



CITY COUNCIL

**Monday, March 23, 2015
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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**Revised Agenda
City Council
Monday, March 23, 2015**

Open With Prayer

CONFIRMATION OF AGENDA

MINUTES FROM THE MEETING HELD ON FEBRUARY 23, 2015

PUBLIC NOTICE BYLAWS AND RELATED REPORTS

- DE15-28 Cliff Geiger – Skywood Developments, Mark Geiger – Geiger Developments and Tom Williams – Walker Projects: Proposed Skywood Phase 1 Concept Plan (11-CP-05) and Stage 1 Zoning Bylaw Amendments
- CR15-18 Regina Planning Commission: Proposed Skywood Phase 1 Concept Plan (11-CP-05) and Stage 1 Zoning Bylaw Amendments

Recommendation

1. That the proposed Skywood Phase 1 Concept Plan, attached as Appendix B-1 and Appendix B-2, be APPROVED.
2. That the following amendments to the Zoning Bylaw associated with lands within Stage 1 of the Skywood Phase 1 Concept Plan, as shown in Appendix C, be APPROVED:
 - a) That proposed Lots 1-8 in Block 1; Lots 1-16 in Block 9; and Parcel A be rezoned from UH-Urban Holding to R5-Residential Medium Density Zone;
 - b) That proposed Lots 1-12 in Block 2 and Lots 1-9 in Block 3 be rezoned from UH-Urban Holding to R1-Residential Single Detached Zone;
 - c) That proposed Lots 9-15 in Block 1; Lots 1-6 in Block 4; Lots 1-6 in Block 5; Lots 1-6 in Block 6; Lots 1-12 in Block 7; Lots 1-12 in Block 8, Lots 17-31 in Block 9, and Lots 1-4 in Block 10 be rezoned from UH-Urban Holding to DCD12-Direct Control District 12 Suburban Narrow Lot Zone;
 - d) That proposed MR1 be rezoned from UH-Urban Holding to I-Institutional Zone; and



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e) That proposed MR2 be rezoned from UH-Urban Holding to PS-Public Service Zone.

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

DE15-32	Adam Smith: Application for Contract Zoning (14-CZ-06) Proposed Mixed-Use Building (Micro-Brewery and Apartments) - 1130 15 th Avenue
CP15-6	Patricia Alary: Application for Contract Zoning (14-CZ-06) Proposed Mixed-Use Building (Micro-Brewery and Apartments) - 1130 15 th Avenue
CR15-19	Regina Planning Commission: Application for Contract Zoning (14-CZ-06) Proposed Mixed-Use Building (Micro-Brewery and Apartments)- 1130 15 th Avenue

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1130 15th Avenue, being Lot 9, Block 420, Plan No. Old 33, Extension 23 and Lot 10, Block 420, Plan No. Old 33, Extension 24, from NC-Neighbourhood Convenience 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 micro-brewery and accessory retail component be operated at all times in accordance with the manufacturer permit obtained from Saskatchewan Liquor and Gaming Authority.
 - b. An accessory restaurant (coffee bar) to the micro-brewery, containing no more than 10 seats, can be operated on the premises.
 - c. An accessory restaurant (coffee bar) to the micro-brewery, containing no more than 10 seats, can be operated on the premises.
 - d. The development shall conform to the attached plans labelled, Site Plan and Interior Plan, prepared by Kelsey Beach, and dated November 17, 2014, Attachment A-3.1 and A-3.2;



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- e. Signage on the subject property shall comply with the development standards for NC-Neighbourhood Convenience Zone, pursuant to Table 16.1 of the Zoning Bylaw;
- f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
- 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 bylaw to authorize the respective Zoning Bylaw amendment.

CR15-20 Regina Planning Commission: Application for Zoning Bylaw Amendment (14-Z-22/14-SN-29) - Rezoning from PS to R1 - 4121 Queen Street

Recommendation

- 1. That the application to rezone proposed Lot 24A, Block T located at 4121 Queen Street from partly PS-Public Service and partly R1-Residential Detached zones to R1-Residential Detached zone, be APPROVED.
- 2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR15-21 Regina Planning Commission: Application for Concept Plan and Zoning Bylaw Amendment (14-CP-06/14-Z-21) - 3960 Green Falls Drive - Greens on Gardiner Subdivision

Recommendation

- 1. That the application to rezone Parcel T, Plan No. 102144305 located at 3960 Green Falls Drive from R2 - Residential Semi-Detached to R5 - Medium Density Residential, be APPROVED.
- 2. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.
- 3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.



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- DE15-33 Crystal Spooner: Contract Zoning (14-CZ-05) Proposed Multi-Generational Care Facility - 5540 Waterer Road
- CR15-22 Regina Planning Commission: Contract Zoning (14-CZ-05) Proposed Multi-Generational Care Facility - 5540 Waterer Road

Recommendation

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 5540 Waterer Road, being proposed Lot HH in Block 72, Plan No. 102165375 from R6 - Residential Multiple Housing 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 substantively conform to the attached plans labelled Villacare Multi-Gen Community, prepared by P3 Architecture, and dated February 24, 2015, Appendix A-3.1-3.8;
 - b. Use and development on the Property shall be limited to a Multi-Generational Care Facility comprised of a private school with an approximate area 595 m² as shown in Appendix A-3.4, four dwelling units, 37 special care home beds and 67 assisted living units;
 - c. Signage on the subject property shall comply with the development standards for I – Institutional Zone pursuant to Table 16.1 of the *Regina Zoning Bylaw No. 9250*;
 - d. Landscaping of the lot shall comply with the requirements of Chapter 15 of *Regina Zoning Bylaw No. 9250*;
 - e. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of *Regina Zoning Bylaw No. 9250*; and
 - f. 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.



Office of the City Clerk

CR15-23 Executive Committee: The Regina Exhibition Association Limited (REAL) Authority to Secure External Financing and Enactment of a Borrowing/Guarantee Bylaw

Recommendation

1. That City Council repeal The Regina Exhibition Association Limited Grant Bylaw No. 9103.
2. That the Chief Financial Officer be authorized to negotiate any guarantee or other legal documents required of the City to facilitate The Regina Exhibition Association Limited's (REAL) financing to a maximum of \$13 million with HSBC Bank Canada.

2015-18 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 8)

2015-19 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 9)

2015-20 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 10)

2015-21 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 11)

2015-22 THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 12)

2015-25 THE REGINA EXHIBITION ASSOCIATION LIMITED BORROWING AND GUARANTEE BYLAW, 2015

DELEGATIONS AND RELATED REPORTS

DE15-29 Stacey Getz: Lease of a Portion of the SW 1/4 Section 13, Township 18, Range 19, W2M

CR15-24 Finance and Administration Committee: Lease of a Portion of the SW 1/4 Section 13, Township 18, Range 19, W2M

Recommendation

1. That the Lease of the subject property to Regina Auto Racing Club be approved under the terms and conditions shown in the body of this report.
2. That the Lease term of the subject property, be changed from ten-years to five-years.
3. That the Administration be authorized to finalize the terms and conditions of the lease documents.
4. That the City Clerk be authorized to execute the Lease Agreement documents as prepared by the City Solicitor.



Office of the City Clerk

DE15-30 Dan Marinovic: Dream Developments: North West Leisure Centre Spray Pad Donation

CR15-25 Community and Protective Services Committee: North West Leisure Centre Spray Pad Donation

Recommendation

1. That City Council approve the receipt of DREAM Development's restricted donation of \$650,000 for the North West Leisure Centre Spray Pad.
2. That City Council approve the addition of the North West Leisure Centre Spray Pad to Community Service's Capital Program for 2015 with the restricted donation as the funding source.
3. That City Council delegate authority to the Executive Director, City Services and to the Chief Financial Officer to negotiate and execute a Donation Agreement based on the principles outlined in the report prior to the City of Regina issuing a tender for construction for the North West Leisure Centre Spray Pad.

DE15-31 Judith Veresuk - Regina Downtown BID: 2014 Regina Downtown Neighbourhood Plan Implementation Update

CR15-26 Regina Planning Commission: 2014 Regina Downtown Neighbourhood Plan Implementation Update

Recommendation

That this report be received and filed.

ADMINISTRATION'S REPORTS

CM15-4 Proposed Cost Sharing Agreement for Regina Bypass Project

Recommendation

1. That City Council authorize the City Manager & Chief Administrative Officer to negotiate and finalize a Cost Sharing Agreement and such other Agreements as may be necessary between the City of Regina and the Government of Saskatchewan respecting the construction of proposed interchanges at 9th Avenue North/Regina Bypass, and at Hill Avenue/Regina Bypass.
2. That the City Clerk be authorized to execute the agreement with the Government of Saskatchewan after review and approval by the City Solicitor.
3. That the City Manager bring forward a future informational report to City Council outlining the details of the Cost Sharing Agreement that is reached with the Government of Saskatchewan.



Office of the City Clerk

COMMITTEE REPORTS

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

CR15-27 Grow Regina Gazebo

Recommendation

1. That City Council approve the acceptance of a donation of a gazebo from Ceramsky Artworks Ltd. for placement in the McLeod Park Community Gardens which are operated by Grow Regina Community Gardens Inc.
2. That the Chief Operating Officer, or his or her designate, be delegated the authority to negotiate and approve an agreement with Ceramsky Artworks Ltd. for donation of the gazebo.
3. That the Chief Operating Officer, or his or her designate, be delegated the authority to negotiate and approve an amendment to the City of Regina's current lease agreement with Grow Regina Community Gardens Inc. as further detailed in this report.
4. That the Chief Operating Officer, or his or her designate, be delegated the authority to approve submission of an application and any required agreement for any applicable tax incentives as further detailed in this report.
5. That the City Solicitor's Office be directed to prepare the agreements as negotiated by the Chief Operating Officer or designate.
6. That the City Clerk be authorized to execute the agreements and tax incentive application on behalf of the City of Regina.

EXECUTIVE COMMITTEE

CR15-28 Development of Southeast Lands

Recommendation

1. That the City of Regina develops the portion of the Southeast Lands that is in the 235,000 population growth scenario, through a contracted land development manager as outlined in Option 3 of this report.
2. That the City Manager or his delegate be authorized to enter into a contract for land development management services for the Southeast lands as described in this report.



Office of the City Clerk

CR15-29 Citizen Nominees to the Regina Airport Authority and Appointments to the School Board/City Council Liaison Committee 2015

Recommendation

1. That Leslie Ciz and Sean McEachern be nominated to the Regina Airport Authority Board of Directors for a term of office effective May 1, 2015 to April 30, 2017.
2. That Rob Bresciani, Rob Currie, Frank Flegel, Curt Van Parys, Katherine Gagne, Debra Burnett, Ernie Cychmistrak and Dale West be appointed to the School Board/City Council Liaison Committee for a term of office effective March 23, 2015 – December 31, 2015.
3. That members appointed to each board/committee continue to hold office for the term indicated for each vacancy or until their successors are appointed.

REGINA PLANNING COMMISSION

CR15-30 Application for Discretionary Use (14-DU-21) Proposed House-Form Commercial - 2310 College Avenue

Recommendation

That the discretionary use application for a proposed House-Form Commercial/Residential Building containing a Dwelling Unit and Personal Service Establishment, located at 2310 College Avenue, being Lot 13, Block 458, 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-3.6 inclusive, prepared by KRN Residential Design Ltd, and dated December 2, 2014; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

CR15-31 Discretionary Use Application (14-DU-22) Commercial Development - 1440 11th Avenue and 1764 Ottawa Street

Recommendation

That the Discretionary Use Application for a proposed restaurant, convenience store, and retail uses exceeding 150 m² located at 1440 11th Avenue and 1764 Ottawa Street, being Lots 21-24 & 44, Block 291, Plan No. 101205458, Old 33 Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:



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- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by BBK Structural Engineers and dated September 30, 2014; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

CR15-32 Discretionary Use Application (14-DU-26) Planned Group of Apartment Buildings - 5501 Prefontaine Avenue - Harbour Landing Subdivision

Recommendation

That the Discretionary Use Application for the planned group of four, four-story apartment buildings, located at 5501 Prefontaine Avenue, being Parcel AA, Plan No. 102165375, Harbour Landing be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Alton Tangedal Architect Ltd. and dated February 9th, 2015; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

INFORMATIONAL REPORTS

IR15-4 2014 Regional Planning Summit

Recommendation

That this report be received and filed.

IR15-5 Mayor's Housing Commission: Fall 2014 Rental Vacancy Report

Recommendation

That this report be received and filed.

IR15-6 Mayor's Housing Commission: Point-in-Time Count on Homelessness

Recommendation

That this report be received and filed.

ADJOURNMENT

AT REGINA, SASKATCHEWAN, MONDAY, FEBRUARY 23, 2015

AT A MEETING OF CITY COUNCIL

AT 5:30 PM

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

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

Regrets: Councillor Terry Hincks

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol
Deputy City Clerk, Erna Hall
City Manager & CAO, Glen B. Davies
Executive Director, Legal & Risk, Byron Werry
Deputy City Manager & COO, Brent Sjoberg
A/Chief Financial Officer, June Schultz
Executive Director, City Planning & Development, Diana Hawryluk
Executive Director, City Services, Kim Onrait
Executive Director, Human Resources, Pat Gartner
Executive Director, Transportation and Utilities, Karen Gasmo
Director, Communications, Chris Holden
Manager, Current Planning, Fred Searle

The meeting opened with a prayer.

PRESENTATIONS

2015 Municipal Heritage Awards

Councillor John Findura rose to introduce the following 2015 Municipal Heritage Award recipients:

Conservation Casino Regina

The project involved conservation of the exterior of the provincially designated former Union Station to preserve the Tyndall Stone and Indiana Limestone façade and detailing.

Rehabilitation

Royal Canadian Legion No. 001

The project involved the rehabilitation of the Royal Canadian Legion Branch No. 001 building to reflect the new functionality of the Legion through the creative space on two-levels within the preserved front portion of the building.

Education

McNab Community Association, Centennial Marker Replacement and Enhancement

The marker, complete with information and photographs, replaced a simple marker for passersby to learn about the circumstances that led to the founding of the City of Regina.

CONFIRMATION OF AGENDA

Councillor Sharron Bryce moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted.

ADOPTION OF MINUTES

Councillor Bob Hawkins moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the minutes for the meeting held on January 26, 2015 be adopted, as circulated.

PUBLIC NOTICE BYLAWS AND RELATED REPORTS

CR15-14 Regina Planning Commission: Application for Zoning Bylaw Amendment (14-Z-20) - 2011 Van Egmond Place

Recommendation

1. That the application to rezone Lots 1C in Block 1, Plan No. 82R42545 located at 2011 Van Egmond Place from R6- Residential Multiple Housing Zone to PS- Public Service Zone, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

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

2015-15 Bylaw No. 2015-15, The Regina Zoning Amendment Bylaw, 2015 (No. 7)

Councillor Shawn Fraser moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaw No. 2015-15 be introduced and read a first time. Bylaw was read a first time.

No letters of objection were received pursuant to the advertising with respect to Bylaw No. 2015-15.

The Clerk called for anyone present who wished to address City Council respecting Bylaw No. 2015-15 to indicate their desire.

No one indicated a desire to address Council.

