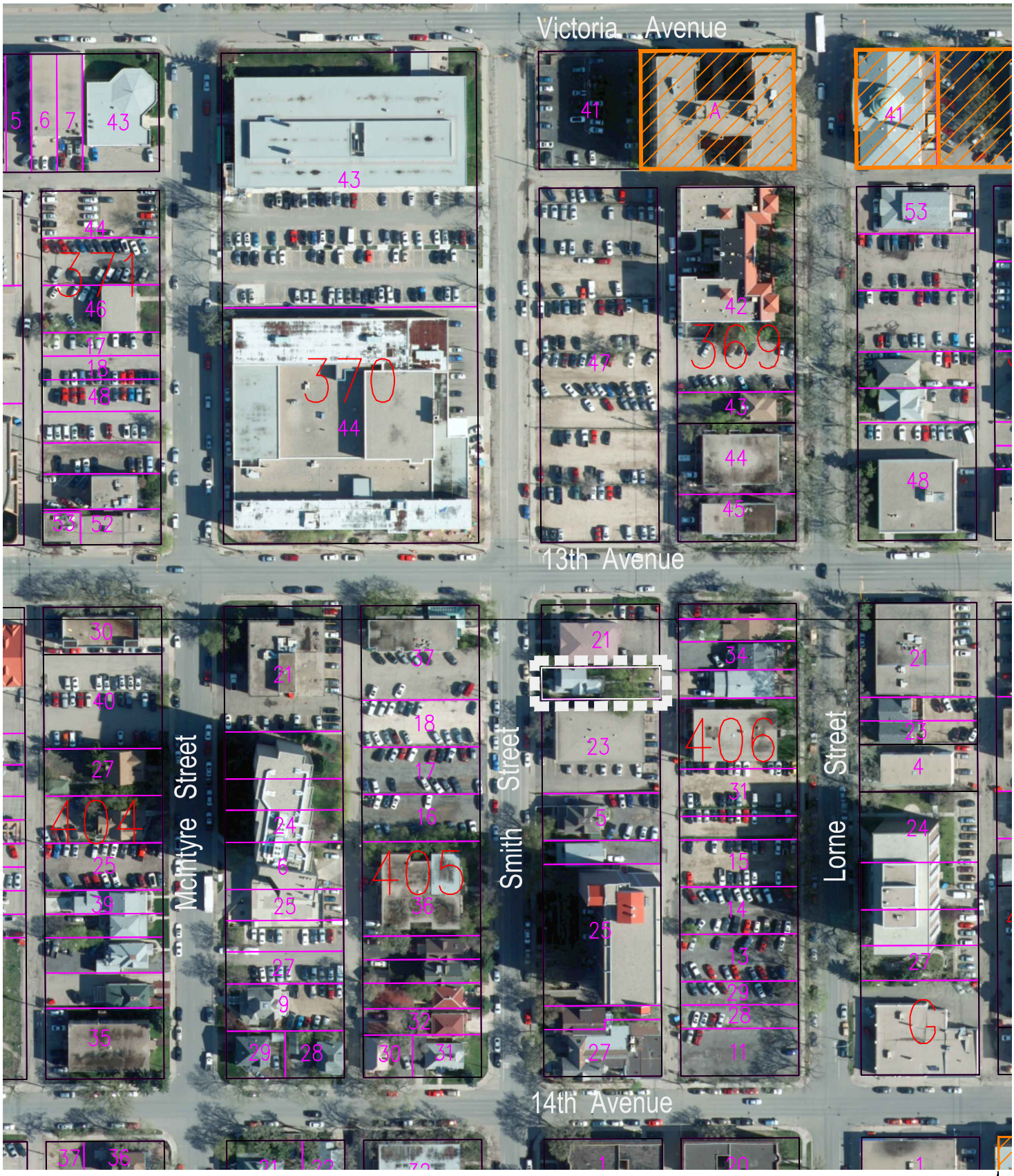
Elaine Gohlke, Secretary



Subject Property

Project 14-DU-04 Civic Address/Subdivision 2113 Smith Street

Appendix A-2



Subject Property

Date of Photography: 2012

Project 14-DU-04

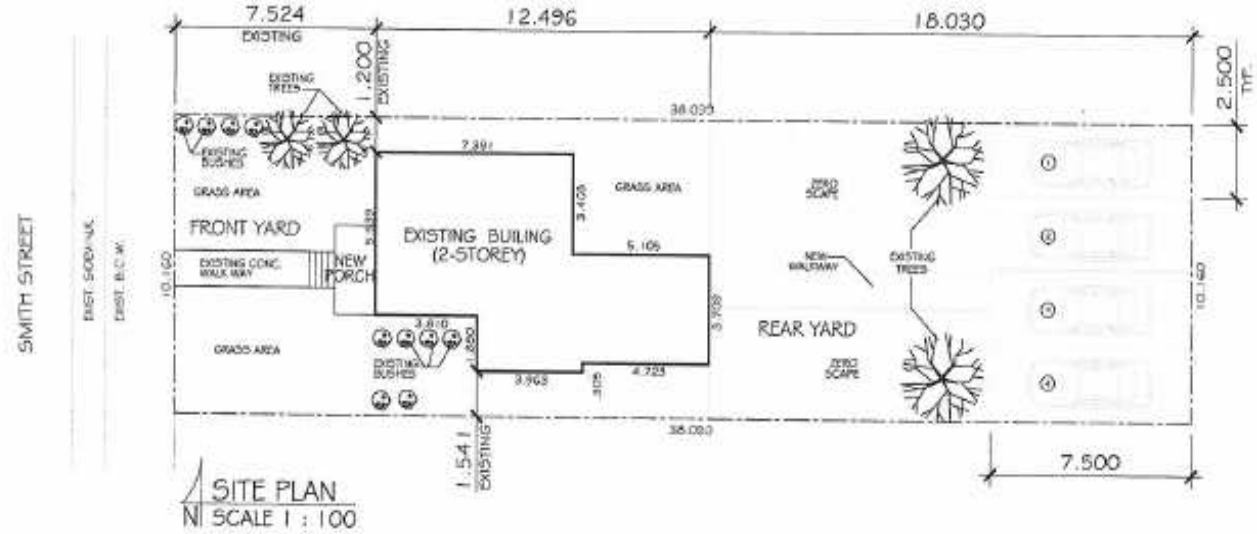
Civic Address/Subdivision 2113 Smith Street

CONSTRUCTION NOTES

[illegible]

GENERAL NOTES:

1. ALL DRAWINGS ARE THE PROPERTY OF KRN RESIDENTIAL DESIGN. REPRODUCTION RIGHTS HAVE BEEN PROVIDED TO THE CLIENT FOR THE PURPOSE OF A SINGLE BUILDING CONSTRUCTION. NO OTHER INDIVIDUAL MAY REPRODUCE THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF KRN RESIDENTIAL DESIGN. ALL REPRODUCTIONS MUST BEAR THE NAME OF KRN RESIDENTIAL DESIGN.
2. ALL DIMENSIONS ARE IN METRIC MEASUREMENT UNLESS OTHERWISE SHOWN.
3. THIS DRAWING SHALL NOT BE SCALED. FOLLOW GIVEN DIMENSIONS ONLY.
4. ALL DOOR REFERENCES ARE TO KRN RESIDENTIAL DESIGN DRAWINGS UNLESS NOTED OTHERWISE.
5. DIMENSIONS ARE TO CENTERLINE OF INTERIOR WALLS, FACE OF EXTERIOR WALL OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
6. VERIFY ALL DIMENSIONS & SUITABILITY OF EXISTING CONDITIONS PRIOR TO COMMENCING WORK. CONFIRM ALL DRAWING DETAILS AND DIMENSIONS. REPORT ALL DISCREPANCIES TO KRN RESIDENTIAL DESIGN PRIOR TO ANY WORK PROCEEDING FOR THEIR CLARIFICATION AND INSTRUCTIONS.
7. ALL SHOP DRAWINGS TO BE ACQUIRED FOR ROOF TRUSSES, FLOOR TRUSSES, ETC. BEFORE COMMENCING CONSTRUCTION.
8. WINDOW SIZES ARE GIVEN IN METRIC (mm) BY WIDTH AND HEIGHT. ACTUAL SIZES MAY VARY. CONFIRM SIZES WITH CLIENT. ACTUAL ROUGH TO BE PROVIDED BY MANUFACTURER.
9. DOOR SIZES REFER TO O.S.M. AND GIVEN IN PLAN BY WIDTH. ALL DOOR HEIGHTS ASSUMED TO BE 2032mm (6'-8") UNLESS NOTED OTHERWISE. ACTUAL SIZES TO BE COORDINATED WITH CLIENT. ACTUAL ROUGH TO BE PROVIDED BY MANUFACTURER.
10. ALL LINTELS TO BE MIN. 2-2x10 (2-38x241) ALL FRAMING IN LOAD-BEARING WALLS UNLESS NOTED OTHERWISE.
11. MINIMUM FOUNDATION DEPTH 600mm (2'-0") FINISHED GROUND LEVEL TO TOP OF FOOTING.
12. ALL INTERIOR AND EXTERIOR FINISH MATERIALS TO BE COORDINATED WITH CLIENT.
13. ALL FRAMING LUMBER USED SHALL BE S.P.F. #2 OR BETTER, UNLESS NOTED OTHERWISE.
14. BATT INSULATION MAY BE SUBSTITUTED WITH AN APPROVED SPRAY FOAM INSULATION OF EQUAL OR GREATER R-VALUE. TO BE INSTALLED BY A LICENSED SPRAY FOAM COMPANY.
15. MECHANICAL, ELECTRICAL AND PLUMBING AS PER OWNER. FOR APPROX. LAYOUT PROVIDED AS PER PLAN.
16. CERTAIN DIMENSIONS MAY VARY ACCORDING TO THE MATERIAL USED AND / OR THE CONTRACTORS BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND PLANS, THE CONTRACTOR MUST ADVISE KRN RESIDENTIAL DESIGN AS SOON AS POSSIBLE.
17. REQUIRED APPROVALS AND PERMITS TO BE OBTAINED FROM THE AUTHORITIES HAVING JURISDICTION PRIOR TO PROCEEDING WITH ANY CONSTRUCTION.
18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (CURRENT EDITION) AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
19. KRN RESIDENTIAL DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS AND/OR OMISSIONS ON THESE PLANS, NOR THE CONSTRUCTION METHODS BEING USED BY YOUR BUILDER AND/OR CONTRACTOR(S).



KRN DESIGN

PROJECT
2113 SMITH ST.
INTERIOR RENO
LOT: 22
BLOCK: 40C
PLAN: 98RA26309
REGINA, SASK.

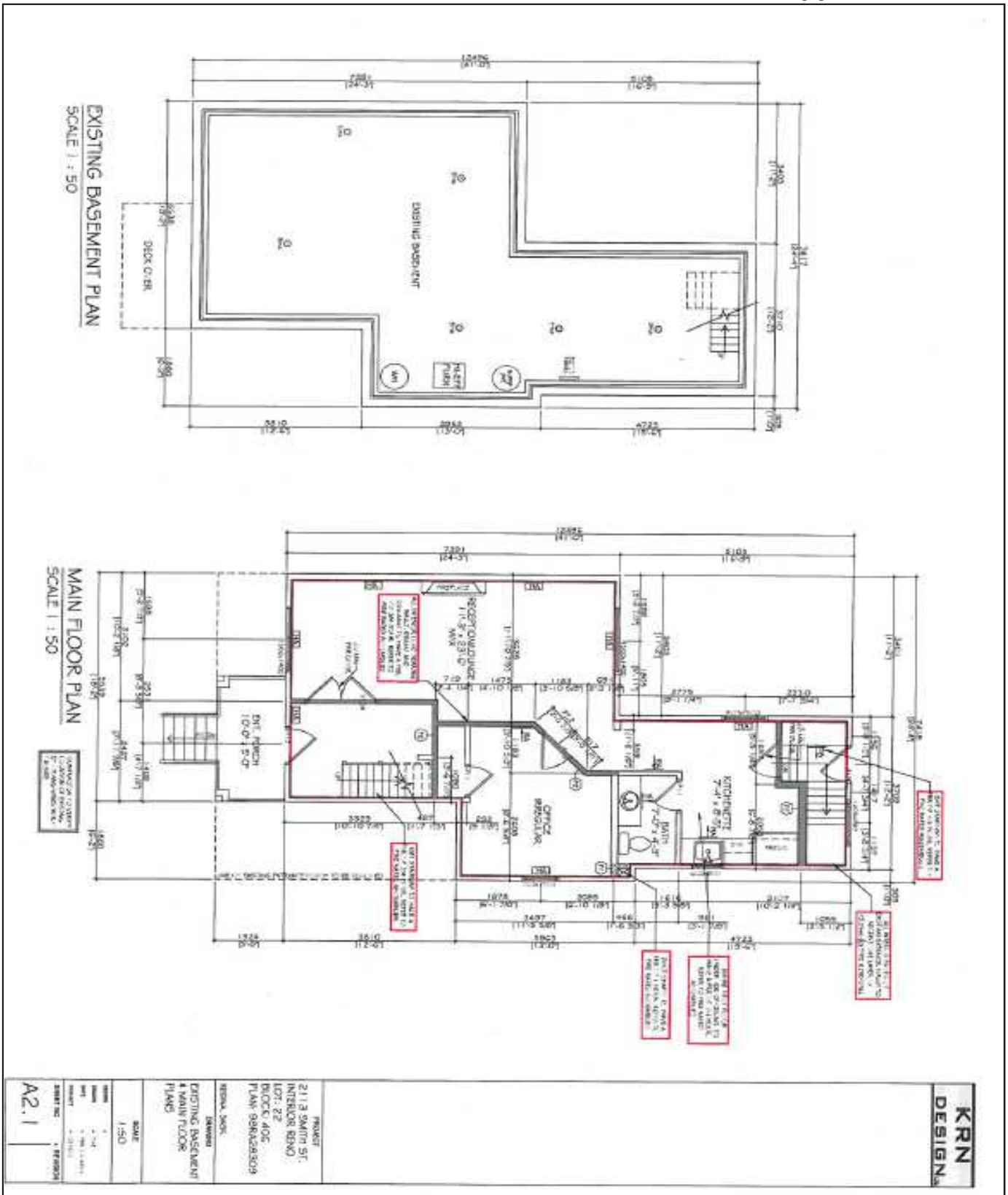
DRAWING
SITE PLAN &
GENERAL NOTES

SCALE
1:100

SHEET NO. A1.1

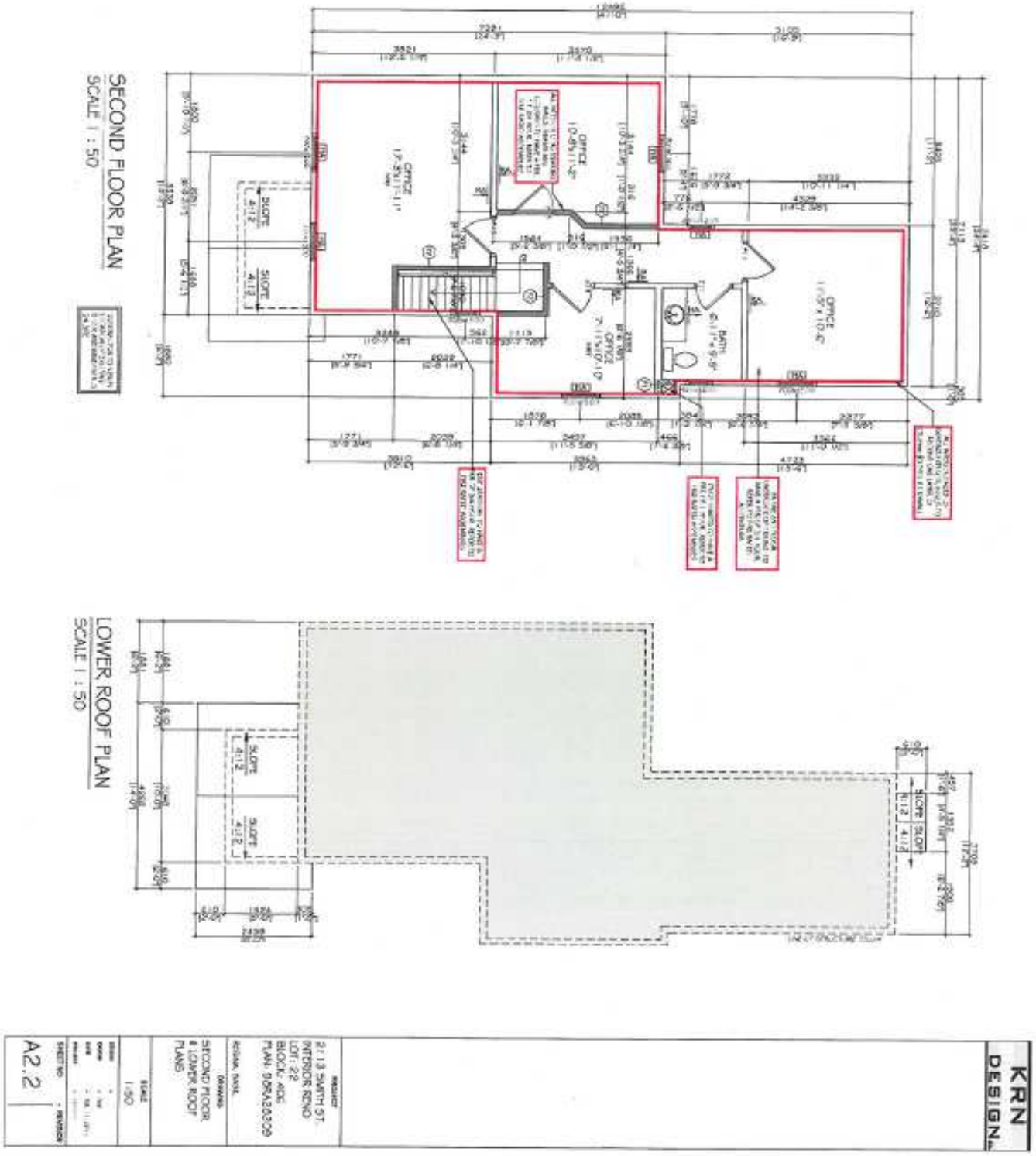
Planning Department

Project 14-DU-04 Civic Address/Subdivision 2113 Smith Street



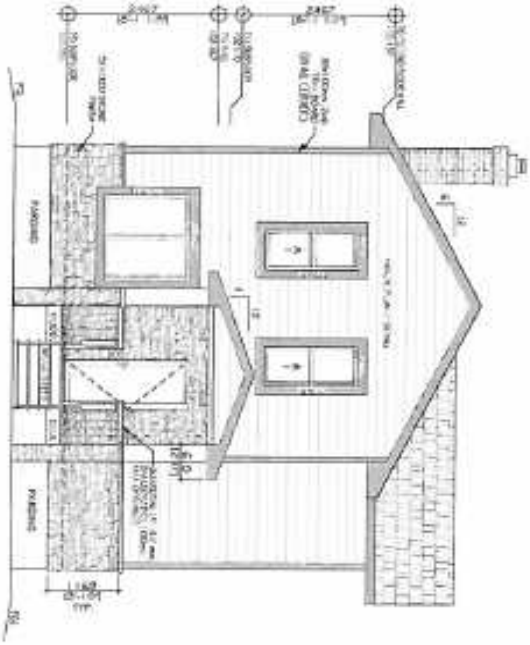
Planning Department

Project 14-DU-04 Civic Address/Subdivision 2113 Street



Planning Department

Project 14-DU-04 Civic Address/Subdivision 2113 Smith Street



KRN DESIGN

PROJECT
2113 SMITH ST.
INTERIOR REND
LOT: 22
BLOCK: 4C2C
PLAN: 9R8A2B3C9

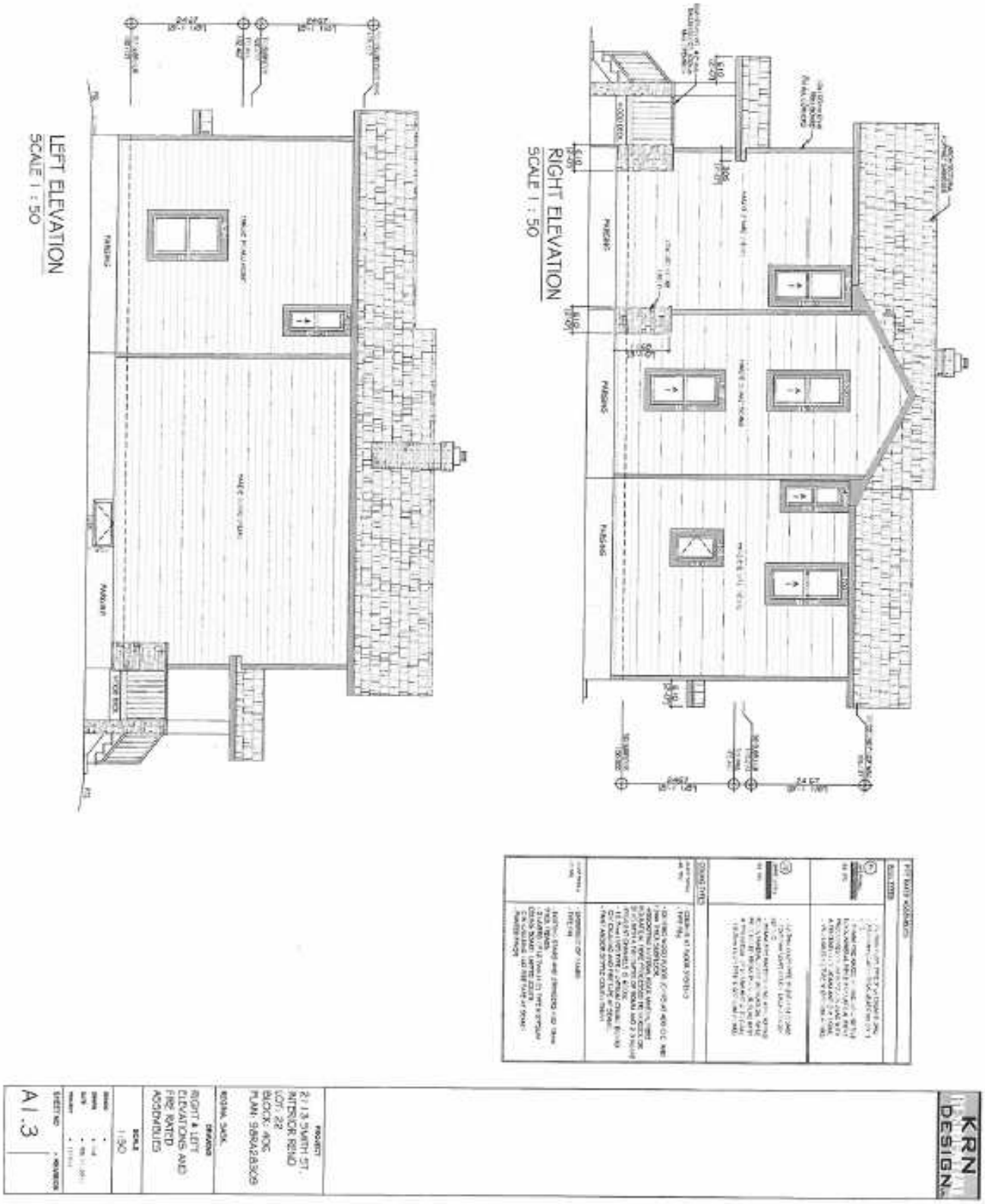
DRAWING
FRONT & REAR
ELEVATIONS

SCALE
1:50

A1.2

Planning Department

Project 14-DU-04 Civic Address/Subdivision 2113 Smith Street



Planning Department

Project 14-DU-04 Civic Address/Subdivision 2113 Smith Street

Appendix B

Public Consultation Summary

Response	Number of Responses	Issues Identified
Completely opposed	0	
Accept if many features were different	0	
Accept if one or two features were different	0	
I support this proposal	1	No concerns were identified.

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: Regina Revitalization Stadium Project – Award of Request for Proposals #2076

RECOMMENDATION

That this report be received and filed.

CONCLUSION

The Administration has completed the procurement for *Request for Proposals 2076 Design-Build-Finance Regina Revitalization Initiative Stadium Project* (the "Project"). On May 7, 2014, the City of Regina (the "City") entered into a design-build-finance agreement (the "Project Agreement") with PCL Regina Stadium 2014 Ltd. ("PCL") for the Stadium Project.

PCL and the City agreed to design requirements (i.e. project specific output specifications), a schedule and a set price which are stipulated in the Project Agreement. The Project Agreement outlines these commitments and binds both parties to a commercial transaction that will result in PCL designing, building and financing the stadium during construction. The Project Agreement includes provisions for significant penalties if the stadium does not meet the design requirements, is delivered late or over budget.