Councillor Shawn Fraser moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaw No. 2015-15 be read a second time. Bylaw was read a second time.

Councillor Shawn Fraser moved, seconded by Councillor Bryon Burnett that City Council hereby consent to Bylaw No. 2015-15 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Shawn Fraser moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaw No. 2015-15 be read a third time. Bylaw was read a third time.

BYLAWS AND RELATED REPORTS

CR15-15 Community and Protective Services Committee: Taxi Rates Changes for 2015

Recommendation

1. Effective March 24, 2015 taxicab rates be set at the following:
 - a. \$4.00 for the first 120 metres;
 - b. \$0.25 for each additional 138 metres;
 - c. \$0.25 for every 25 seconds while waiting under engagement, after the first 5 minutes;
 - d. \$1.72 per out of town kilometre; and,
 - e. \$36.00 for the hire of taxicabs by the hour.
2. That the amendments to Bylaw No. 9635, *The Taxi Bylaw, 1994*, as identified in this report, be approved.
3. That the City Solicitor be instructed to prepare the required amending bylaw based on the changes outlined in this report.

Councillor Bob Hawkins moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that the recommendations of the Community and Protective Services Committee contained in the report be concurred in.

CR15-16 Regina Planning Commission: Demolition of Potential Heritage Property -
2119 Halifax Street – The Tremaine Residence

Recommendation

1. That *Bylaw of the City of Regina to Deny a Permit for the Alteration or Demolition of Properties that the Council of the City of Regina may wish to Designate as Municipal Heritage Properties No. 8912* be amended to remove the property listed as Item 7.12 (the Tremaine Residence located at 2119 Halifax Street) from Schedule A.
2. That the City Solicitor be instructed to prepare the required bylaw amendment.

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

2015-12 THE TAXI AMENDMENT BYLAW, 2015

2015-16 HERITAGE PROPERTIES AMENDMENT BYLAW, 2015

Councillor Shawn Fraser moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaws No. 2015-12 and 2015-16 be introduced and read a first time. Bylaws were read a first time.

Councillor Shawn Fraser moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Bylaws No. 2015-12 and 2015-16 be read a second time. Bylaws were read a second time.

Councillor Shawn Fraser moved, seconded by Councillor Jerry Flegel that City Council hereby consent to Bylaws No. 2015-12 and 2015-16 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Shawn Fraser moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaws No. 2015-12 and 2015-16 be read a third time. Bylaws were read a third time.

Mayor Michael Fougere stepped down from the Chair prior to consideration of report MR15-1.

Councillor John Findura assumed the Chair.

MAYOR'S REPORTS

MR15-1 Big Cities Summit - Toronto, February 5, 2015

Recommendation

That this report be received and filed.

Mayor Michael Fougere moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that this report be received and filed.

Mayor Michael Fougere returned to the Chair.

COMMITTEE REPORTS

Executive Committee

CR15-17 2015 School Boards/City Council Liaison Committee – Elected Official Committee Appointments

Recommendation

1. That City Council approve the appointments of Mayor Michael Fougere, Councillor Mike O'Donnell and Councillor Barbara Young to the School Boards/City Council Liaison Committee for a term effective January 1, 2015 to December 31, 2015 unless otherwise noted.
2. That members appointed continue to hold office for the term indicated or until their successors are appointed.

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

INFORMATIONAL REPORTS

IR15-3 Municipal Heritage Advisory Committee: 2015 Municipal Heritage Awards - Awards Selection Working Group Report

Recommendation

That this report be received and filed.

Councillor John Findura moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that this report be received and filed.

MOTIONS

MN15-1 Councillor Mike O'Donnell: Change in Budget Timeframe

Councillor Mike O'Donnell moved, seconded by Councillor Bryon Burnett, that the Administration prepare a report no later than the third quarter of 2015 describing the features, benefits and potential work plan associated with producing a multi-year budget for the City of Regina beginning in 2017 and return to Executive Committee for Council to consider.

Mayor Michael Fougere stepped down to enter debate.

Councillor John Findura assumed the Chair.

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

The motion was put and declared CARRIED.

Mayor Michael Fougere stepped down from the Chair prior to consideration of item MN15-2.

Councillor John Findura assumed the Chair.

MN15-2 Council: Inquiry or Round Table into Missing and Murdered Indigenous Women

Mayor Michael Fougere moved, seconded by Councillor Barbara Young, that Regina City Council join with voices across the country in calling for an inquiry or round table into missing and murdered Indigenous women.

Councillor Barbara Young moved, in amendment, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Regina City Council join with other voices across the country in supporting the round table as a first step to a national dialogue into missing and murdered Aboriginal women that results in a comprehensive and coordinated national action plan to address violence against women.

Councillor Mike O'Donnell moved, in amendment, seconded by Mayor Michael Fougere, AND IT WAS RESOLVED, that the Mayor of Regina forward a written letter to the Prime Minister of Canada expressing the position of City Council and the feelings of Regina citizens.

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

Mayor Michael Fougere returned to the Chair.

BYLAWS

2015-11 THE HOUSING INCENTIVE PROGRAM TAX EXEMPTION BYLAW,
2015

Councillor Shawn Fraser moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Bylaw No. 2015-11 be introduced and read a first time. Bylaw was read a first time.

Councillor Shawn Fraser moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaw No. 2015-11 be read a second time. Bylaw was read a second time.

Councillor Shawn Fraser moved, seconded by Councillor Bryon Burnett that City Council hereby consent to Bylaw No. 2015-11 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Shawn Fraser moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaw No. 2015-11 be read a third time. Bylaw was read a third time.

ENQUIRIES

EN15-2 Councillor Wade Murray: Charging Stations for Electric Vehicles

Councillor Wade Murray moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the following enquiry be lodged:

As electric vehicles become more and more a part of our community it would be advantageous to have charging stations for these vehicles readily available. Promoting electric vehicles will have a positive impact on the City's green initiative.

What is the feasibility of having charging stations available for the public at strategic, city owned locations throughout the City?

As part of this feasibility research, please provide the number of electric vehicles currently registered within the City of Regina and the Province of Saskatchewan.

ADJOURNMENT

Councillor Sharron Bryce moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Council adjourn.

The meeting adjourned at 6:25 p.m.

Mayor

City Clerk

March 19, 2015

Good evening Your Worship and members of Regina City Council. My name is Cliff Geiger from Skywood Developments. With me at the podium is Mark Geiger with Geiger Developments and Tom Williams of Walker Projects, our engineer and planning consultants for Skywood to answer any technical questions you may have. After months of hard work, consultation and planning we are proud and excited to formally introduce to you Skywood, a new Regina community designed by the guiding principles of both Regina's new OCP and the City of Regina's Northwest Servicing Study. Skywood is a 120 acre mixed use neighbourhood located in North West Regina. In 2013 your Council approved the OCP and in 2014 your Council approved the area where Skywood plans to be developed as a priority growth area in the Interim Phasing and Financing Plan. Today we seek your approval on the general Neighbourhood Plan and the detailed Phase 1 Concept Plan which will enable us to start building this community.

The Skywood Neighbourhood Plan general land use concept before you shows the location of major roadways, park, joint use elementary school and the general land uses such as low, medium and high density residential housing, and proposed business park. At full build out, the plan area will be home to 1500 residents, contain 34 hectares of non-residential use, and 2.57 hectares of park. The Phase 1 Stage 1 Concept Plan encompasses 12.26 hectares of land including the joint school use site scheduled to open for the new school term year in September 2017, the park and mixed use residential. The proposed Skywood subdivision is located on the north side of Diefenbaker Drive and east of McCarthy Blvd and is wholly owned by Skywood Homes and Developments Ltd. The area contains residential and commercial land uses. The detailed land use for Phase 1 Stage 1 illustrates the grid network required by the OCP to enable pedestrians, cyclists and vehicles to easily navigate through the neighbourhood. The commercial areas are located in the east portion of the plan within the Evraz Buffer zone. It provides local job opportunities reducing travel time, as well as congestion on the road network. The largest land use in the concept plan is residential. Skywood contains a wide range of housing types and densities with both ownership and rental options to allow for a diverse population of all income levels, ages and household structures. High & medium density housing is clustered at the main intersections along McCarthy Blvd at Diefenbaker and Armour Road. Tree lined boulevards enhance Regina's tree canopy. The joint use school and adjoining park with full sized soccer pitch, boarded hockey rink encompass 5.14 hectares. We envision this area as the focal point for the community. While the submission before you details the plan within the neighbourhood boundary, it is worth noting the importance of Skywood's location. The retail offerings within two kilometers of Skywood enable residents to purchase goods and services locally. Skywood also serves to enhance existing neighborhoods. In closing, we are proud of the plans for Skywood. It is a sustainable, mixed use community that aligns with Design Regina. We thank City Administration for working collaboratively with us and our consultants throughout the development of these plans. Mark and Tom are available to respond to any questions you may have. Thank you.

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Proposed Skywood Phase 1 Concept Plan (11-CP-05) and Stage 1 Zoning Bylaw
Amendments

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- MARCH 4, 2015**

1. That the proposed Skywood Phase 1 Concept Plan, attached as Appendix B-1 and Appendix B-2, be APPROVED.
2. That the following amendments to the Zoning Bylaw associated with lands within Stage 1 of the Skywood Phase 1 Concept Plan, as shown in Appendix C, be APPROVED:
 - a) That proposed Lots 1-8 in Block 1; Lots 1-16 in Block 9; and Parcel A be rezoned from UH-Urban Holding to R5-Residential Medium Density Zone;
 - b) That proposed Lots 1-12 in Block 2 and Lots 1-9 in Block 3 be rezoned from UH-Urban Holding to R1-Residential Single Detached Zone;
 - c) That proposed Lots 9-15 in Block 1; Lots 1-6 in Block 4; Lots 1-6 in Block 5; Lots 1-6 in Block 6; Lots 1-12 in Block 7; Lots 1-12 in Block 8, Lots 17-31 in Block 9, and Lots 1-4 in Block 10 be rezoned from UH-Urban Holding to DCD12-Direct Control District 12 Suburban Narrow Lot Zone;
 - d) That proposed MR1 be rezoned from UH-Urban Holding to I-Institutional Zone; and
 - e) That proposed MR2 be rezoned from UH-Urban Holding to PS-Public Service Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

REGINA PLANNING COMMISSION – MARCH 4, 2015

Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, contracted by the project, abstained from discussion and voting, and temporarily left the meeting.

The following addressed the Commission:

- Jeremy Fenton, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Cliff Geiger, Mark Geiger and Quinton McDougall, representing Skywood Developments.

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: Phil Evans, Adrienne Hagen Lyster, Ron Okumura, Daryl Posehn, Phil Selenski and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 4, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That the proposed Skywood Phase 1 Concept Plan, attached as Appendix B-1 and Appendix B-2, be APPROVED.
2. That the following amendments to the Zoning Bylaw associated with lands within Stage 1 of the Skywood Phase 1 Concept Plan, as shown in Appendix C, be APPROVED:
 - a) That proposed Lots 1-8 in Block 1; Lots 1-16 in Block 9; and Parcel A be rezoned from UH-Urban Holding to R5-Residential Medium Density Zone;
 - b) That proposed Lots 1-12 in Block 2 and Lots 1-9 in Block 3 be rezoned from UH-Urban Holding to R1-Residential Single Detached Zone;
 - c) That proposed Lots 9-15 in Block 1; Lots 1-6 in Block 4; Lots 1-6 in Block 5; Lots 1-6 in Block 6; Lots 1-12 in Block 7; Lots 1-12 in Block 8, Lots 17-31 in Block 9, and Lots 1-4 in Block 10 be rezoned from UH-Urban Holding to DCD12-Direct Control District 12 Suburban Narrow Lot Zone;
 - d) That proposed MR1 be rezoned from UH-Urban Holding to I-Institutional Zone; and
 - e) That proposed MR2 be rezoned from UH-Urban Holding to PS-Public Service Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report, containing the proposed Skywood Phase 1 Concept Plan and Stage 1 Zoning Bylaw Amendments, be forwarded to the March 23, 2015 City Council meeting to allow sufficient time for advertisement.

CONCLUSION

The development proponent has concurrently applied for the approval of both the Skywood Phase 1 Concept Plan (the "Phase 1 Plan") and the subsequent Zoning Bylaw amendments for Stage 1 of the Phase 1 Plan (see Appendix C). The proposed Phase 1 Plan establishes a strategy for accommodating a population of 1500 to 1600 people in a new residential neighbourhood on

an area of land approximately 35 hectares (ha) in size. The neighbourhood will include a variety of residential housing types and densities, and the central focus will be a new joint-use elementary school and adjacent park with recreational amenities. The Ministry of Education and the public and separate school boards have indicated their desire to have the school operational by 2017.

The proposed Plan complies with *Design Regina: The Official Community Plan* (OCP), which recognizes the subject property for development as a new residential neighbourhood within the City's 300,000 population growth horizon. Administration recommends the submitted concept plan and zoning bylaw amendments be approved.

BACKGROUND

The first submission of a concept plan for the Skywood plan area occurred in 2009 by the current development proponent. At that time, policy support for near-term development in this area did not exist under the former OCP, the *Regina Development Plan* and associated *Northwest Sector Plan*, and as such, planning and development of the area did not proceed. However, since that time, several major changes have occurred:

- the *Design Regina* OCP recognizes the area for development within the City's 300,000 population growth horizon;
- the *Interim Phasing and Financing Plan* identified Skywood as a priority growth area for the City; and
- the Province has indicated its desire to locate a new joint-use elementary school in this area in the very near-term.

These changes, in conjunction with one another, have led to the expedited planning of the subject property by the development proponent and City Administration.

As described in CR14-131, the Provincial government will provide funding of \$6.045M to help offset the cost of servicing this neighbourhood's school site. The use of that funding will be established through a Servicing Agreement with the developer of the Skywood neighbourhood.

DISCUSSION

Plan Area Context

The Skywood subject property is a 48.62 ha tract of land located in the northwest periphery of the City (see Appendix A-1), directly north of the Lakeridge Addition subdivision, northeast of the Skyview subdivision, and southwest of the Sherwood Industrial Park (SIP). The Skywood subject property is held entirely by a single landowner. Additional lands to the west (up to the southeast to northwest running abandoned rail bed), which are also designated in the *Design Regina* OCP for residential development, are held by the same landowner; however, these lands are not being considered for near-term development by the landowner at this time. The subject property is currently cultivated farmland that has been subject to an extensive history of agricultural disturbances; as such, the potential for existing heritage resources on the subject property is considered low.

A portion of the Skywood subject property is situated within the EVRAZ 1000 m non-residential land-use buffer (the "EVRAZ buffer") (see Appendix A-2). In response to this, land-uses in the Skywood subject property have been separated into two planned phases. Phase 1 and Phase 2

are approximately 35 ha and 14 ha, respectfully, in size. The first phase of the plan, the most westerly portion of the subject property located outside the EVRAZ buffer, will contain predominantly residential land-uses as well as the planned school site. The second phase of the plan, the most easterly portion of the subject property area situated inside the EVRAZ buffer, will contain non-residential land-uses that are deemed compatible with adjacent residential development and the Aquifer Overlay Zone.