The design requirements in the Project Agreement are consistent with the concept design that was approved by City Council on January 28, 2013 (CR 13-5) and are within the $278 million budget set out by Council for the Stadium Project. The facility has a planned substantial completion date of August 31, 2016, which ensures it will be complete for the start of the 2017 CFL season.

The design requirements achieve the general community benefits and meet the program needs of the Saskatchewan Roughrider Football Club and Evraz Place. The design requirements were developed through a collaborative process with external consultants, staff from the stadium funding partners, as well as staff from Evraz Place. Several local stakeholders and regulatory bodies were involved in the process at the appropriate times and various supporting studies informed the process.

BACKGROUND

The Regina Revitalization Initiative was formally initiated by City Council on May 30, 2011. A process was initiated to define a vision and a shared understanding of the outcomes of the project, which would see residential, commercial and retail development in the heart of city including a facility to replace Mosaic Stadium. Based on the need to establish a clear future direction for the project City Council approved a Vision and Guiding Principles on August 22, 2011.

On June 17, 2011, a formal business unit was created within the City Manager's Office. Internal staff has been seconded to support the Regina Revitalization Initiative and an internal Steering Committee was created to guide the various project elements.

The Stadium Project is the first landmark project for the Regina Revitalization Initiative. It is the catalyst for revitalizing the centre of our city by converting industrial and underused lands into a vibrant and energetic residential, commercial and retail development. Since its inception in the spring of 2012, several elements of the Stadium Project have been before City Council to provide information and receive approvals. A summary of the Council reports to date is as follows:

1) July 23, 2012 – CR 12-102 – City Council provided the Administration with the direction to develop definitive funding agreements with the Province of Saskatchewan (the "Province") and the Saskatchewan Roughrider Football Club Inc. ("SRFC"), based upon the memorandum of understanding provided;

2) September 17, 2012 – CR 12-134 – City Council authorized the Deputy City Manager & CFO to proceed with a design-build-finance procurement approach for the Project, consisting of a Request for Qualifications (RFQ) and RFP process;

3) January 28, 2013 – CR 13-5 – City Council approved the concept design presented and authorized the administration to proceed with the procurement phase of the Project;

4) January 28, 2013 – CR 13-6 – City Council approved the funding model for the Project, including the related borrowing amounts and other funding sources, and authorized the Deputy City Manager & CFO to negotiate and approve the funding agreements, with the Province and the SRFC and the leasing arrangements with the SRFC;

5) January 28, 2013 – CR 13-8 – City Council directed the Administration to issue a RFQ for the Project, and delegated authority to the Deputy City Manager & CFO to award an opportunity to three successful proponents, identified by the RFQ process to participate in the RFP process for the Project;

6) July 8, 2013 – CR 13-96 – City Council directed the Administration to issue the RFP for the Project, and delegated authority to the Deputy City Manager & CFO to award a contract to the successful proponent identified by the RFP process;

7) July 8, 2013 – CR 13-97 – City Council approved an offer to lease with SaskSport and authorized the City Solicitor and Deputy City Manager & CFO to approve the final form lease agreement with SaskSport;

8) January 27, 2014 – CM 14-1 – City Council passed *The Regina Revitalization Initiative Debenture Bylaw, 2014*, which completed the borrowing of $100.0 million from the Municipal Financing Corporation of Saskatchewan; and

9) March 24, 2014 – IR 14-5 – City Council received notification from the Administration of the Preferred Proponent that was identified by the RFP stage of the Project.

10) April 14, 2014 – CR 14-45 – City Council reassigned delegated authority to the Deputy City Manager & COO and authorized the position or his or her delegate to award the contract to the successful proponent identified by the RFP process. City Council also received information updating the financial model estimates and authorized the Deputy City Manager & COO to negotiate the borrowing of $100.4 million to address the City's loan requirements for the Stadium Project.

DISCUSSION

The purpose of this report is to inform City Council that a fixed price contract for the design-build-finance of the Stadium Project was entered into with PCL. on May 7, 2014 that includes project specific output specifications, a schedule and a fixed price. The contract value is within the $278 million budget set out by Council for the Stadium Project; and, the facility has a planned substantial completion date of August 31, 2016, which ensures it will be complete for the start of the 2017 CFL season. An overview of the key elements in the Project Agreement is provided below.

Stadium Design

The stadium design is expected to continue to be refined over the next 12 to 18 months, as the design details are finalized through the design development process. Design development is planned to occur concurrently with construction and is staged to support the on time, on budget delivery of the stadium. Design elements that impact the building gridlines and structure including the orientation of the stadium on the site, building footprint, roof, bowl configuration and capacity are not expected to change. Design details such as location of interior walls, finishes and product specifications are anticipated to be finalized as design transitions to 100% construction drawings.

The *Design Statement* prepared by HKS|sports & entertainment and B+H is included in Appendix A. The *Design Statement* provides visual images of the stadium and is accompanied by written descriptions of the features. Additional detail about the design is provided below:

1. *Modern and innovative design:* The stadium design is iconic, flexible and scaleable which enables it to meet both current and future needs of our community. It is designed to be sustainable and to meet the programming needs of the community, Evraz Place and the Saskatchewan Roughrider Football Club. Once built, it is expected to be one of the most recognizable buildings in Regina, the province of Saskatchewan, and the Canadian Football League. The design reinforces Regina's infinite horizons today, tomorrow and well into the future. Key features include:

    a. *Flexible allowing for multi-use*: The stadium is designed to have built in flexibility to host many events at different scales and capacities throughout the year. For example, multiple concert configurations are factored into the design as well as features that address the needs of various amateur sport users. In addition, the field of play is designed to address FIFA soccer requirements, as a popular and growing sport within the community.

    b. *Four season use and connections to Evraz Place operations*: The venue's amenities like lounges and concourses are designed to be used on non-game days, adding to the inventory of space available to Evraz Place for tradeshows, conventions and event hosting. They are located in the facility to create a natural connection and provide for dual-use for events throughout the year at Evraz Place.

2. *A central location close to downtown and within the Evraz Place sports and entertainment complex:* The stadium is a catalyst for urban renewal in Regina. The stadium design and positioning on the site is responsive to the broader RRI vision – it leverages our community assets at Evraz Place and allows for future development and growth in the surrounding Taylor Field Neighbourhood.

a. *Site design*: The venue is designed to have a convenient flow of spectators along its perimeter with a strong connection to its neighbours, the street and Confederation Park for a variety of pre and post event celebrations. On the west side, the stadium interfaces with Confederation Park. The connection of the stadium to this outdoor space is very strong. The park will support major events and game day crowds in the stadium with pre and post game activity. In addition, with direct access to stadiums amenities (i.e. washrooms, concessions, lounges) Evraz Place can significantly improve the level of service available to existing programming in the park, and look to add future programming in the renovated park space. Along the east side of the site, the stadium accommodates public access, enhances the public realm of Elphinstone Street and enables the community to gather on event days.

b. *Community connection*: The horseshoe form of the bowl and open south end zone fosters a connection between the community and events in the stadium. Is also creates an opportunity for the stadium to act as a destination along a future linear urban green way that connects Evraz Place to surrounding neighbourhoods and downtown.

c. *Evraz Place Connection*: The position of the stadium on the site maximizes year round public access to the west and north of the stadium, as well as minimizes the impact on Evraz Place daily operations and major events such as Farm Progress Show, Queen City EX and Agribition.

d. *Site access:* The stadium welcomes spectators from all sides and allows for convenient access/egress, and circulation within the building. Evraz Place's central location is close to downtown, easily accessible from all areas of the city and the region. There are opportunities for excellent public transport connections, as well as access to the City's road network which provides great out of town access. Motorists will have easy access from Lewvan Drive, Dewdney Avenue and Elphinstone Street. For pedestrians, it is a 15 minute walk from Victoria Park to Evraz Place and the new stadium. In addition, parking for cyclists will be incorporated into the urban design.

e. *Fit within the neighbourhood*: The stadium features a sunken bowl, which also reduces the scale and impact of this new building and respects existing neighbourhoods and buildings.

3. *New plaza and outdoor spaces for events:* The site design fosters and expands on existing community spirit and builds strong connections to Evraz Place, Confederation Park, as well as future Taylor Field Neighbourhood and creates the opportunity for the future development of a linear urban green way to downtown. The stadium has been designed to optimize outdoor spaces for use during major events and on non-event days. Attention has focused on creating gathering spaces that enhance community pride, while complimenting circulation and emergency vehicle access requirements.