At this time, only the land-uses and road network within Phase 1 have been subject to detailed design and planning, and the Phase 1 area is the only portion of the subject property that is being submitted for consideration and approval. Phase 1 is bound by McCarthy Boulevard to the west, Armour road to the north, Diefenbaker Drive to the south, and the EVRAZ buffer to the east. The road network and servicing scheme within the Phase 1 Plan has been designed in such a way as to be easily integrated with a potential future Phase 2 Plan.

Community Design

The proposed Phase 1 Plan contemplates a variety of residential densities and housing types. The overall community design is based on a “modified grid” street and block pattern in order to facilitate easy way-finding and improved servicing. The land-use design places medium and high-density units along the major roadway in order to take advantage of future access to transit. Density gradients are used to transition from higher to lower density residential dwellings. Rear-lane access will be provided to more than half of the dwelling units within the area. All local roadways will have an 18 m right-of-way, which will allow for parking on both sides of the road, and all collectors will have a 3 m shared-use pathway for active transportation purposes. The community has been designed with access to existing and future adjacent neighbourhoods in mind. The central focus of the neighbourhood is a joint-use elementary school and adjacent park space providing for community recreational amenities and opportunities.

Land Use Summary

Residential	<ul style="list-style-type: none"> • Population: 1500-1600 People • Dwelling Units: 600 – 650 units of varying types <ul style="list-style-type: none"> ○ Low Density: 35% ○ Low / Mid Density: 30% ○ Medium Density: 25% ○ High Density: 10%
Industrial/ Commercial	<ul style="list-style-type: none"> • No industrial or commercial proposed within Phase 1. • Phase 2 (which falls within the EVRAZ buffer) will provide opportunity for complementary, non-residential development.
Open Space/ Recreation	<ul style="list-style-type: none"> • 2.57 ha park adjacent to school site. • Park will accommodate a full sized soccer pitch and boarded skating rink.
Civic Uses	<ul style="list-style-type: none"> • Joint-Use Elementary School, 2.57 ha site. • No other civic uses (e.g. fire halls, libraries, community centers, etc.) are contemplated for this development.

EVRAZ 1000m Non-Residential Buffer

In 2001, IPSCO (now EVRAZ), raised concern that the existing separation buffer of 305 m between their site and future residential development was inadequate. Their primary concern was that potential noise complaints from residents could compromise their 24-hour operation. In 2003, after negotiations, a residential separation distance of 1000 m for all new residential development was agreed to, which was enshrined in policy in the former *Regina Development Plan* and *Northwest Sector Plan*. The Evraz buffer line bisects the Skywood subject property. The development proponent has addressed the issue of the buffer by dividing the subject property into two phases of development. The first phase of development lies outside of the EVRAZ buffer and will include residential land-uses, while the second phase of development that lies within the EVRAZ buffer will consist of non-residential (employment) land-uses compatible with adjacent residential. The location of these land-use types is in conformity with the OCP. Additionally, it should be noted that EVRAZ, the Ministry of the Environment, and the Regina Qu'Appelle Health Region were provided an opportunity to comment on the proposed Plan, and none of the agencies indicated any comments of concern.

Transportation

McCarthy Boulevard and Armour Road will be upgraded to full arterial cross sections with 3 m wide shared-use pathways on both sides of the road to accommodate active transportation users (e.g. pedestrians, cyclists, boarding, etc.). The collector roadways internal to the Phase 1 Plan area will have 3 m shared-use pathways on one side of the road. The shared-use, active transportation pathways will be separated from the roadway by treed boulevards for safety. Roadway connections will be made at both access points into the existing Lakeridge Addition subdivision and two access points along McCarthy Boulevard and three along Armour Road have been created to accommodate future developments to the west and north. Signalized intersections and pedestrian crossings have been identified for Diefenbaker Drive, McCarthy Boulevard, and Armour Road in order to ensure the safe crossing of pedestrians and the efficient movement of vehicle traffic.

Transit

All arterials and collectors within the Phase 1 Plan area will be able to support transit services. Currently, transit service is in place to the adjacent Skyview and Lakeridge Addition subdivisions, and the option for transit routing through the Skywood plan area could be achieved in a convenient and effective manner. The most likely outcome in the near-term would be a minor adjustment to route numbers 16 and 40 in a combined move to service the area, with little or no increase in operational cost, as capacity currently exists.

Utility Servicing

Storm Water Servicing

Storm water management within the development will work similar to the pre-development drainage as the design is to follow the natural grades and reliefs. A detention pond will be located in the Municipal Reserve (MR2) south of the school site. The pond will provide a storage component to the drainage system and allow a controlled release of storm water that complies with the pre-development flow rate. This will ensure the development will not be a detriment to existing downstream users of the drainage system. The detention pond also has to share its footprint with functional space such as a

soccer pitch. The detention pond will be designed and constructed to allow for a staged storage of storm water and will allow the other uses of the space to be utilized after a storm event has occurred. The outlet of the Skywood storm water system will release into the agricultural ditch that is located between the Lakeridge and Lakeridge Addition subdivisions and the Skyview and Lakewood subdivisions. Ultimately, the storm water that is collected travels west and eventually discharges into Wascana Creek.

Waste Water Servicing

The development is to be serviced by an existing stub located in McCarthy Boulevard between the Skyview and Lakeridge Addition communities. The stub will be carried to the north boundary of the Skywood development at full build out and is intended to service the lands north of Armour Road, assuming adequate service depth can be maintained.

As part of the development the City has identified an additional upgrade that must be completed to the existing downstream system to allow the servicing of Skywood. The upgrade includes an extension of an existing stub main from the Wadge Street intersection to the Rochdale Boulevard Sanitary Trunk, along McCarthy Boulevard. This line is intended to accommodate wastewater flows generated in Skywood and alleviate surcharging issues that are presently affecting the Lakewood community during wet weather flows when inflow and infiltration values are high.

Water Servicing

The proposed development is expected to be serviced via the 2nd pressure zone of the existing City water distribution network. Two tie-in locations to the City network have been proposed at the intersection of Diefenbaker Drive and Armour Road and the intersection of McCarthy Boulevard and Koep Avenue. The two locations will be looped by a 400 mm PVC main, which will then extend north along McCarthy Boulevard to Armour Road where it will terminate to allow for future connections.

Inter-Municipal Cooperation

The subject property is located within land identified by both the City and Rural Municipality of Sherwood No. 159 (the “RM”) as a “joint planning area.” Within the *RM of Sherwood – City of Regina Growth Intentions Map*, the area has been mutually designated by the City and RM for future City of Regina growth. Sherwood Industrial Park, located within the RM, is situated northeast of the subject property. These lands are zoned industrial, however, no land-use conflicts are anticipated as commercial, prestige industrial, or other non-residential (employment) land-uses will act as an appropriate transition from the residential development within the City to the industrial development within SIP. The RM has been circulated the proposed concept plan for comment. The RM submitted comments that they had “no concerns with this Plan.”

Plan Submission

The City, at its discretion, requires the submission of secondary plans for developments 200 ha or greater in size. Secondary plans generally contain higher-level, more-generalized information, but also contain policy statements, which concept plans do not. Although a secondary plan for the subject property was not required, a secondary plan for the larger area in which the Skywood subject property is a part of, may eventually be required to coordinate the planned development of areas adjacent to Skywood. As standard with concept plan submissions, a land-use plan and

circulation plan for the plan area have been submitted for approval. Additional background and servicing information (such as the sanitary and potable water system layout) is available in the Concept Plan Report.

Zoning Bylaw Amendment

Concurrent with the submission of the Phase 1 Concept Plan, the Zoning Bylaw amendments applicable to the first stage of development within Phase 1 have been submitted in order to expedite the review process and facilitate the Provinces requirements that all municipal approvals are in place for the school site prior to the upcoming construction season. In total 12.34 ha would be rezoned for immediate development. The first stage of development includes a mixture of medium and low-density dwelling unit types, open space, and a school site. The proposed rezoning is described below:

Land Description	Zone	Intended Development
Lots 1-8 in Block 1; Lots 1-16 in Block 9; and Parcel A	R5-Residential Medium Density Zone	Townhouses, Row Houses, Semi-Detached Dwellings
Lots 1-12 in Block 2 and Lots 1-9 in Block 3	R1-Residential Detached Zone	Single Family Dwellings
Lots 9-15 in Block 1; Lots 1-6 in Block 4; Lots 1-6 in Block 5; Lots 1-6 in Block 6; Lots 1-12 in Block 7; Lots 1-12 in Block 8, Lots 17-31 in Block 9, and Lots 1-4 in Block 10	DCD-12 – Direct Control District 12 – Suburban Narrow Lot Residential	Single Family Dwellings with rear lane access
MR1	I – Institutional Zone	Joint Public/Catholic Elementary School
MR2	PS – Public Service Zone	Open Space

In total there would be 109 residential lots. Approximately 15 townhouse units would be developed on Parcel A in addition to those lots fronting McCarthy Boulevard. The balance of residential lots would accommodate single detached homes. The zoning and lot configurations would allow for different housing types such as more conventional homes with front-driveway access and neo-traditional style with driveway access from a rear lane.

RECOMMENDATION IMPLICATIONS

Financial Implications

The municipal infrastructure that is built and funded by the developer will become the City's responsibility to operate and maintain through future budgets. It is expected that the first phase of development will impact the City's operation and maintenance budgets beginning in late 2016 or 2017.

Environmental Implications

The only constraint associated with the natural environment identified through the report is the high sensitivity nature of the underlying aquifer. Although the plan area sits atop an aquifer with high sensitivity, Administration regards residential and recreational land-uses as compatible with

these conditions. Furthermore, the proposal is required to comply with the applicable performance standards of the Zoning Bylaw, which regulates development over aquifers.

Other Implications

None with respect to this report.

Accessibility Implications

Paratransit service will be provided to the neighbourhood as required.

COMMUNICATIONS

- Sign posting notifications were erected at the corner of McCarthy Boulevard and Diefenbaker Drive; McCarthy Boulevard and Armour Road; and Diefenbaker Drive and Simes Boulevard on January 19, 2015.
- Public and stakeholders were engaged during an open house held on February 3, 2015. Open house comments are summarized in Appendix D.
- The Council date, when the proposed Phase 1 Plan and Stage 1 Zoning Bylaw Amendments will be considered, will be advertised.
- The City circulated the proposed Skywood Phase 1 Plan to affected stakeholders, including the RM of Sherwood, EVRAZ, adjacent community associations, applicable provincial ministries, and others in January, 2015. A list of the circulated stakeholders and comments that were provided are summarized in Appendix D of this report.
- Communication between the City, development proponent, and Ministry of Education in regards to the joint-use school site has been continuous throughout the process.
- The City has informed the RM and EVRAZ of the RPC date associated with this file.

DELEGATED AUTHORITY

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

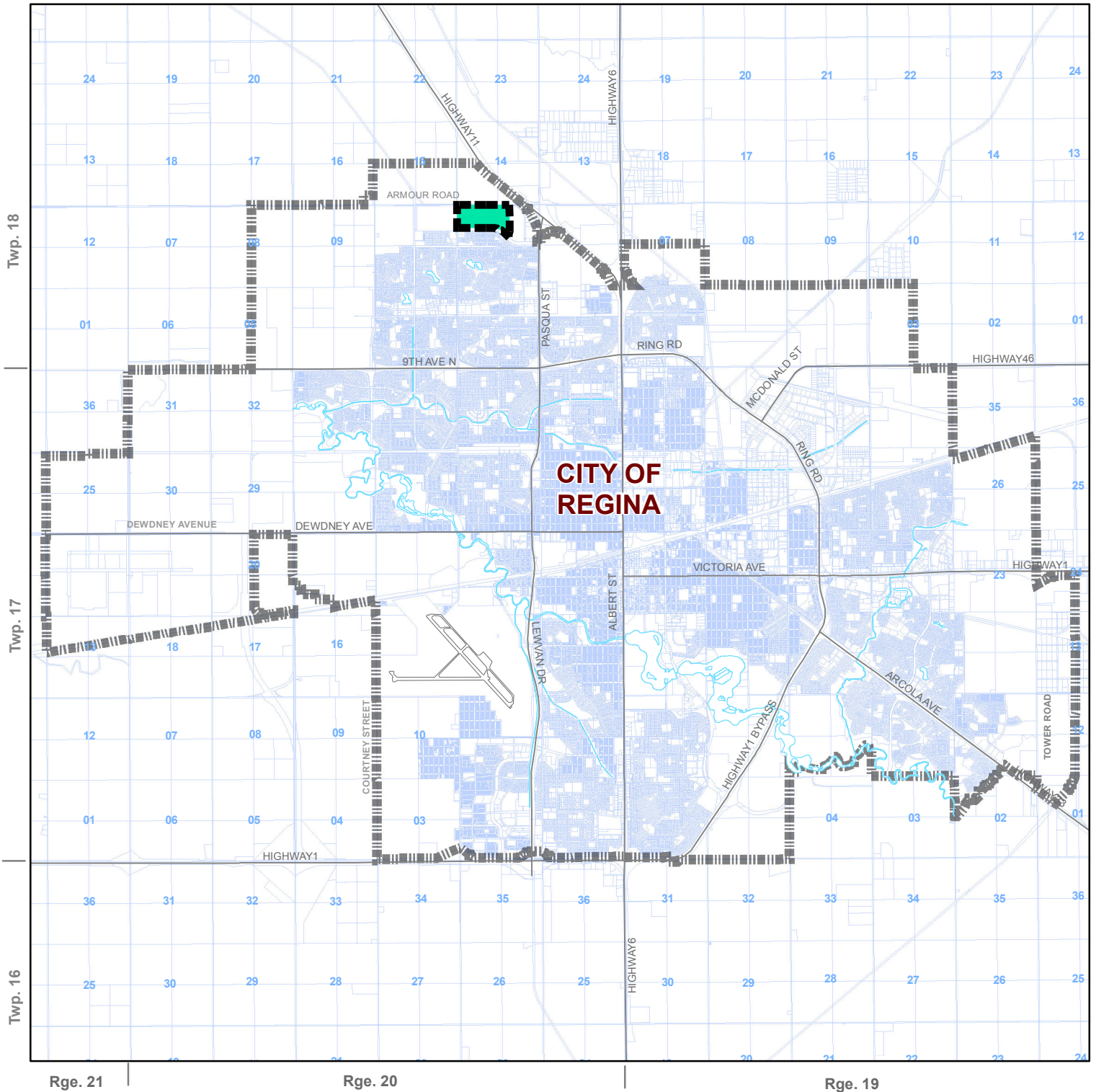
Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary

Appendix A-1 Skywood Context Map



Legend



City of Regina Boundary



Skywood Plan Area



January 2014





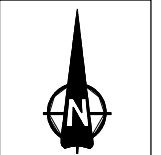
Skywood Subject Property

Appendix A-2

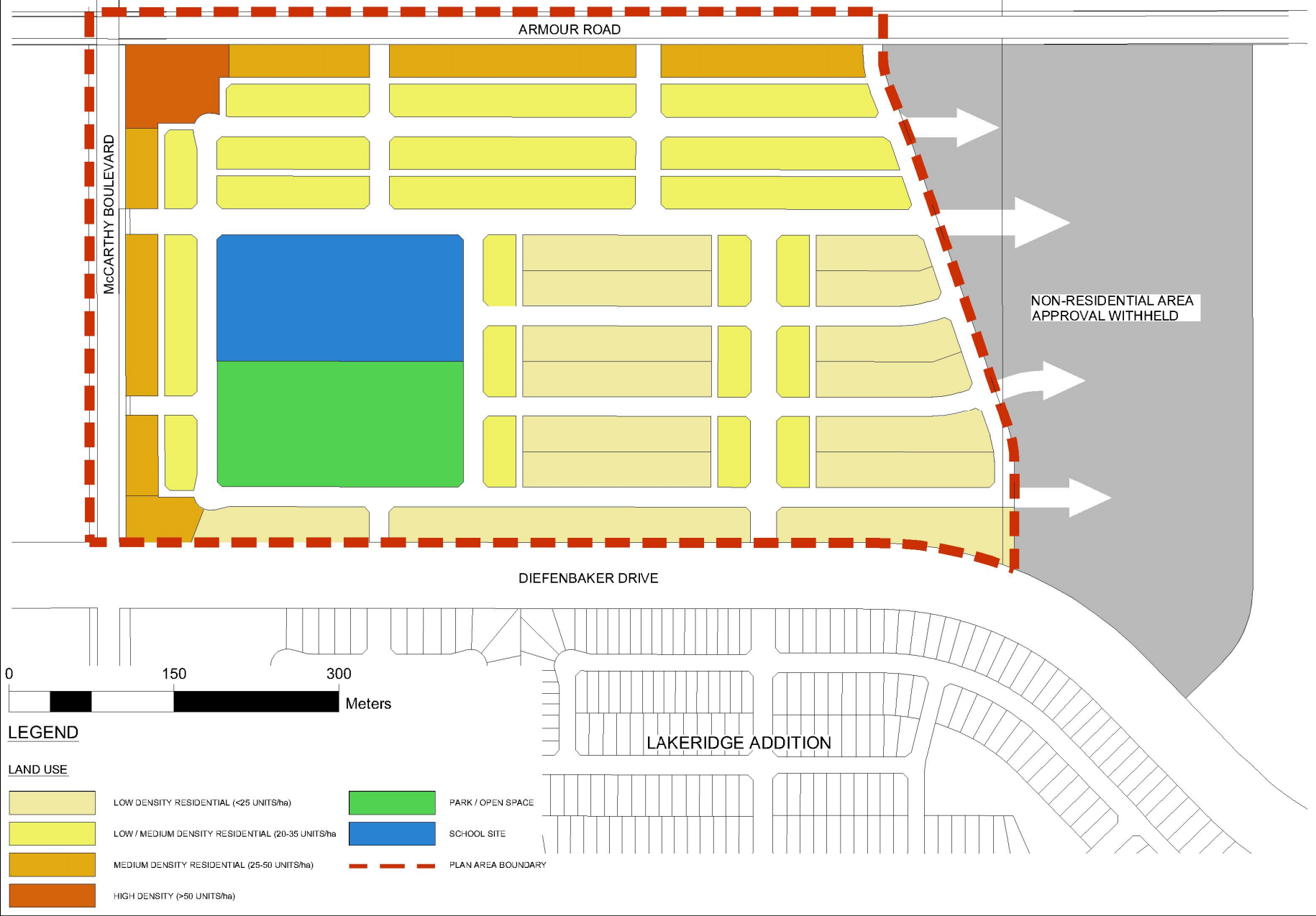
Project 15-SN-06
15-Z-04

Civic Address/Subdivision

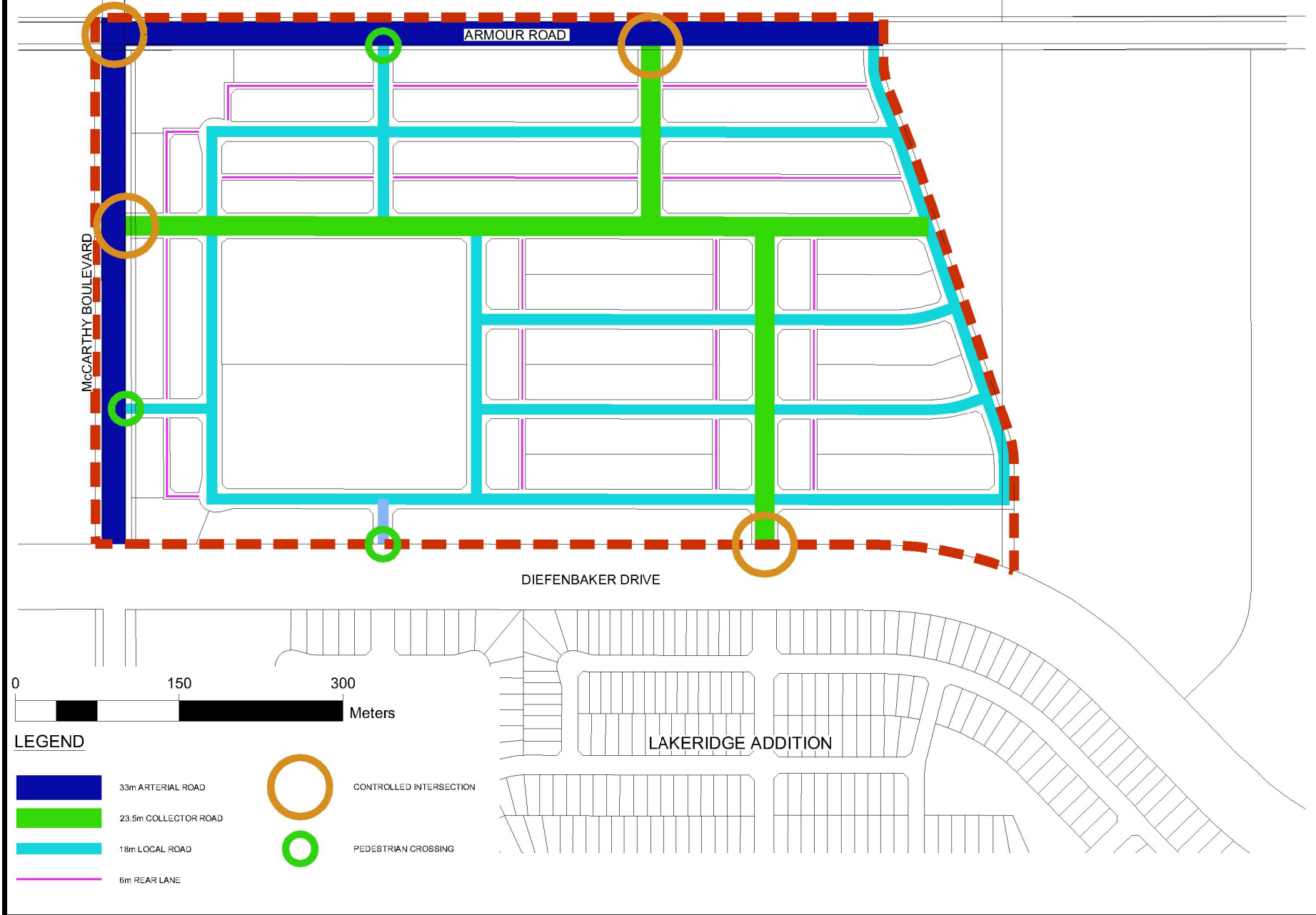
Skywood Stage 1 and Stage 2: Plan of Proposed Subdivision



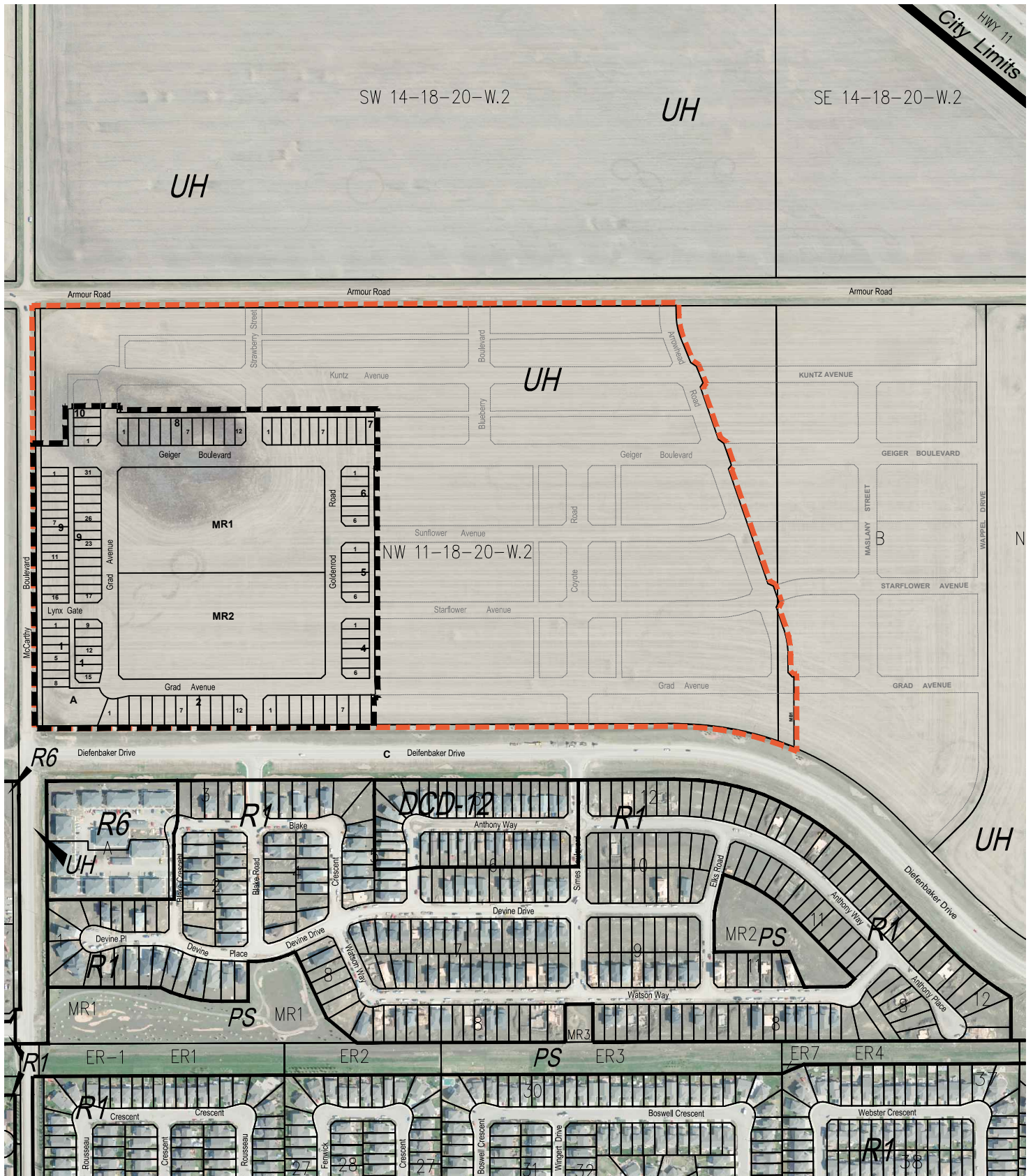
Skywood - Phase 1 Land-Use Plan Map



Skywood - Phase 1 Circulation Plan Map



Appendix C



Stage 1: Subdivision and Rezone Boundary



Phase 1: Concept Plan Boundary



Project 15-SN-06
15-Z-04

Civic Address/Subdivision

Skywood Stage 1: Plan of Proposed Subdivision

Appendix D

Stakeholder Circulation:

The Skywood Phase 1 Concept Plan was circulated on January 15, 2015 for comment to the following agencies, organizations, and interests:

Ministry of Highways and Infrastructure	RM of Sherwood No. 159
Ministry of Education	Regina Public School Board
Ministry of the Economy	Regina Separate School Board
Ministry of the Environment	Regina Public Library
Ministry of Parks, Culture, and Sport (Heritage Conservation)	EVRAZ Steel Co.
Saskatchewan Water Security Agency	Access Communications
SaskEnergy (Land Department)	Canada Post
SaskPower (Land Department)	West Zone Board
SaskTel (Land Department)	Twin Lakes Community Association
Regina Qu'Appelle Health Region	Lakeridge Community Association
	Regina Regional Opportunities Commission

No agency provided comments of concerns with regards to the Plan. It was noted by the Ministry of the Environment, EVRAZ, the RM of Sherwood No.159, and the Regina Qu'Appelle Health Region that the project adhered to the EVRAZ 1000m buffer and that they recognized this in their comments or indicated no concern.

Public Notification:

Over 600 mail-outs describing the development and providing notification of the open house were made to adjacent landowners. Ads were placed in the Leader-Post and on the City's website.

Open House:

The open house (held on February 3rd) was generally very well attended. Representatives of the City, the developer, engineering consultants, the Ministry of Education, and the school boards were all in attendance. 48 people attended the open house and 13 comment sheets were submitted by the public. The comments were generally positive in nature, with the most noted concern being the ability of pedestrians to safely cross Diefenbaker Drive in order to get to the new school site and adjacent park.

Other comments included:

- Wide streets for parking on both sides of the roadway a benefit for residents;
- New school and park would be a major benefit for the area;
- The Concept Plan's modified grid block pattern was generally well received – some individuals indicated a preference for the City to return to a crescent and cul-du-sac layout;
- Increased future transit service to the area was seen as a benefit;
- Some individuals noted they would like to see a future dog park in the area;
- More parking spaces in high density areas was a concern; and
- Some identified the lack of a pathway or sidewalks connecting Lakeridge and Skywood as a concern.

Hello. My name is Adam Smith and I am a co-founder of the Malty National Brewing. Malty National is a start-up brewing company that specializes in unique small-batch craft beers. We are excited about bringing new and exciting beer to Regina and thankful for the opportunity to address you today.

Both Kelsey Beach and I are long-time residents of the Heritage community. We love living in Heritage and since we started looking for a space for our brewery, our goal has been to find a location within our neighbourhood that meets our basic infrastructure requirements while remaining central and accessible to people living and working downtown. After an extended property search, we believe we've found such a location at 1130-15th Avenue. The building has seen several varied uses but has been vacant in recent years.

Our business model—in line with many other craft breweries in North America—will see direct sale of kegs to restaurants and pubs, and beer sales will be available to the public out of the storefront in refillable glass bottles called “growlers”. Beer sold cannot be consumed on site.

Creating a larger and more desirable center for shops and commerce along 15th Avenue will make for a more liveable complete community for Heritage residents. The neighborhood is undergoing revitalization—businesses being established and homes being repaired—and we are excited to be a part of it. We want to create a more walkable bike-able and vibrant community by increasing services in the area.

We had lots of positive response at our open house, on Facebook and comments on recent media coverage. Residents are excited about buying a local product right in their neighbourhood. They are also excited to engage with their neighbors and be able to walk to the brewery. Their excitement reaffirms that Heritage is the right place for Malty National.

As I mentioned, Kelsey and I live very near the proposed location (one and two blocks away respectively). Based on the feedback we've received, we foresee that our neighbours will be among our best customers. We are excited to be opening a business in a unique and diverse neighbourhood. Heritage is where I choose to raise my family and being a good neighbour is a core value of Malty National--we see it as being central to the success of our business.

Thanks for your consideration.

Safety

Addressing the concerns from the Regina Police service.