   The City will take the urban design to next level by working with stakeholders and PCL to ensure the public realm spaces (i.e. plaza, Confederation Park, Elphinstone Street, green ways, etc.) are designed and built to fully integrate with the stadium, Evraz Place and the broader RRI vision.

4. *Bowl design to accommodate 33,000 fans with the ability to expand for big events*: The stadium is designed for a capacity of 33,000 fans. A regular capacity of 33,000 was determined to be the optimal size, based on the needs of the football club, a comparison with other CFL venues, and the related capital costs of the facility.

   The bowl configuration is sunken into the ground to allow for better accessibility. Approximately 68 percent of patrons attending events will enter the building at grade (ground level) and walk down to their seats in the lower bowl. The design is also capable of handling temporary seats to increase the capacity to about 40,000 for large events, like the Grey Cup, without drastically changing the look and feel of an integrated facility. The stadium is designed so that over time permanent seating can be added, as required and as the market grows.

5. *Bowl environment and spectator roof designed to ensure a comfortable fan experience:* The design of the seating bowl environment centres around a unified and connected approach, but is highlighted with distinct "spectator neighbourhoods" and amenities. The façade and the roof design direct the prevailing fall north west winds over the stadium, while allowing summer winds to flow through the stadium providing spectators with an improved level of comfort.

6. *The ability to be "roof ready", by adding a retractable roof system in the future:* During the procurement process the City requested that proponents incorporate plans for roof ready into their design submissions. The order of magnitude estimates provided to the City during the procurement process were consistent with estimates provided in feasibility studies completed by the Province and consolidated in *Saskatchewan Multi-Purpose Entertainment Facility 2010 Feasibility Report, March 1, 2010*. To pursue this option, the approved Project budget would require an increase in the range of $200 million (order of magnitude costing). The stadium design selected incorporates the ability to add a fully enclosed roof. The City is proceeding with the spectator roof as designed. The cost to construct and maintain the spectator roof is within the approved Project budget. Together, with the façade and bowl environment, the spectator roof allows the facility to operate at full capacity during three seasons and creates a new level of fan comfort.

7. *A variety of lounges and suites that can be used year-round:* Through a commissioned report the Saskatchewan Roughrider Football Club determined the need for a variety of premium seating options and lounge spaces; and, determined a target capacity for each premium product. Evraz Place personnel participated in the process to ensure the lounge spaces could be used on a year round basis, as well as support current and future events and activities. Two main lounge spaces have been included: one to serve general admission; and, the second to serve the premium seating areas.

8. *A variety of modern fan amenities including individual seats with better views:* A primary feature of the design is the "at grade" main concourse level. The majority of this concourse provides unobstructed and panoramic views into the seating bowl, as well as 360 degree circulation to allow fans to connect and socialize. Concourse widths are generous to provide ease of access throughout the venue and good proximity to amenities (i.e. washrooms and concessions). Accessible seating will be available in all areas of the seating bowl. Access to the upper levels will be accommodated through two sets of ramps, four stair systems and elevators. All seats in the stadium will be individual units, with arm rests and cupholders, with improved leg room and fewer seats per row. Washrooms and concession areas have been designed to provide an enhanced experience over the current stadium.

Stadium Build

Stadium construction is scheduled to begin immediately and to be substantially complete by August 31, 2016. This date assumes that no changes to the design of the facility are made that affect schedule. The substantial completion date of August 31, 2016 ensures that the stadium is fully operational for the start of the 2017 CFL season. Between September 1, 2016 and the start of the 2017 CFL season, two "ramp-up" or "test events" (the first at 50% capacity, and the second at 75% capacity) are to be hosted at the facility. These events are to be used to test the facility and identify any building or operational defects so they can be addressed prior the start of the 2017 CFL season.

PCL construction milestones include:

Excavation starts	June 2014
Piling	July 2014
Crane erection	August 2014
Structural steel placing – major roof trusses	July 2015
Structure complete	January 2016
Substantial completion	August 2016

Stadium Finance

PCL is financing the construction of the Stadium Project until milestones in the Project are achieved and certified by a third party, independent certifier. The financing arrangements are set out in the Project Agreement and are in line with well established market standards for P3 construction projects. The direct and indirect performance security measures included within the Project Agreement include:

1) an initial performance letter of credit that is held by the City as security until construction has commenced and a certain amount of direct costs have been incurred by PCL;

2) payment to PCL during construction will be made based upon four milestones, plus a substantial completion payment. The result of this structure is that a certain percentage of the value of the contract will remain unpaid and at risk to PCL during construction;

3) completion holdbacks will be maintained to ensure PCL completes any deficiency work or compensates the City to complete the work if PCL does not;

4) holdbacks will be maintained to support the two ramp-up test events that are to be held, ensuring any deficiencies identified during the testing are rectified;

5) general warranties for construction defects and latent construction defects are in place and secured by way of a letter of credit in favour of the City; and

6) where PCL has failed to achieve substantial completion by August 31, 2016, liquidated damages will be assessed on a daily basis.

RECOMMENDATION IMPLICATIONS

Financial Implications

With the execution of the Project Agreement, the City has a final fixed price contract with PCL Construction Management Inc. for the design-build-finance of the Stadium Project. The contract is within the budget set out by City Council for the Stadium Project.

The approved capital cost of the stadium is $278.2 million and it is being funding from four main sources: the Province of Saskatchewan; the City of Regina; the Saskatchewan Roughriders and the users of the facility. The Province is contributing $80 million, the City of Regina $73 million, the Saskatchewan Roughriders $25 million, and the users of the facility will pay for $100 million Provincial Loan. The Provincial Loan will be primarily repaid through a $12 facility fee on games and major events. This ensures a significant portion of the stadium funding comes from users of the facility, primarily Rider Nation.

Environmental Implications

Phase 1 environmental assessments and a geotechnical investigation have been completed on the stadium site at Evraz Place. No significant environmental contamination issues were identified other than the potential of an oil spill on the southeast corner of Evraz Place. A Phase 2 environmental assessment of the site has been completed and has confirmed there are no environmental risks on the site.

Policy and/or Strategic Implications

The Stadium Project is the landmark project for the Regina Revitalization Initiative. It is the catalyst for revitalizing the centre of our city by converting industrial and underused lands into a vibrant and energetic residential, commercial and retail development. Once the stadium is built, Taylor Field re-development can begin, creating a complete community. And as the stadium is being built, Railyard Renewal at the CP rail yard site will start and the area will begin to take shape as a dynamic bridging district between downtown and Dewdney. This initiative contributes to achieving the goals identified in the City of Regina's Official Community Plan – *Design Regina*.

The procurement process was implemented as is required by the City's P3 Policy and *The Regina Administration Bylaw*, 2003-69 and has been certified as such by the following external advisors:

1. P1 Consulting was contracted as the City's Fairness Advisor to monitor and provide fairness throughout the RRI Stadium Project procurement process. The Fairness Advisor has certified that the procurement process was conducted in a fair manner. Refer to Appendix B for this certification.

2. Deloitte was contracted as the City's Financial and Business Advisor to establish and facilitate the evaluation of the submissions to the RFP. Deloitte has certified that the RRI Stadium Project procurement process was conducted as per the established evaluation process. Refer to Appendix C for this certification.

Other Implications

None associated with this report.

Accessibility Implications

The final design of the stadium will meet established National Building Code accessibility standards.

COMMUNICATIONS

A public announcement was held on May 22, 2014 to announce the contract award and reveal the design of the stadium. The event was hosted by Stadium Project Stakeholders – the City of Regina, Saskatchewan Roughrider Football Club, the Province of Saskatchewan and Evraz Place.

As the Stadium Project proceeds, the City will continue to keep the public and other stakeholders informed of progress, key milestones and decisions related to the Project. A communications plan is place for the next phase of the Project which extends from construction to stadium opening at the start of the 2017 CFL season. The communications plan will be implemented in cooperation with the Stadium Project Stakeholders. A number of tactics will be used including news releases, webcams, neighbourhood open houses, media tours, virtual videos, online photo galleries, fan preview/tours and social media.

The RRI website, ReginaRevitalization.ca, was launched on September 19, 2012 to house and share information relating to the Project. The website is regularly updated and is the best place to find the most recent news and information on the project.