I believe there was some misunderstanding about what kind of business Malt National will be. While technically off sale is what we will be Malt National is not a bar nor will we be open late and we will only be selling our own premium craft beer. The RPS letter to the city likened us to an establishment in the city that is both a bar and a traditional off sale that is open very late selling various types of alcohol.

Malt National will not create safety problems for the area, we will not be open late or have people intoxicated at the space. We will beautify the exterior of what is now a vacant building, and with the addition of exterior lighting and having more foot traffic in the area, we honestly believe this will create a safer space along 15th ave. for residents and hospital staff. As residents ourselves our goal is to create a space that builds a sense of pride and furthers the goal of Heritage becoming a complete community.

Odours

Regina is now home to two breweries, and many brew-pubs. The only time a brewery will emit odor is from the steam when the wort (unfermented beer) is being boiled, this last for 60 minutes each time beer is made. Perhaps folks have been around large breweries, like Molson who made a ton of beer and just let the steam from the brewery out into the atmosphere. Malt National will not. We will use a stack condenser so no steam leaves the building. The steam is essentially run through a still, turned back into water and let run down the drain. Brew pubs like Bushwacker and Brewsters use this to eliminate the odor in their restaurants. This means you can be in Bushwacker while they are brewing and not be affected by the odor. Plus Malt National is a small operation. We will only be brewing 1-2 times per week.

Our size is comparable with The Bushwacker, Brewsters and Slowpub. All of these brewpubs have adjacent condos, other businesses, churches and homes. Odor hasn't been an issue with these places so we do not foresee it being a problem for us.

Parking

As the City of Regina report outlines, 6 parking stalls plus a loading space are being provided. The number of spaces exceeds the minimum parking requirements of Regina Zoning Bylaw No. 9250. In addition, we are going to provide a bike rack on the property to encourage customers to use other modes of transportation. Since Malt National will sell its beer to go it is expected that vehicles will be parked for a short period of time-10-15 minutes. Our stalls will all be marked. I can understand that neighbours may be concerned about parking, since the hospital often causes challenges, but we feel like we have addressed this and will have ample parking for our customers.

Patricia Alary
2204 Quebec St.,
Regina, Sask.
S4P 1K2

March 4, 2015

Jim Nicol
Chief Legislative Officer & City Clerk
City Clerk, 15th Floor, City Hall
PO Box 1790
Regina SK S4P 3C8

Dear Mr Nicol:

Re: Bylaw No. 2015-19-Proposed Zoning Amendment Bylaw-14-CZ-06

I completely **oppose** the Proposal for the Mixed-Use Building (Micro-Brewery and Apartments) at 1130 15th Avenue.

I will give you some of my concerns regarding this proposal;

This isn't a good area to have a brewery, because it would be so close to two High Schools, and elementary school. It doesn't matter if they ask for I.D., kids find ways...

The alley is already congested and in disarray, we don't need extra traffic going through it. SPC put some lines in for the new Condo complex on 15th Ave. across the street from there, and they still haven't fixed the alley.

The brewery could make this area loud & noisy with all the traffic coming through here. Clientele could cause trouble for our area. **This is not a commercial area, it is a residential area.**

This is not a good proposal for the community environment. We already have a high degree of incidents in our area and we are trying to keep **safe**. After two break-ins, and a kid trying to break in again, while I was in the house, I had to get a monitored alarm system last year. We already have a lot of traffic going through the alley, either walking or driving, and more so in the summer.

We have people who sit in the park by the pool area who are either high or inebriated. It doesn't make for a pleasant atmosphere. Last summer some kids who were at the pool came by my house and broke the back window of my Mom's car (just for fun as they said) and damaged my property, and we already have people marking up our garages/property with graffiti. Most recently they broke into my Mom's car again, and damaged the inside. **We don't need any more added stress.**

I hope you take a real good look at this proposal, because it affects quite a few people in our community. I noticed where someone wrote, "they should build condos", I think that would be better. I am not against entrepreneurship, but I believe there are other places in the city where this brewery would be better suited for their success. Let's keep the community as a residential area and **safe** for everyone.

Thank you for your consideration.

Patricia Alary



March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Application for Contract Zoning (14-CZ-06) Proposed Mixed-Use Building
(Micro-Brewery and Apartments) - 1130 15th Avenue

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- MARCH 4, 2015**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1130 15th Avenue, being Lot 9, Block 420, Plan No. Old 33, Extension 23 and Lot 10, Block 420, Plan No. Old 33, Extension 24, from NC–Neighbourhood Convenience 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 micro-brewery and accessory retail component be operated at all times in accordance with the manufacturer permit obtained from Saskatchewan Liquor and Gaming Authority.
 - b. An accessory restaurant (coffee bar) to the micro-brewery, containing no more than 10 seats, can be operated on the premises.
 - c. An accessory restaurant (coffee bar) to the micro-brewery, containing no more than 10 seats, can be operated on the premises.
 - d. The development shall conform to the attached plans labelled, Site Plan and Interior Plan, prepared by Kelsey Beach, and dated November 17, 2014, Attachment A-3.1 and A-3.2;
 - e. Signage on the subject property shall comply with the development standards for NC–Neighbourhood Convenience Zone, pursuant to Table 16.1 of the Zoning Bylaw;
 - f. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - 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 bylaw to authorize the respective Zoning Bylaw amendment.

REGINA PLANNING COMMISSION – MARCH 4, 2015

The following addressed the Commission:

- Sue Luchuck, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk;
- Kathleen Wilson, representing the Heritage Community Association;
- Fran Gilboy; and
- Adam Smith and Kelsey Beach, representing Maltby National.

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: Phil Evans, Ron Okumura, Daryl Posehn, Phil Selenski, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 4, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1130 15th Avenue, being Lot 9, Block 420, Plan No. Old 33, Extension 23 and Lot 10, Block 420, Plan No. Old 33, Extension 24, from NC–Neighbourhood Convenience 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 micro-brewery and accessory retail component be operated at all times in accordance with the manufacturer permit obtained from Saskatchewan Liquor and Gaming Authority.
 - b. An accessory restaurant (coffee bar) to the micro-brewery, containing no more than 10 seats, can be operated on the premises.
 - c. If an outdoor patio is provided, it shall not contain more than two tables.
 - d. The two existing apartments are considered as accessory uses to the principle use which is the micro-brewery.
 - e. The parking stalls assigned to the apartments and those assigned for customers of the micro-brewery should be signed as such.
 - f. The development shall conform to the attached plans labelled, Site Plan and Interior Plan, prepared by Kelsey Beach, and dated November 17, 2014, Attachment A-3.1 and A-3.2;

- g. Signage on the subject property shall comply with the development standards for NC-Neighbourhood Convenience Zone, pursuant to Table 16.1 of the Zoning Bylaw;
 - h. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of the Zoning Bylaw;
 - i. 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 bylaw to authorize the respective Zoning Bylaw amendment.
 - 4. That this report be forwarded to the March 23, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to convert a vacant portion of an existing commercial building to a micro-brewery. The building also contains two existing apartments, both of which have tenants. The size of the brewery is 148.6 square metres.

The property is located within the Heritage Neighbourhood and is currently zoned NC-Neighbourhood Convenience. This zone does not list a micro-brewery as a permitted or discretionary use. The proposed development is consistent with the purpose and intent of Contract Zoning. Contract Zoning provides the Administration with flexibility to determine suitable locations and apply site specific conditions, through the contract zone agreement with the applicant, to ensure the development is appropriate.

The proposed development complies with *Design Regina: Official Community Plan Bylaw No. 2013-48* (OCP), which encourages mixed-use development within existing neighbourhoods as well as the retention of local neighbourhood commercial spaces. The property is designated for local commercial uses in *Part B.12 General Hospital Area Neighbourhood Plan* of the OCP. The proposal results in the reuse of the commercial component of the building which has been vacant for a number of years.

BACKGROUND

An application has been received for contract zoning to accommodate a micro-brewery in an existing commercial building at 1130 15th Avenue. The micro-brewery would be located in the vacant portion of the building. Two existing rental apartments located in the building would remain and are included in the Contract Zone.

Regina Zoning Bylaw No. 9250 was approved in 1992. At that time, the only breweries that were considered were large developments that produced large quantities of beer and included bottling capacity. These breweries were permitted only in industrial zones. In recent years, micro-breweries or craft breweries have become popular and some, like this proposal, are of a scale and

function that could be accommodated in commercial zones. However, the Zoning Bylaw has not been amended to recognize this trend and the Administration has, in the past, dealt with unique applications on a case by case basis using a Contract Zone.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: Official Community Plan Bylaw No. 2013-48* and *The Planning and Development Act, 2007*.

DISCUSSION

The land use and zoning related details are summarized in the following tables:

Land Use Details	Existing	Proposed
Zoning	NC-Neighbourhood Convenience	C-Contract
Land Use	Building containing two apartments and vacant commercial space	Building containing two apartments and a micro-brewery and accessory retail space
Land Use Definition	Residential	Mixed-use building
Zoning Analysis	Required (NC Zone)	Proposed
Minimum Lot Area (m ²)	250 m ²	790 m ²
Minimum Lot Frontage (m)	6 m	22.75 m
Maximum Height (m)	11 m	5 m
Building Area	437 m ²	282 m ²
Number of Units	Two apartment dwelling units, one commercial unit (vacant)	Two apartment dwelling units, one commercial unit
Number of Parking Stalls Required	Two stall(s) One space per apartment	Two stalls for the apartments Two stalls for the retail space One stall for the warehouse component Total required: five Total provided: six

The proposed use is a brewery. It is not a bar or a tavern. Under the *Saskatchewan Alcohol Manufacturer Permit*, small samples may be consumed by customers on-site but growler fills (refillable bottles that customers bring) cannot be consumed on-site. All beer sales will be on a to-go basis only. It is not expected that odours will be a problem. The only time a brewery will emit odour is from steam when the unfermented beer is being boiled. While some breweries allow the steam to exit the facility, the proposed brewery will use a stack condenser (Appendix A-4) so that no steam leaves the building. The steam condenses to water and runs down the floor drain. Boiling takes an hour. Initially the company will brew once per week.

The applicant is making use of an existing vacant commercial building and the come and go nature of the proposed business will encourage more activity in the area. The applicant will be painting the building exterior, adding vegetation, a bike rack, community notice board, benches and exterior lighting. Upgrades to the building's exterior, especially the additional lighting, will improve the streetscape and enhance pedestrian safety. An artist's rendering of the building

exterior is attached as Appendix A-3.3. Hours of operation are expected to be 11 a.m. to 7 p.m. or 9 p.m. five days per week. Deliveries, mainly of grain, are estimated to be once or twice per week and will be made during regular business hours to minimize disruption to residents.

The proposed development is consistent with the purpose and intent of Contract Zoning. Contract Zoning provides the Administration with flexibility to determine suitable locations and apply conditions, through the contract with the applicant, to ensure the development is appropriate. This site provides a unique development opportunity. A Contract Zone is being considered for this development, since it is of a size that would fit within the existing building that is currently zoned for commercial use. The floor area of the building to be used for the micro-brewery is approximately 148.6 square metres (1600 square feet). The brewing process has been refined so that very little, if any, odour is produced during the fermenting process and there will not be a bottling component (customers will bring refillable bottles known as growlers).

Surrounding land uses include low-density residential to the north and east, high density condominium apartment to the south and a combination of neighbourhood commercial uses and low density residential development to the west. The Regina General Hospital is located 1.5 blocks to the west. Balfour Collegiate and Miller High School are located one block to the south.

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

Design Regina: Official Community Plan Bylaw No. 2013-48, encourages the development of complete neighbourhoods. The proposal is consistent with the policies contained within *Part A: City Wide Plan* with respect to:

- 7.1.4-Opportunities for daily lifestyle needs, such as services, convenience shopping and recreation;
- 7.1.9-Buildings which are designed and located to enhance the public realm and contribute to a better neighbourhood experience;
- 7.5-Encourage appropriate mixed-use developments within neighbourhoods, as well as the retention of existing local and neighbourhood commercial spaces.

The proposal is also consistent with the policies contained in *Part B.12 – General Hospital Area Neighbourhood Plan* of the OCP. The Future Land Use Map (Map 11.4) identified the property for local commercial uses.

Accessibility Implications

The entrance to the building is at grade level and should not pose a problem for access.

COMMUNICATIONS

Public notification signage posted on:	December 6, 2014
Will be published in the Leader Post on:	March 7, 2015 March 14, 2015
Letter sent to immediate property owners	December 16, 2014
Public Open House Held	January 27, 2015
Number of Public Comments Sheets Received	44

The public circulation process and public Open House resulted in the receipt of 44 written comments, 30 in support and 14 with varying degrees of opposition.

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

The Heritage Community Association supports the development. In their letter to the City dated January 20, 2015, they mentioned that "Strategy 2 of the Core Neighbourhood Sustainability Action Plan (CNSAP) includes the action 'to support and strengthen local business'." They believe that the proposed development "will achieve several actions outlined in the CNSAP, including enhancing the streetscape along 15th Avenue, improve the façade of an existing commercial building and help to create a commercial destination of interest and a new market space on land that is currently being underutilized."