DELEGATED AUTHORITY

Authority was delegated to the Deputy City Manager & COO to award the contract for the RRI Stadium Project and to enter into the Project Agreement and all related documentation in Council Reports CR 12-134, CR 13-5, CR 13-8, CR 13-96 and CR 14-45.

Respectfully submitted,

Brent D. Sjoberg
Deputy City Manager & COO

Respectfully submitted,

Glen B. Davies,
City Manager & Chief Administrative Officer

Report prepared by:
Louise Folk, Manager of Strategy & Operations – Regina Revitalization Initiative
Rod Schmidt, Manager of Stadium Development
Mark Yemen, Legal Counsel

STADIUM PROJECT

REGINA REVITALIZATION INITIATIVE

RRI

DESIGN STATEMENT

PCL

HKS sports & entertainment

B+H

CONSTRUCTION LEADERS

The PCL family of companies

As a diversified general contractor, PCL celebrates the past and builds for the future.

Our story starts in 1906 with the construction of our first known project, a farmhouse in Stoughton, Saskatchewan. Today, the PCL family of companies is Canada's largest contracting organization and the sixth largest in the United States, with billings of $7.3 billion annually. Our commercial buildings, civil infrastructure, and heavy industrial projects dot the North American landscape and extend into Australia. In fact, at any one time, PCL is involved with nearly 700 projects.

Projects range in value from $20,000 to more than $1 billion, and include sport and entertainment complexes, retail outlets, educational and health care facilities, casinos, hotels and resorts, office towers, bridges, airports, petrochemical/power/oil and gas plants, and major plant maintenance shutdowns. We also have the specialized expertise to undertake the unique and often complex requirements associated with smaller-scale developments, such as renovations, alterations, and interior tenant finishes.

To successfully complete this work, it takes the focused effort of more than 4,400 full-time professional and administrative salaried staff and more than 10,000 hourly tradespeople.

While our scope and volume of our work has changed, our commitment to Saskatchewan has not. Our reputation as a professional builder is founded on the solid prairie ethics of excellent workmanship, fair business dealings, and good value for your dollar. On June 27, 1977, the Poole family sold Poole Construction Limited to PCL Construction Holdings Ltd., signaling the start of employee ownership – a legacy which continues today.

Embedded in PCL's culture is a passion and commitment to building sustainable business relationships. PCL strives to be solution providers, with a passion for excellence that we bring to every project. As shareholders, we want to deliver beyond the expected and provide an outstanding experience for our clients, trades, subcontractors, suppliers, employees and communities.

Sharing your Vision. Building Success.

BC Place

MTS Centre

Air Canada Centre

BMO Field

HKS sports & entertainment

B+H

The HKS Sports and Entertainment Group is internationally known and recognized for the establishment and continued development of the modern day sports venue into an Entertainment Destination Project. This innovative approach to design has broadened the game-day experience for all patrons and uniquely addresses the specific needs of our clients and their respective leagues.

HKS's unique approach to Sports and Entertainment Architecture places it at the "cutting edge" in terms of transforming this major sector into a multiple revenue-generating industry. HKS and their clients are setting new standards and benchmarks for success in terms of venue performance.

The HKS Sports and Entertainment design team consists of a diverse pool of professionals from the Sports, Entertainment, Hospitality, Environmental Graphics, Commercial, Urban Design and Master Planning fields. The project team utilizes the specific project and client goals and objectives to develop innovative, functional and operationally-efficient design solutions. Through this collaborative effort, HKS continues to win international competitions creating some of today's most successful world-class venues and entertainment experiences.

Practice

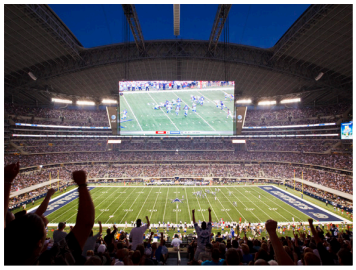
With the diversity of sporting events comes the challenge for the architect to accommodate you, our client, and deliver a facility that provides options and solutions, fulfills your needs and creates excitement. Our group understands the business of sports and entertainment. Our design practice has created award-winning projects for the NFL with AT&T Stadium, Lucas Oil Stadium and the Minnesota Multi-Purpose Stadium, as well as collegiate football facilities of professional quality for Texas Christian University and Louisiana State University.

B+H is a global, award-winning, full service design firm recognized for excellence in sustainable, accessible design, technical expertise and the delivery of complex, large-scale projects. A legacy of over 60 years of design innovation and problem solving has endowed us with a depth of knowledge, skill and agility that benefits each client we serve, wherever they are in the world.

We are organized around three "Centres of Excellence"; Architecture, Interiors and Landscape Design. Our main office is located in Toronto with full practice offices in Vancouver, Shanghai and Ho Chi Minh City as well as regional offices in Calgary, Seattle, Beijing, Hong Kong, Singapore, Delhi, Doha and Dubai that together, employ more than 470 people worldwide. The firm's work spans all sectors including sport and recreation, higher education, institutional, renewal-renovation, interiors, office towers, commercial, retail, hospitality, residential, mixed-use, master planning, healthcare, urban design, planning, transportation and infrastructure.

Our ability to span across scales and levels of complexity is evidenced by our large portfolio of work ranging from the planning of entire regions and cities through to the shaping of public spaces, individual buildings and interiors - each requiring the coordination of talented, multidisciplinary teams.

We are committed to delivering high-performance, healthy communities, buildings and environments.



AT&T Stadium

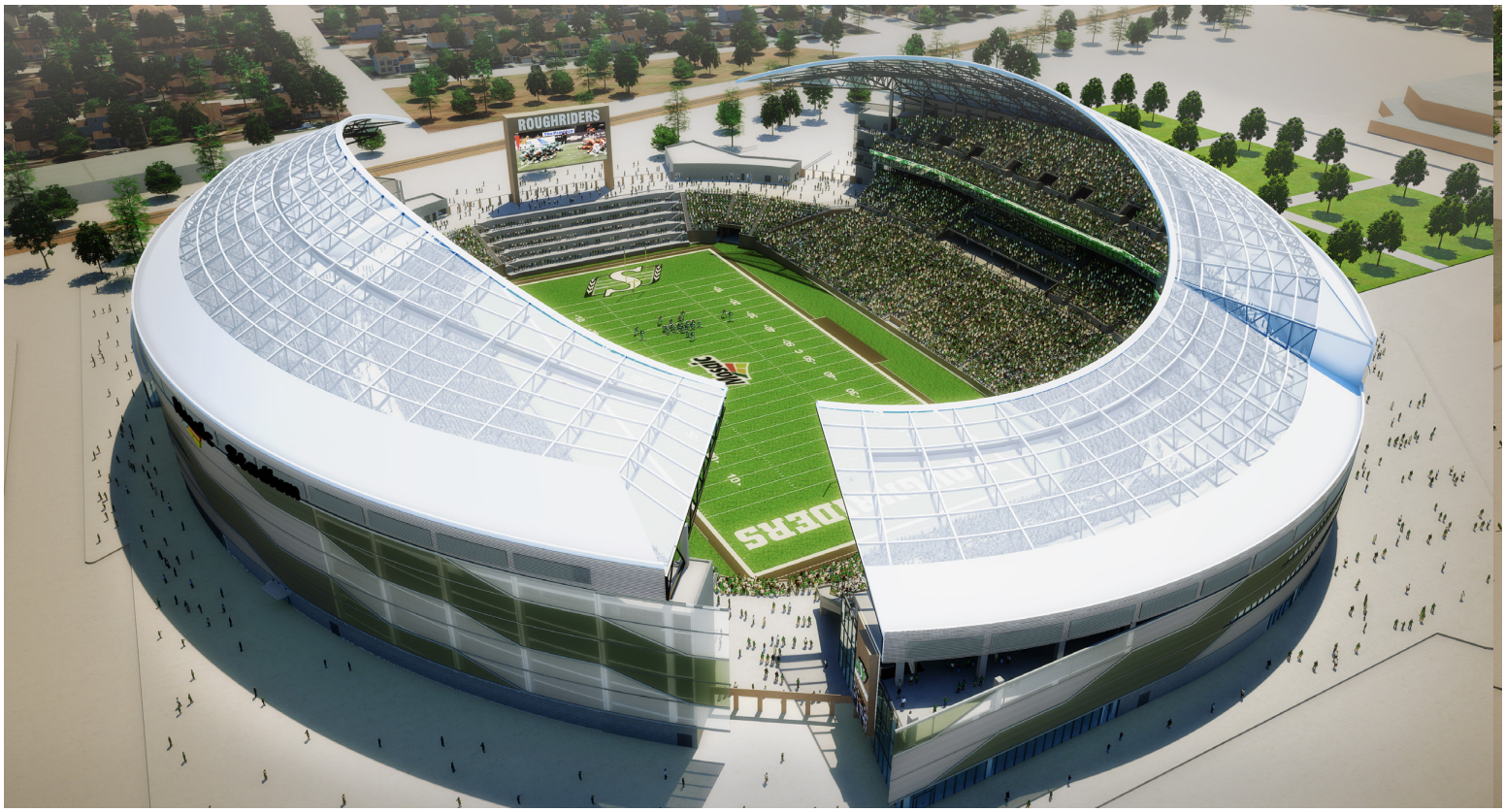
Minnesota Multi-Purpose Stadium

New Ivor Wynne Stadium

Athletics Stadium at York University

Iconic Venue

It will be one of the most recognizable buildings in Regina, the Province and the Canadian Football League.



- The stadium will be the first landmark project of the three phases of the Regina Revitalization Initiative.
- The signature design creates a new iconic image for the City of Regina.
- It represents and builds on the distinguishable identity of the Saskatchewan Roughriders.
- The design is a profound statement promising to reinforce Regina's infinite horizons today, tomorrow and well into the future.

PCL HKS sports & entertainment B+H

Site Design

The venue is designed to have a convenient flow of spectators along its perimeter and a strong connection to its neighbors, street and city assets.

- The site leverages our community's assets and allows for future development and growth in the surrounding area – Taylor Field Neighborhood.

- The design fosters and expands on existing community spirit and builds strong connections to Evraz Place, Confederation Park, downtown, as well as existing neighborhoods including the future Taylor Field Neighborhood.

- The stadium welcomes spectators from all sides and allows for easy access and circulation.

- The stadium is lowered into the ground to reduce the scale and impact of this new building with respect to existing infrastructure and buildings.

Climate Response

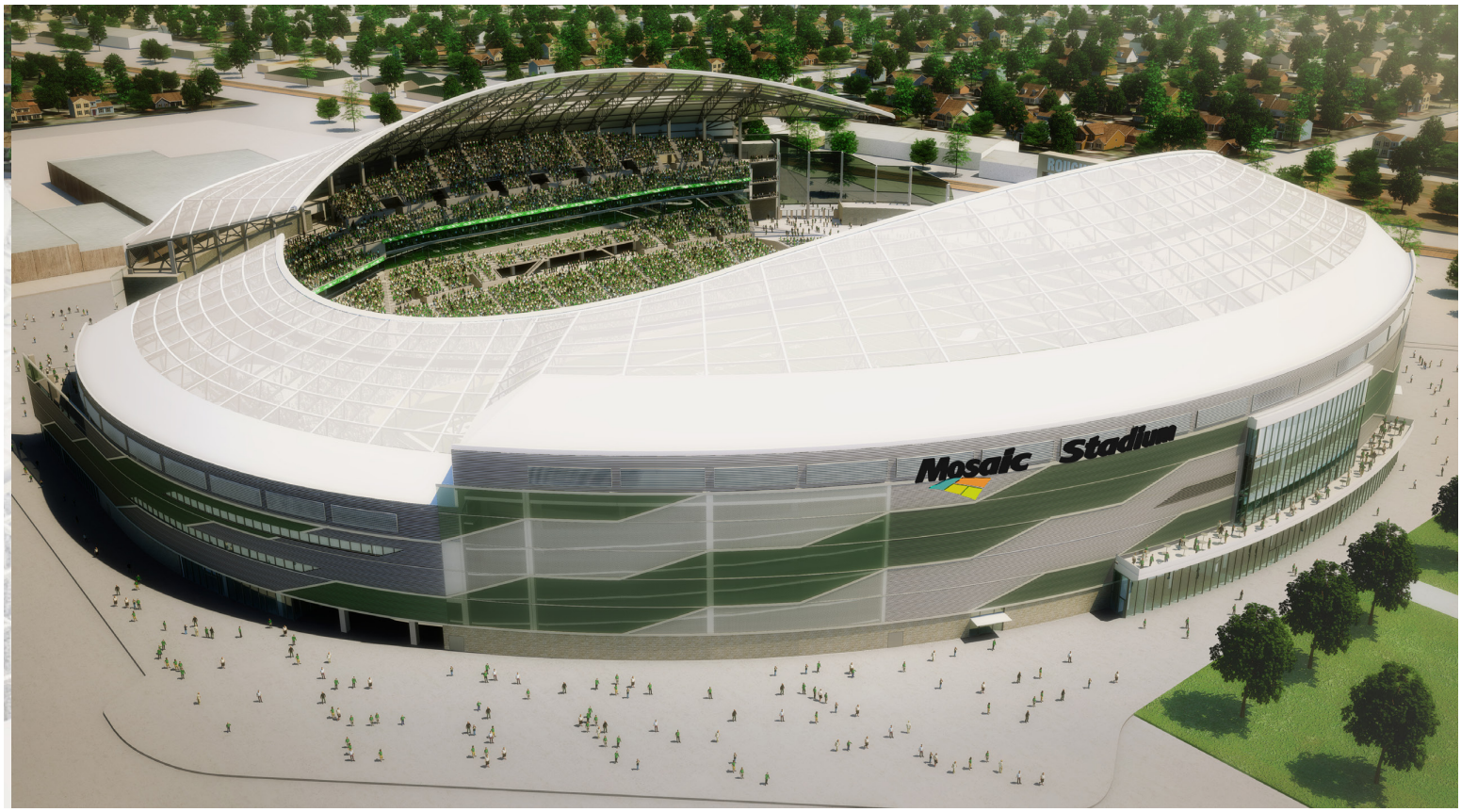
The aerodynamic form and shape of the stadium is a deliberate and functional response to the climate and unique characteristics of the City and Province.

- Computational Fluid Dynamics modeling helped shape the roof and exterior to mitigate harsh fall and winter winds while allowing summer breezes to cool the spectators.

- Climatic factors such as snow loads and sun angles were also critical in determining the shape and extent of the roof.

Exterior Design

The Exterior Design reflects the strong heritage and character of the City and Province by natural qualities and characteristics.



- The roof responds to the open sky, the facade pays tribute to the existing landscape and the public realm reflects the natural resources of the City and Province.

- The southern prairie landscape is represented in the design through the strong horizontal lines.

- The base of the venue is clad in native stone and recalls the geology of the region with strong horizontals of sediments, crystalline minerals and outcroppings.

Spectator Roof

The roof enhances a feeling of spaciousness by maximizing views of the prairie sky during summer events and providing cover and protection for inclement weather during all seasons.

•The translucency of the roof reduces contrast shadows on the field.

•The roof design and stadium form improves spectator comfort by sheltering wind.

•The roof provides 50% coverage of spectators with some coverage provided across all permanent seating.

Spectator Experience

Fans of all ages will enjoy the open and generous concourses that provide ease of access throughout the venue and are filled with amenities and support spaces.

- The majority of the Main Concourse provides unobstructed views into the seating bowl and is located at the existing ground level allowing 68 percent of the spectators to walk down to their seats.

- A general admission lounge on the main concourse is accessible to all fans.

- Concessions and 39 easily accessible washrooms are located throughout the venue.

Seating Bowl Environment

The Seating Bowl Environment centers around a unified and connected approach and design that is highlighted with distinct neighborhoods and amenities.

- Stadium capacity of 33,000.
- Expandable capacity to 40,000.
- The stadium has a variety of seating options including lower and upper tier general admission, accessible, club, loge and luxury options.
- All seats in the stadium have an unobstructed view of the field with the majority facing the sidelines.
- Individual seats with backs, armrest and drink holder.

Design Flexibility

The Venue has built in flexibility to allow it to host many events at different scales and capacities throughout the year.

- The venue's amenities like lounges and concourses can be used on non-game days; and, they are located in the facility to create a natural connection and provide for dual-use for events at Evraz Place.

- Multiple concert configurations have been built into the design.

- Potential for permanent seating capacity to accommodate future growth.