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

DELEGATED AUTHORITY

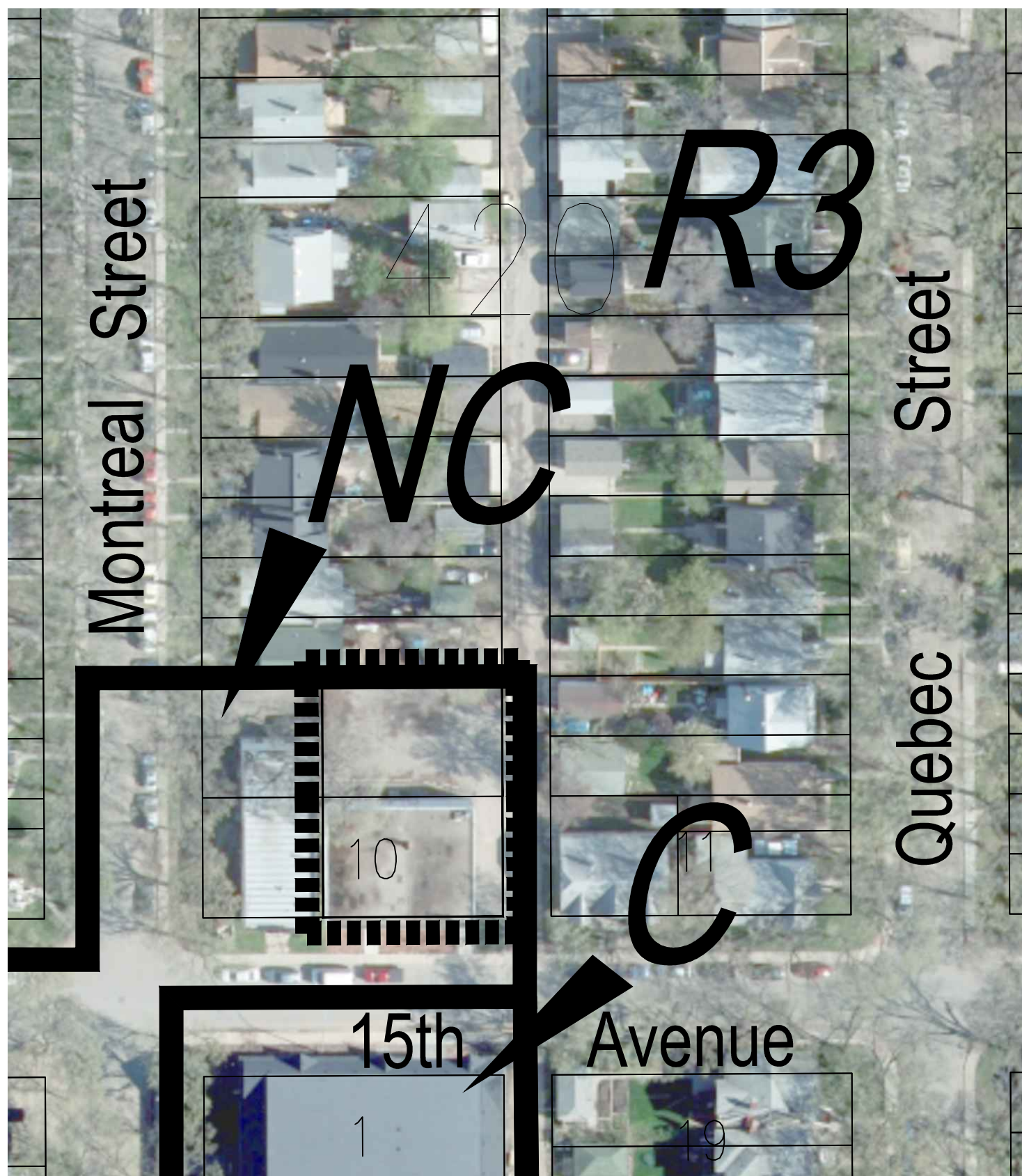
City Council's approval is required, pursuant to *Part V of The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

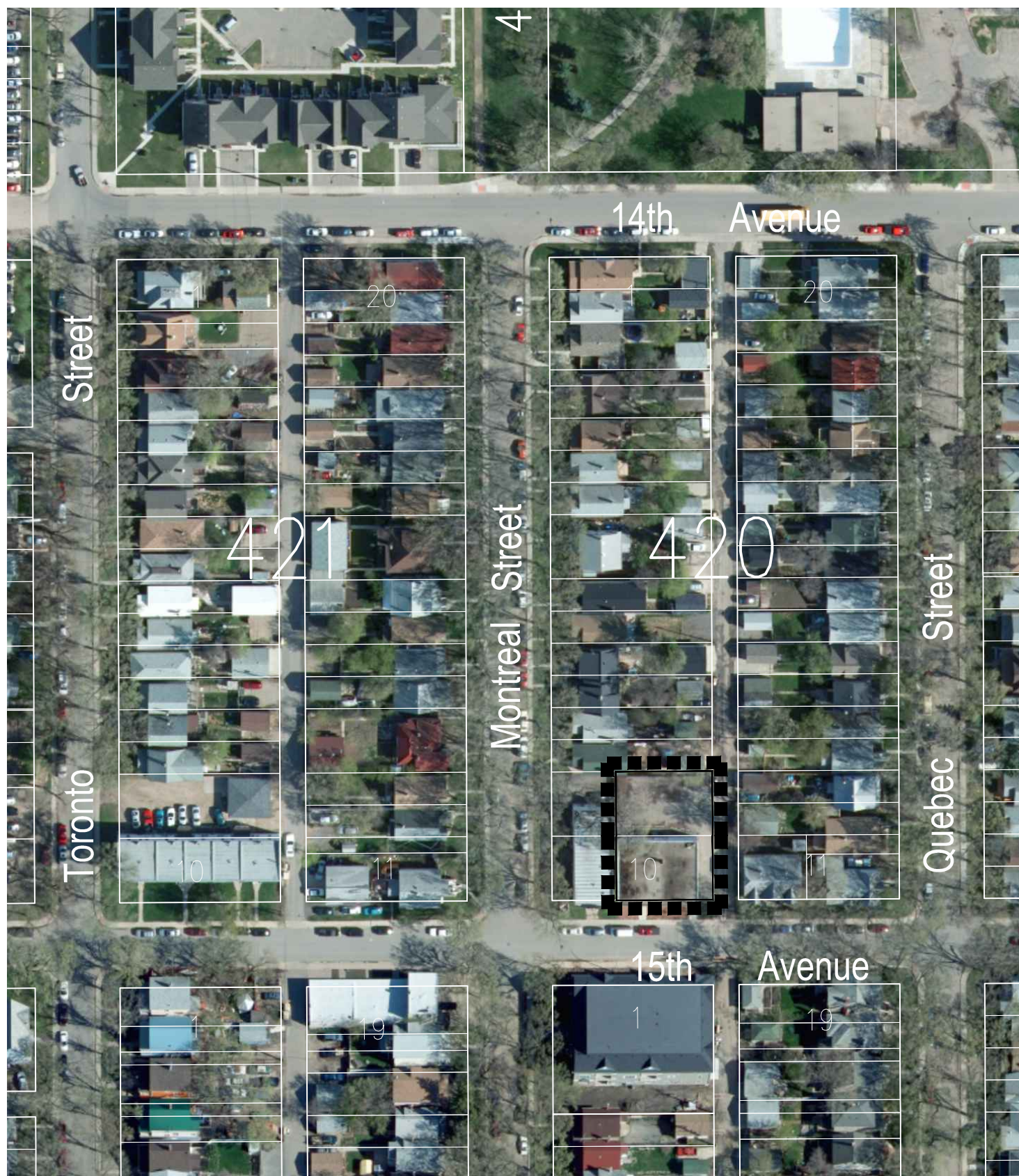


Elaine Gohlke, Secretary



Subject Property





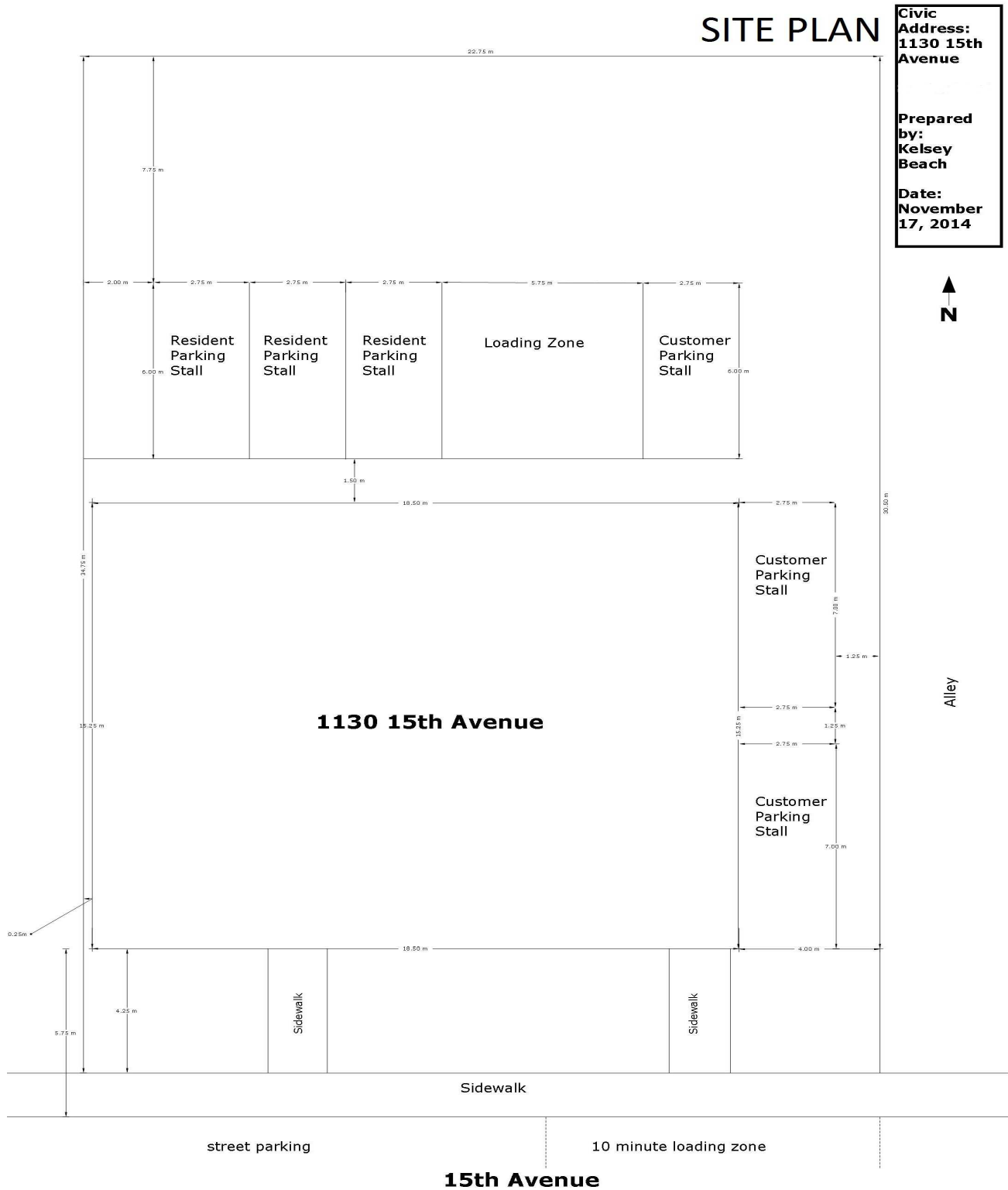
Subject Property

Date of Photography: 2012



Project 14-CZ-06

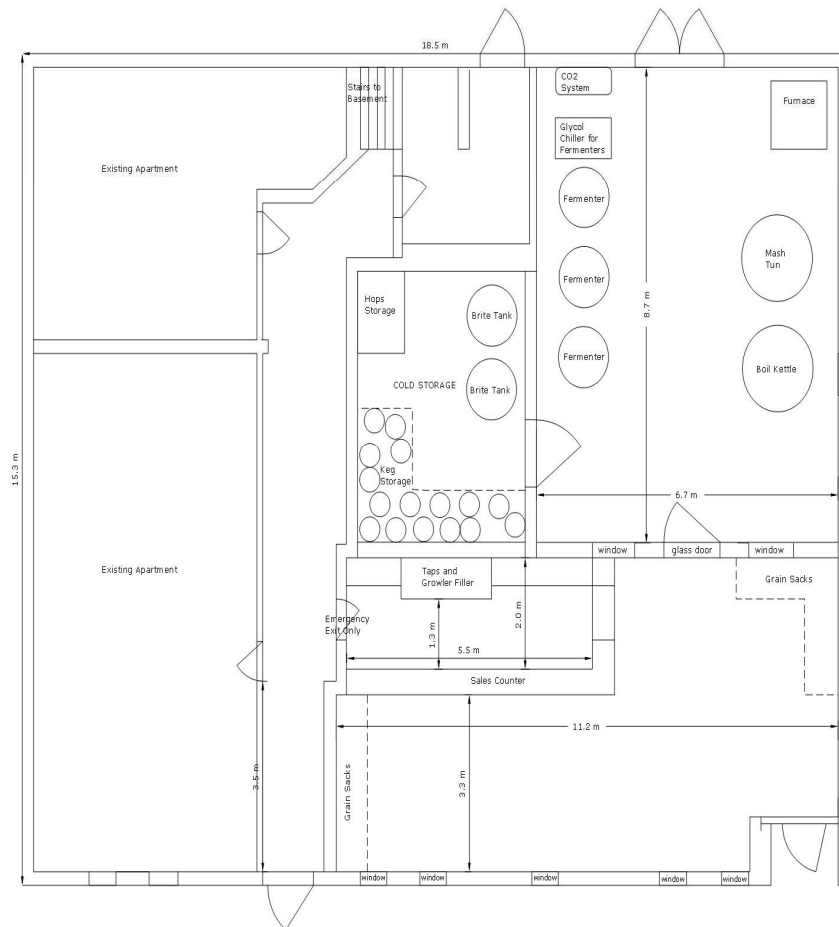
Civic Address/Subdivision 1130 15th Avenue

**Planning Department**

Project 14-CZ-06

Civic Address/Subdivision 1130 15th Avenue

Appendix A-3.2



Interior Plan:
Malty National
Brewing
1130 15th Avenue

Prepared By:
Kelsey Beach

Date:
Nov. 17, 2014



Planning Department

Project 14-CZ-06

Civic Address/Subdivision 1130 15th Avenue



Planning Department

Project 14-CZ-06

Civic Address/Subdivision 1130 15th Avenue



Planning Department

Project 14-CZ-06

Civic Address/Subdivision 1130 15th Avenue

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	11	<p>Walking traffic to and from the two apartments is currently highly questionable (use of solvents, drinking alcohol, girls under age 18). Sale of alcohol will make situation worse.</p> <p>Sale of alcohol would not be a good idea since the area has been improved and cleaned up in the last few years. The clientele that would frequent this establishment would attract crime and especially being close to the hospital – not a good combination.</p> <p>No space provided for garbage bins.</p> <p>Parking is inadequate.</p> <p>Odours will be offensive.</p> <p>Alley is in no condition to handle beer truck traffic.</p> <p>Area is not zoned for micro-brewery.</p> <p>Hours of operation not known.</p> <p>Apartment can attract loud, noisy, disrespectful types of people. It would be better for the community if the apartments were sold as condos.</p> <p>Increased traffic and parking concerns. Concerned about pedestrian safety. Area is already a high traffic area.</p> <p>Too close to two high schools and an elementary school.</p> <p>Brewery should be located along Dewdney Avenue where other micro-breweries are situated.</p> <p>Area is more of a residential area than commercial.</p> <p>Clientele of the brewery could cause trouble in neighbourhood.</p> <p>Brewery would not be good for the community.</p>
<i>Accept if many features were different</i>	2	<p>Opposed to beer being sold close to high schools.</p> <p>Are apartment rentals for low income?</p> <p>Odours from the brewing process.</p>

		<p>Hours of operation not known.</p> <p>Parking for resident of the apartments and for customers being in the same area will create conflict.</p> <p>Security of the building is a concern.</p>
<i>Accept if one or two features were different</i>	1	Concerned about odours during fermentation.
<i>I support this proposal</i>	30	<p>Brewery will bring life and activity to this part of the neighbourhood.</p> <p>Good to see a building that has been vacant for years being used.</p> <p>New business will bring people to the area.</p> <p>Glad to see that residents of the neighbourhood want to establish a business here.</p> <p>Attended the Open House and was reassured to know that the business will not be open in the late evening hours.</p>

1. Issue: Sale of Alcohol/Beer

Response: The proposed business is a micro or craft beer brewery. The manufacturing licence from Saskatchewan Liquor and Gaming does not allow consumption on the premises. Customers will bring refillable bottles which are known as growlers.

2. Issue: Parking is inadequate.

Response: Six parking stalls plus a loading space are being provided. The number of spaces exceeds the minimum parking requirements of Regina Zoning Bylaw No. 9250. In addition, the applicant is providing a bike rack on the property to encourage customers to use other modes of transportation. Since the business will sell its beer "to go" it is expected that vehicles will be parked for a relatively short period of time.

It is a requirement of the Zoning Bylaw that the parking stalls be marked and one of the terms of the proposed contract is that the customer and resident stalls be signed as such.