PCL

HKS sports & entertainment

B+H

March 13th, 2014

Mr. Brent D Sjoberg CMA, MBA
Deputy City Manager & CFO
City of Regina
2476 Victoria Avenue
Regina, SK Canada
S4P 3C8

Subject: City of Regina – Regina Revitalization Initiative (RRI) Stadium Project - Request for Proposals (RFP) # 2076

Dear Mr. Sjoberg:

P1-Consulting acted as the Fairness Advisor to review and monitor the communications, evaluations and decision-making processes that were associated with the Request for Qualifications and Request for Proposals process for the **Regina Revitalization Initiative (RRI) Stadium Project** in terms of ensuring fairness, equity, objectivity, transparency and adequate documentation of the evaluation process.

The City of Regina (the "City") is seeking to procure a private sector counterpart to design, build and finance a replacement for Mosaic Stadium (the "Project") through a DBF (design, build and finance) Project Agreement. In order to engage a private sector counterpart for the Project, the City conducted a two (2) stage process which consisted of (i) a prequalification stage to identify qualified parties who will be invited to submit proposals for the second stage of the process and will be completed using a Request for Qualifications (the "RFQ") and (ii) a competitive Request for Proposals process (the "RFP") to identify the Successful Proponent to deliver the design, build and finance of the Project.

In our role as Fairness Advisor, P1 Consulting made certain that the following steps were taken during the RFQ and RFP process for the Project to ensure a fair and open process:

- Compliance with the requisite procurement policies and procedures and the laws of tendering for the acquisition of services relating to public sector procurement;
- Adherence to confidentiality of bids, as applicable, and the evaluation process;
- Objectivity and diligence during the procurement process in order to ensure that it was conducted in an open and transparent manner;
- Proper definition and use of evaluation procedures and assessment tools in order to ensure that the process was unbiased;
- Compliance of project participants with strict requirements of conflict of interest and confidentiality during the procurement and evaluation processes;
- Security of information;
- Prevention of any conflict of interest amongst evaluators on the selection committee;

P1 Consulting Inc.

- Oversight to provide a process where all proponents were treated fairly.

The Fairness Advisor actively participated in the following steps in the RFQ and RFP process to ensure that fairness was maintained throughout:

- Review of the draft RFQ and RFP documents
- Attendance at Commercially Confidential Meetings with the Proponents
- Review of the RFP Addenda, Requests for Information (RFI), and Requests for Clarification (RFC)
- Review of evaluation process and guideline
- Monitor of proposal receipt, bid evaluation and selection of the Preferred Proponent

As the Fairness Advisor for the **Regina Revitalization Initiative (RRI) Stadium Project**, we certify that, at the time at which this report was prepared, the principles of fairness, openness, consistency and transparency have, in our opinion, been maintained throughout procurement process. Furthermore, no issues emerged during the process, of which we were aware, that would impair the fairness of this initiative.

Yours truly,

Jillian Newsome
Lead Fairness Advisor

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April 29, 2014

Brent Sjoberg
City of Regina
City Hall
2410 Victoria Avenue
Regina, SK S4M 0A1

Dear Mr. Sjoberg,

Subject: RRI Stadium Request for Proposals evaluation process

Deloitte LLP ("Deloitte") was retained by the City of Regina to provide financial and procurement process advice on the new RRI Stadium Replacement Project ("the Project"). As part of the engagement Deloitte assisted the City in developing processes to evaluate the Request for Proposal ("RFP") submissions received from the short-listed bidders. This work involved advising on the development of the evaluation criteria and evaluation process as described in the RFP documents, training the evaluators, assisting in managing the evaluation process, and participating as evaluators in some selected areas, e.g. financial evaluation.

The RFP evaluation process was carried out as described in the RFP documents, and was confirmed at all stages by the independent fairness monitor. All Evaluators and Reviewers of the RFP completed their assignments in accordance with the training they received for their roles. Deloitte was present at all evaluation sessions, tabulated the evaluation scoring and confirmed its accuracy.

There were two RFP submissions received with one compliant submission from PCL that was fully evaluated, both technical and financial. The technical evaluation of the PCL submission resulted in a satisfactory evaluation score. The financial evaluation concluded that the PCL submission was under the RFP mandated affordability threshold, and thus was deemed to be financially compliant.

Based on the RFP evaluation process the PCL bid was deemed acceptable by the City to be named as the Preferred Proponent and moved forward to the commercial and financial close stage of the procurement process.

If I can provide any additional information or there are any questions with respect to this letter please contact me directly at (604) 640-3236 or mwhodgson@deloitte.ca.

Yours truly,

Mark Hodgson
Deloitte LLP

May 26, 2014

To: His Worship the Mayor
and Members of City Council

Re: Regina and Region Water and Wastewater Study Funding

RECOMMENDATION

That this report be received and filed.

CONCLUSION

In 2012, Administration requested approval from City Council to engage an external consultant to carry out the Regina and Region Water and Wastewater Study (RRWWS). Subsequently a Request for Purchase (RFP) was issued for the RRWWS with a budget of less than $500,000. The purpose of this study was to investigate the opportunities for regional collaboration to provide water and wastewater services. As the RRWWS progressed, it was realized the scope of the project would require updating due to the unanticipated additional amount of consultation time needed with our stakeholders to gain the information required for the study. In addition, it was recognized that the Inter-Municipal Utility Surcharge Rate Review (Rate Review), which was earmarked to be a Phase 2 project following the RRWWS, should be completed concurrently in order to have a complete picture of the costs and opportunities for regional collaboration. Although both project were funded within the regional portfolio budget, the result of expediting the Rate Review resulted in the consultants' contract exceeding $500,000. As per the *Purchasing Bylaw*, Administration is required to notify Council of contracts that exceed $500,000.

BACKGROUND

City Council approved the hiring of an external consultant to complete the RRWWS at the May 14, 2012 Council meeting, item CR12-66, to review the collaborative servicing opportunities in Regina and the surrounding area. Initially the project was to have two phases: Phase 1 was a review of the regional servicing challenges and opportunities, and Phase 2 was a review of the surcharge rate for customers outside of the city. Both of these studies had funding earmarked within the regional portfolio budget. The Rate Review was therefore not included in the RFP for the RRWWS, which was awarded to CH2M-HILL in April 2013.

DISCUSSION

As the RRWWS progressed it was realized that it would be beneficial to have the Rate Review completed as part of the Phase 1 work in order to provide a comprehensive picture of regional servicing. CH2M-HILL was asked to provide a proposal to complete the Rate Review as part of the RRWWS in the fall of 2013. The objectives of the Rate Review were to evaluate the current surcharge for water and waste water services and models for a utility based model outside City limits. Initially it was thought the expedited Rate Review could be accommodated within the original RRWWS contract price, thus saving money. The Rate Review proposal was accepted under the understanding that the costs would be accommodated within the original budget for the RRWWS.

Stakeholder engagement for the RRWWS was essential to the overall success of the project. Many of the stakeholders who were involved in the study had never reviewed the state of their water and wastewater infrastructure as it related to their growth plans. As such, additional effort was required to work with the stakeholders to garner the information to generate a complete picture for the entire study area. This additional consultation and the Rate Review were seen as key components of the overall regional effort, thus Administration changed the scope of the contract with CH2M-HILL and increased the RRWWS contract value by $82,000 to a total of $576,275.95 as per the purchasing policy.

The RRWWS final study results will come to Council in Q3.

RECOMMENDATION IMPLICATIONS

Financial Implications

The value of the professional engineering services contract was increased to $576,275.95, plus applicable taxes. The funds for the Rate Review were identified and funded in the regional work plan as Phase 2 work, thus no additional funds are required.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

Administrations approval of the additional funds was under *Bylaw 2003-69 Appendix D – Article 8 (c)* the contract is being amended to "ii) to expand the scope of the contract for additional work that is considered integral to the project and where the City would be faced with added costs if the additional work was to be handled through a separate contract". As per the Bylaw, Administration is required to notify Council of these scope changes as the contract amount exceeds $500,000.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

None with respect to this report.

DELEGATED AUTHORITY

The Administration is able to approve the additional funds under *Bylaw 2003-69 Appendix D – Article 8(c)* as the contract is being amended to expand its scope to include additional work that is considered integral to the project and where the City would face added costs if the additional work was to be handled through a separate contract. As per the Bylaw, the Administration is required to notify Council of these scope changes as the contract amount exceeds $500,000.

Respectfully submitted,

Jason Carlston, Executive Director
Community Planning & Development

Respectfully submitted,

Brent Sjoberg,
Deputy City Manager & COO

Report prepared by: Planning and Construction & Compliance Departments