3. Issue: Odours

Response: It is not expected that odours will be a problem. The only time a brewery will emit odour is from steam when the unfermented beer is being boiled. While some breweries allow the steam to exit the facility, this brewery will use a stack condenser (Appendix A-4) so that no steam leaves the building. The steam condenses to water and runs down the floor drain. Boiling takes an hour. Initially the company will brew once per week and increase to twice per week.

4. Issue: Safety

Response: The applicant is planning on using a building that has been vacant for several years. The building exterior will be upgraded and exterior lighting will be installed. The business will encourage more activity on the street which will provide a form of surveillance. The Administration circulated the applicant's plans to the Regina Police Service who had no comments.

5. Issue: Apartments

Response: The apartments have existed in the building for many years and are currently rented. The applicant is leasing the vacant part of the building. Leasing of the apartments will remain the responsibility of the building owner.

6. Issue: Proximity to schools

Response: The proposed brewery is located one block north of two high schools. The applicant has indicated that customers' identifications will be checked before beer is sold to them. The Administration circulated the applicant's plans to both school boards who indicated that they had no concerns with the proposed development.

7. Issue: Hours of Operation

Response: The applicant has indicated that initially the business would be open on Friday and Saturday but the plan is opening five days per week from 11:00am to 7:00pm or 9:00pm.

8. Issue: Location of Garbage Bins and Use of Alley for Deliveries

Response: The applicant indicated that garbage bins will be located at the rear of the building. The applicant is also looking at options for recycling some of the waste products from the brewing process.

Deliveries are expected at the rate of once or twice per week. The building is located adjacent to an alley and the loading zone is situated at the rear of the building. Trucks will only be using a short portion of the alley. There is also a 10 minute loading zone in front of the building that could be used for some deliveries.

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Application for Zoning Bylaw Amendment (14-Z-22/14-SN-29)
Rezoning from PS to R1 - 4121 Queen Street

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- MARCH 4, 2015**

1. That the application to rezone proposed Lot 24A, Block T located at 4121 Queen Street from partly PS-Public Service and partly R1-Residential Detached zones to R1-Residential Detached zone, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

REGINA PLANNING COMMISSION – MARCH 4, 2015

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

Councillors: Jerry Flegel and Mike O'Donnell; Commissioners: Phil Evans, Ron Okumura, Daryl Posehn, Phil Selenski and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 4, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That the application to rezone proposed Lot 24A, Block T located at 4121 Queen Street from partly PS-Public Service and partly R1-Residential Detached zones to R1-Residential Detached zone, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That this report be forwarded to the March 23, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the required bylaw.

CONCLUSION

The applicant proposes to subdivide and rezone a portion of Lot 25 (as identified in Appendix A-1) and consolidate it with Lot 24 to the south (creating Lot 24A) to accommodate a larger parking area for a Supportive Living Home which is being constructed on Lot 24. Supportive Living Homes are a permitted land use in the R1 Zone. The proposal will not add additional dwellings and increase density in the area. The additional parking will ensure that any impact on

the amount and availability of on-street parking in the immediate vicinity is minimized. As a result, the Administration is recommending approval of the proposed rezoning.

The subject property is located within the Parliament Place neighbourhood. Lot 25 is zoned PS-Public Service and Lot 24 is zoned R1-Residential Detached. The new Lot 24A must be zoned entirely R1-Residential Detached.

BACKGROUND

A Zoning Bylaw amendment has been received concerning the consolidation of a portion of undeveloped land with an existing property at 4121 Queen Street.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250, Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

A Supportive Living Home is currently under construction and nearing completion on Lot 24. A supportive living home is a permitted land use in the R1 Zone and a building permit was issued on December 13, 2013.

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.

DISCUSSION

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

<u>Land Use Details</u>	<u>Existing</u>	<u>Proposed</u>
Zoning	PS – Public Service	R1 – Residential Detached
Land Use	Vacant	Additional land for, and consolidation with, adjacent site
Number of Dwelling Units	0	1

Lot 25 is currently undeveloped open space with coarse grass. The site has never been considered part of the park space inventory for the neighbourhood. It will remain undeveloped given its proximity to the runway approach at the Regina International Airport and its location in a prohibited Noise Exposure Forecast Contour (NEF).

Surrounding land uses include vacant land to the west and north, detached dwellings to the east and two supportive living homes and detached dwellings to the south along Queen Street.

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

The supportive living home, including the subject property, are located where the airport noise is less than the 30 Noise Exposure Forecast (NEF) contour identified in *Part B.11, the Lakeview/Albert Park Secondary Plan* of the *Official Community Plan*.

Policy/Strategic Implications

The proposal is consistent with the land use policies in *Part B.11, the Lakeview/Albert Park Secondary Plan* of the *Official Community Plan*, which contemplates a mix of office, institutional, and open space uses in this area.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	December 10, 2014
Will be published in the Leader Post on:	March 7, 2015 March 14, 2015
Letter sent to immediate property owners	December 18, 2014
Number of Public Comments Sheets Received	3

Initially the public notification signage was placed in the wrong location (at the corner of 28th Avenue and Queen Street) which generated inquiries from adjacent residents as to why the land at that location was being rezoned to accommodate parking. The Administration investigated and the sign was relocated to the correct location at the subject property. In follow up, the Administration sent information on this proposed rezoning to residents on Princess Street to clarify the extent of the lands to be rezoned. No concerns were received from the residents after this information was distributed.

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

DELEGATED AUTHORITY

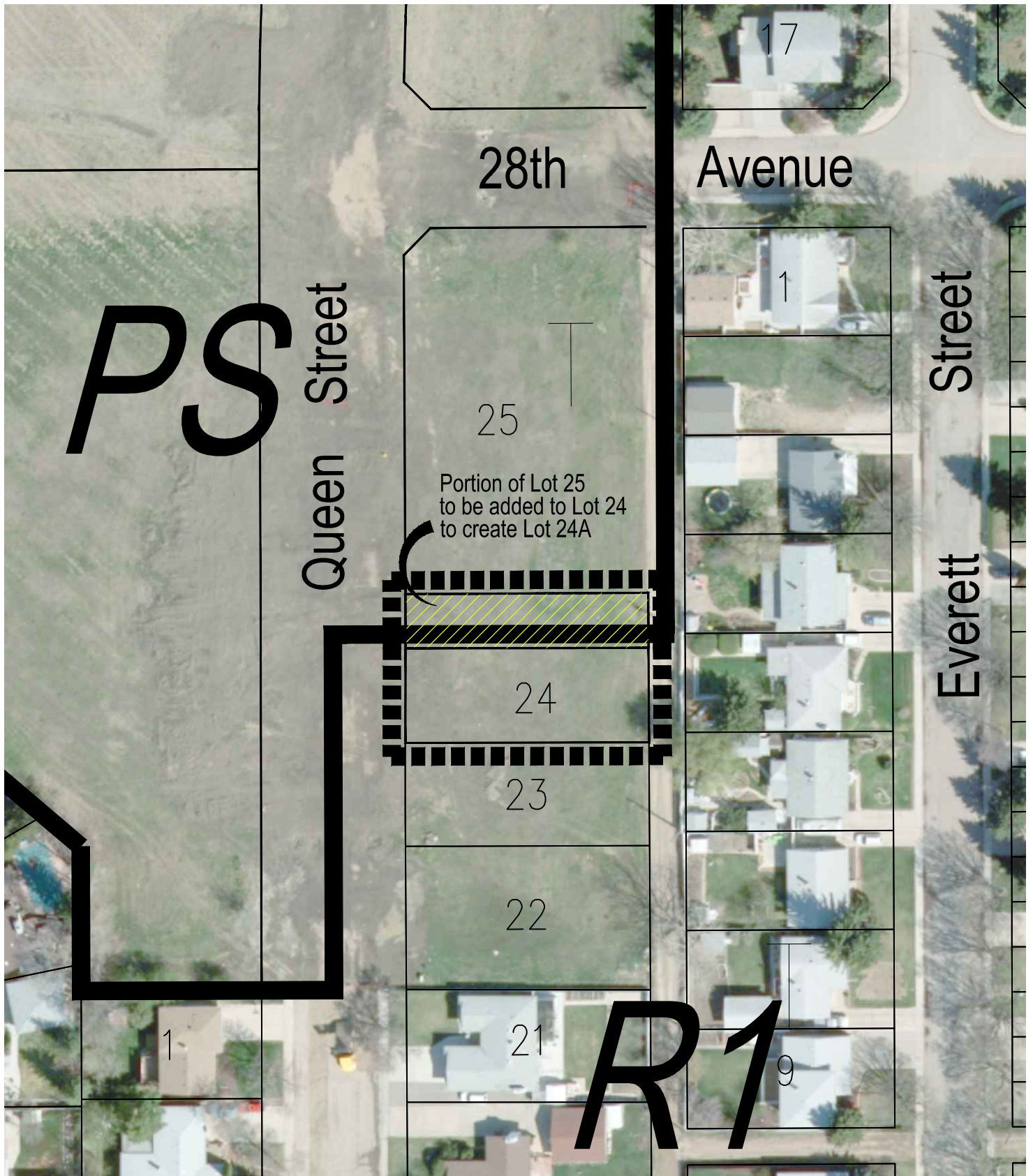
City Council's approval is required, pursuant to *Part V of The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

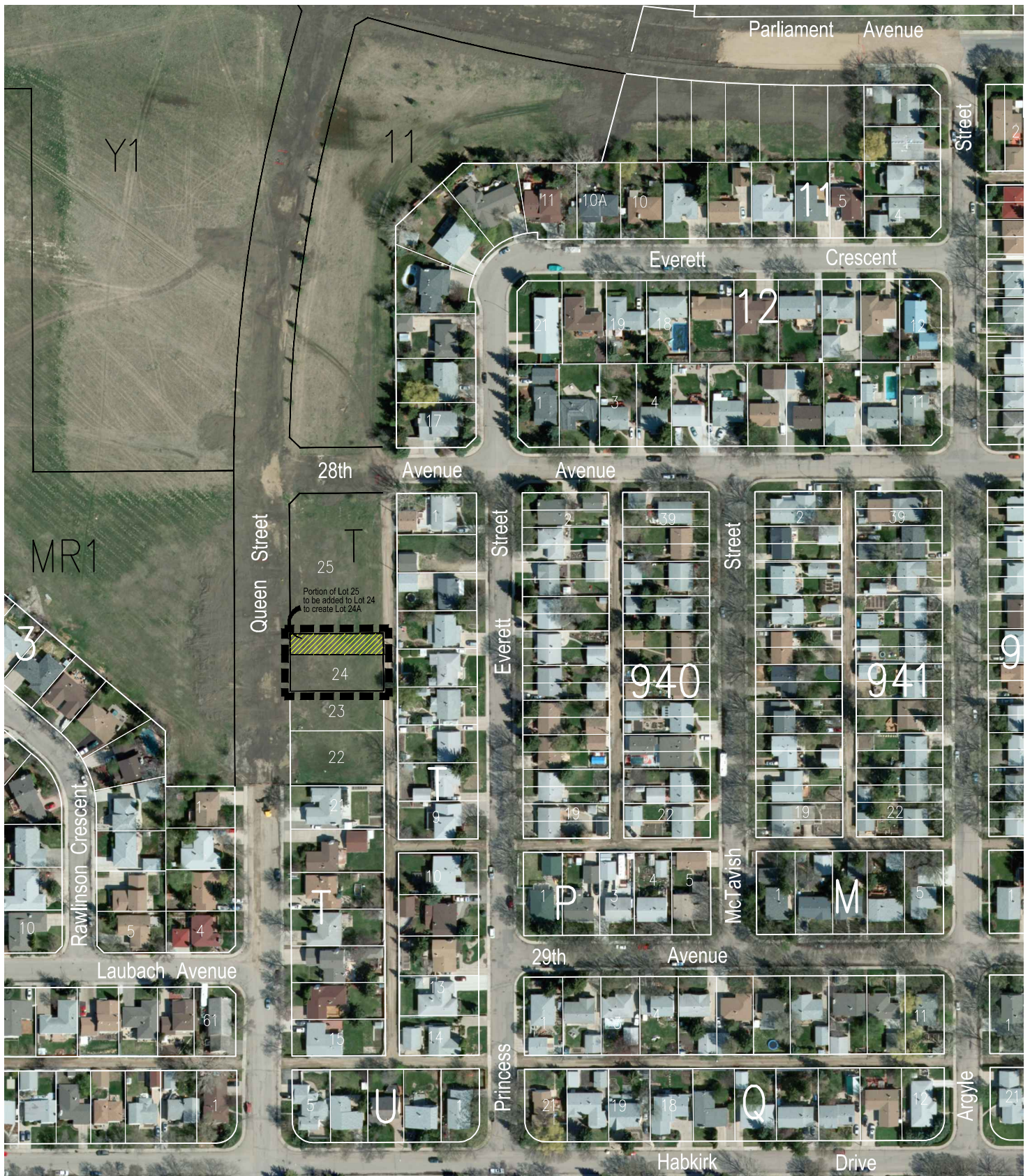


Elaine Gohlke, Secretary



Subject Property





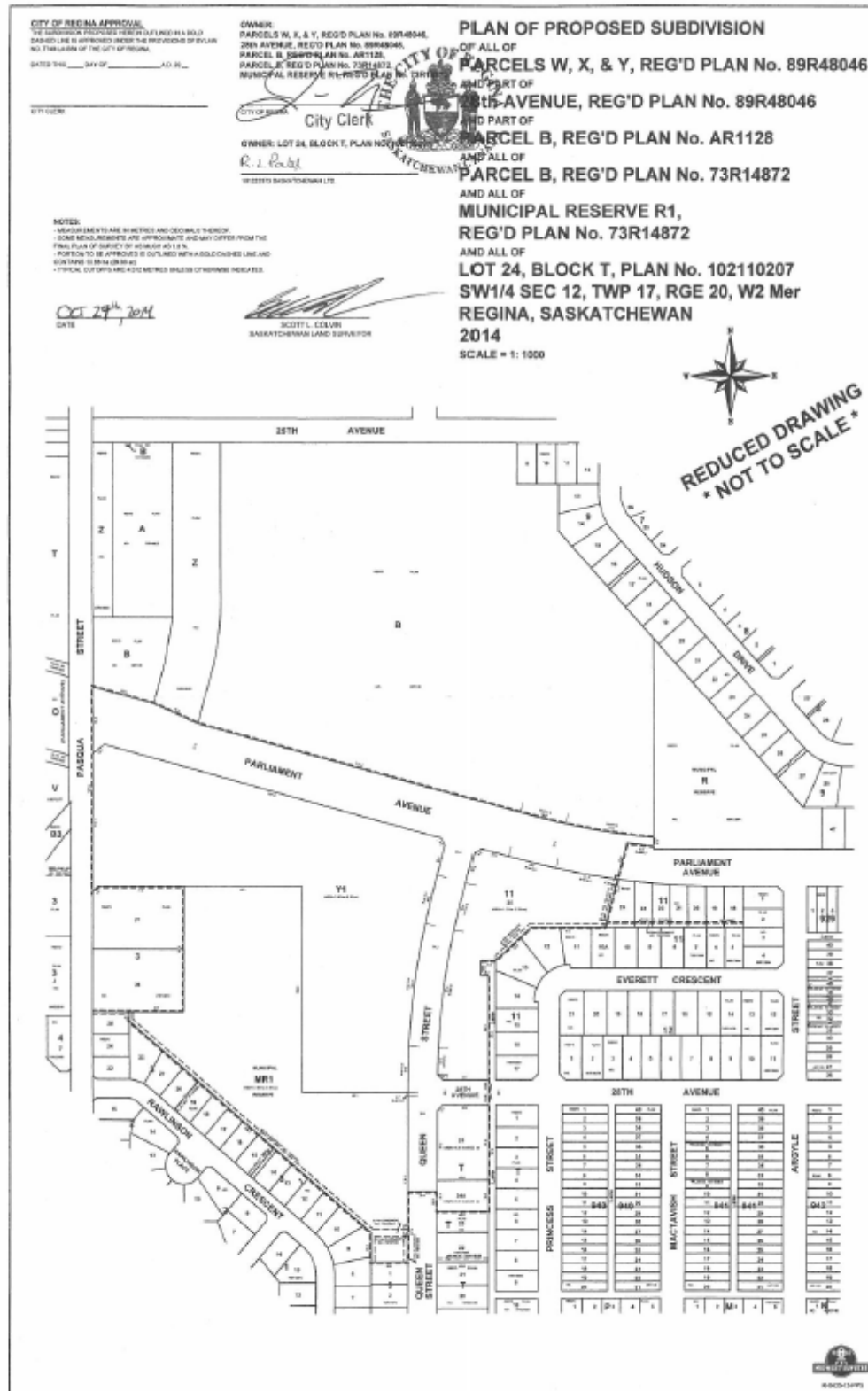
Subject Property

Date of Photography: 2012



Project 14-Z-22

Civic Address/Subdivision 4121 Queen Street



Planning Department

Project 14-Z-22

Civic Address/Subdivision

Proposed Rezoning -4121 Queen St.

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Application for Concept Plan and Zoning Bylaw Amendment (14-CP-06/14-Z-21)
3960 Green Falls Drive - Greens on Gardiner Subdivision

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- MARCH 4, 2015**

1. That the application to rezone Parcel T, Plan No. 102144305 located at 3960 Green Falls Drive from R2 - Residential Semi-Detached to R5 - Medium Density Residential, be APPROVED.
2. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

REGINA PLANNING COMMISSION – MARCH 4, 2015

Kevin Reese, representing Yagar Developments, addressed the Commission.

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: Phil Evans, Adrienne Hagen Lyster, Ron Okumura, Daryl Posehn, Phil Selenski, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 4, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That the application to rezone Parcel T, Plan No. 102144305 located at 3960 Green Falls Drive from R2 - Residential Semi-Detached to R5 - Medium Density Residential, be APPROVED.
2. That the application to amend the Greens on Gardiner Concept Plan, as depicted on the attached Appendix A-3.2, be APPROVED.
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 March 23, 2015 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

The applicant proposes to amend the Greens on Gardiner concept plan to accommodate a rezoning of Parcel T which is located at the southeastern edge of the neighbourhood near Chuka Creek and Arcola Avenue. The site is currently designated for LD – Low Density Residential and is proposed to be amended to MD – Medium Density Residential and rezoned from R2 – Residential Semi-Detached to R5 – Medium Density Residential.

The site is appropriate for future medium density development given its location at the edge of the neighbourhood and its relative close proximity to amenities and services along Chuka Boulevard. Accordingly, the Administration supports the proposed amendment to the Greens on Gardiner concept plan and the related zoning amendment.

The proposed concept plan amendment is consistent with policies contained within the *Design Regina: The Official Community Plan (OCP)* and is compatible with existing development and uses contained in the Greens on Gardiner Concept Plan area.

BACKGROUND

An application has been received to amend the Greens on Gardiner Concept Plan, in order to accommodate the rezoning of the property at 3960 Green Falls Drive (Parcel T). The Greens on Gardiner Concept Plan was originally approved by City Council in January 2008 and most recently amended on January 12, 2015 to accommodate adjustments to the school site and main park configuration along Chuka Boulevard.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48* and *The Planning and Development Act, 2007*.

DISCUSSION

The applicant is proposing an amendment to the Greens on Gardiner Concept Plan to accommodate the rezoning of a residential site (Parcel T) which is located in the southeastern edge of the neighbourhood near Chuka Creek. The applicant proposes to rezone this site from R2 – Residential Semi-Detached to R5 – Medium Density Residential. The site is identified in the Greens on Gardiner Concept Plan as LD – Low Density Residential and is proposed to be amended to MD – Medium Density Residential.

The location of Parcel T is highlighted on both the existing and proposed concept plans as shown in Appendix A-3.1 and A-3.2 respectively.

A discretionary use application was approved for the site on July 28, 2014 for a planned group of semi-detached and detached dwellings under the R2 Zone. Since the approval, the applicant has decided not to proceed with the approved development and as such the developer of the Greens on Gardiner has reconsidered the designation of the site within the Concept Plan. The developer has indicated that the rezoning is intended to attract a new purchaser of the site and once that

occurs, a future development application will be submitted for the site. The applicant has indicated that the amendments are required to accommodate the demand for variety and choice in the mid-density housing market.

The amendment to the concept plan will result in an estimated increase in the number of dwelling units projected for the Greens on Gardiner from 2882 to 2913 and an overall increase in projected population from 8646 to 8740 residents.

The subject property is appropriate for the R5 Zone given its location at the edge of the Greens on Gardiner neighbourhood and its close proximity to community amenities and services along Chuka Drive. The residential land uses that are accommodated in the R5 Zone are summarized in the table below:

Residential Land Uses	
R5 – Medium Density Residential Zone	
Permitted	Discretionary
Duplex	Seniors Assisted Living – Low Rise Apartment
Semi-Detached Dwelling	Detached Dwelling Unit
Triplex	Planned Group of Dwellings (more than one residential building on a site)
Fourplex	
Townhouse	

The surrounding land uses include high density residential to the west, low-density residential to the north, Chuka Creek to the east and Arcola Avenue to the south.

RECOMMENDATION IMPLICATIONS

Financial Implications

For the areas that will accommodate future phases of the Greens on Gardiner Subdivision, 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

The subject property is adjacent to the Chuka Creek floodplain. A portion of the eastern edge of the subject property was previously located within the FW – Floodway Zone. Development

within an FW Zone is prohibited. On July 28, 2014 City Council considered a zoning amendment that allowed the applicant to fill those portions of the FW zone to an elevation that would remove these areas from the Floodway and allow development to proceed.

The subject property is located within the Low Sensitivity Aquifer Protection Overlay Zone. The proposal is required to comply with the applicable performance standards within the *Regina Zoning Bylaw No. 9250*, which include:

- Excavations shall not exceed six metres in depth. Where the overburden is less than six metres, the excavations shall not expose the aquifer or reduce the overburden substantially.

Policy/Strategic Implications

The proposal is consistent with the policies contained within *Part A: Policy Plan of Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

Complete Neighbourhoods

- Providing a diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with special needs.

Diversity of Housing Forms

- Providing a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all neighbourhoods.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	December 15, 2014
Will be published in the Leader Post on:	March 7, 2015 March 14, 2015
Letter sent to immediate property owners	N/A
Public Open House Held	N/A
Number of Public Comments Sheets Received	N/A

The proposal was circulated to the Arcola East Community Association. The Community Association responded that it does not have any concerns with the proposed amendments.

DELEGATED AUTHORITY

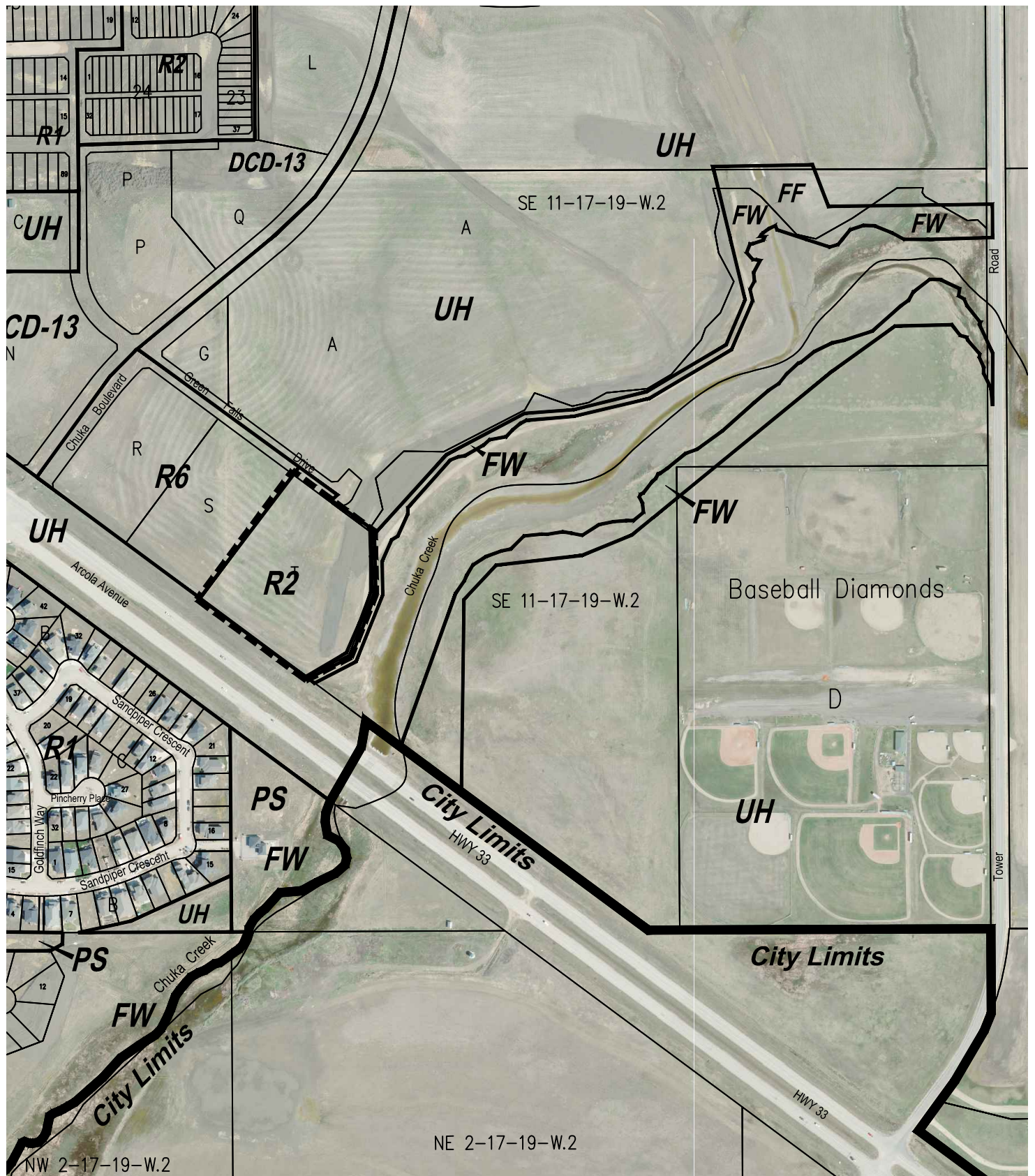
City Council's approval is required, pursuant to *Part V of The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



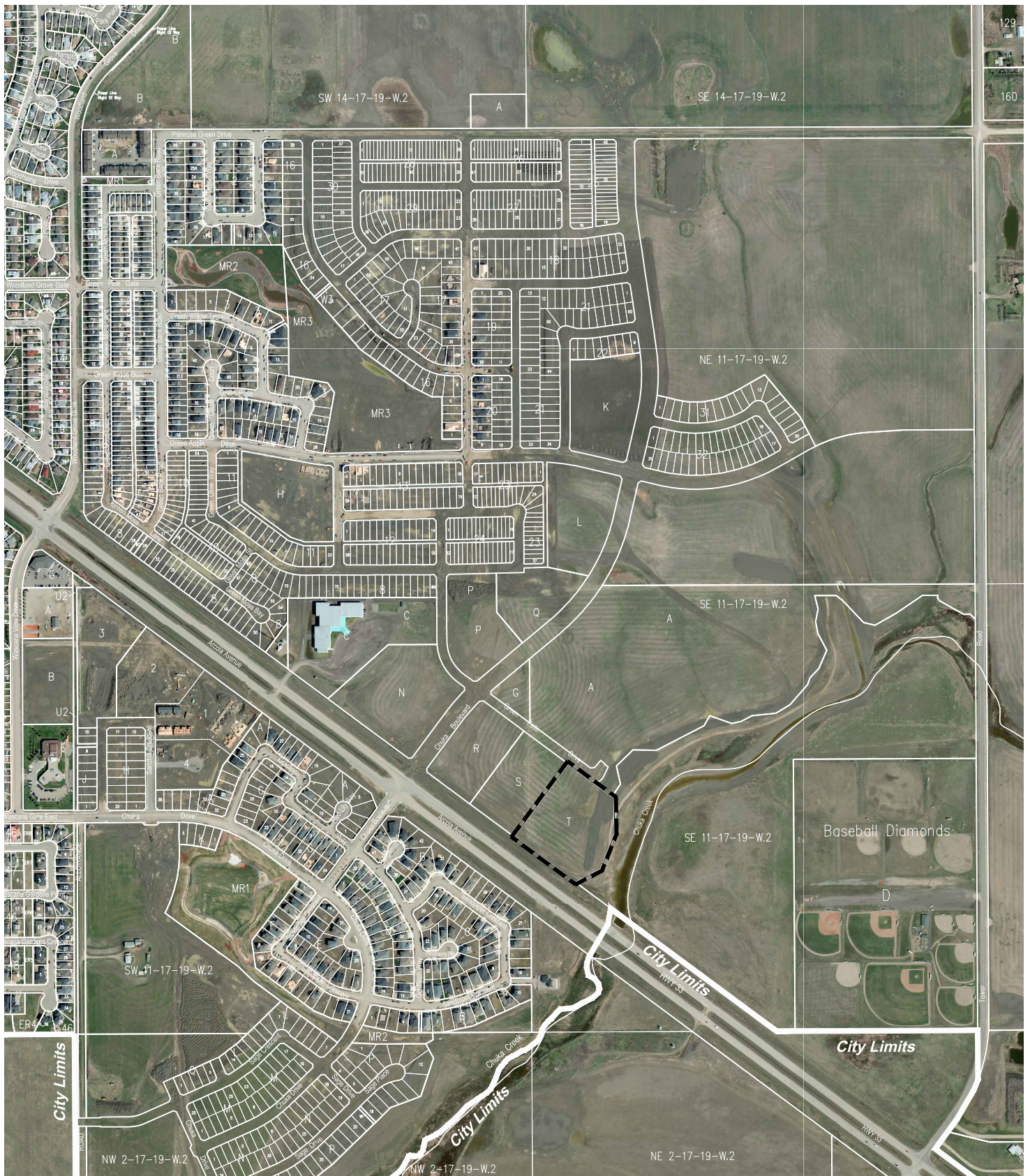
Subject Property



Project 14-Z-21
14-CP-06

Civic Address/Subdivision

Greens on Gardiner Parcel T Plan# 102144305



Subject Property

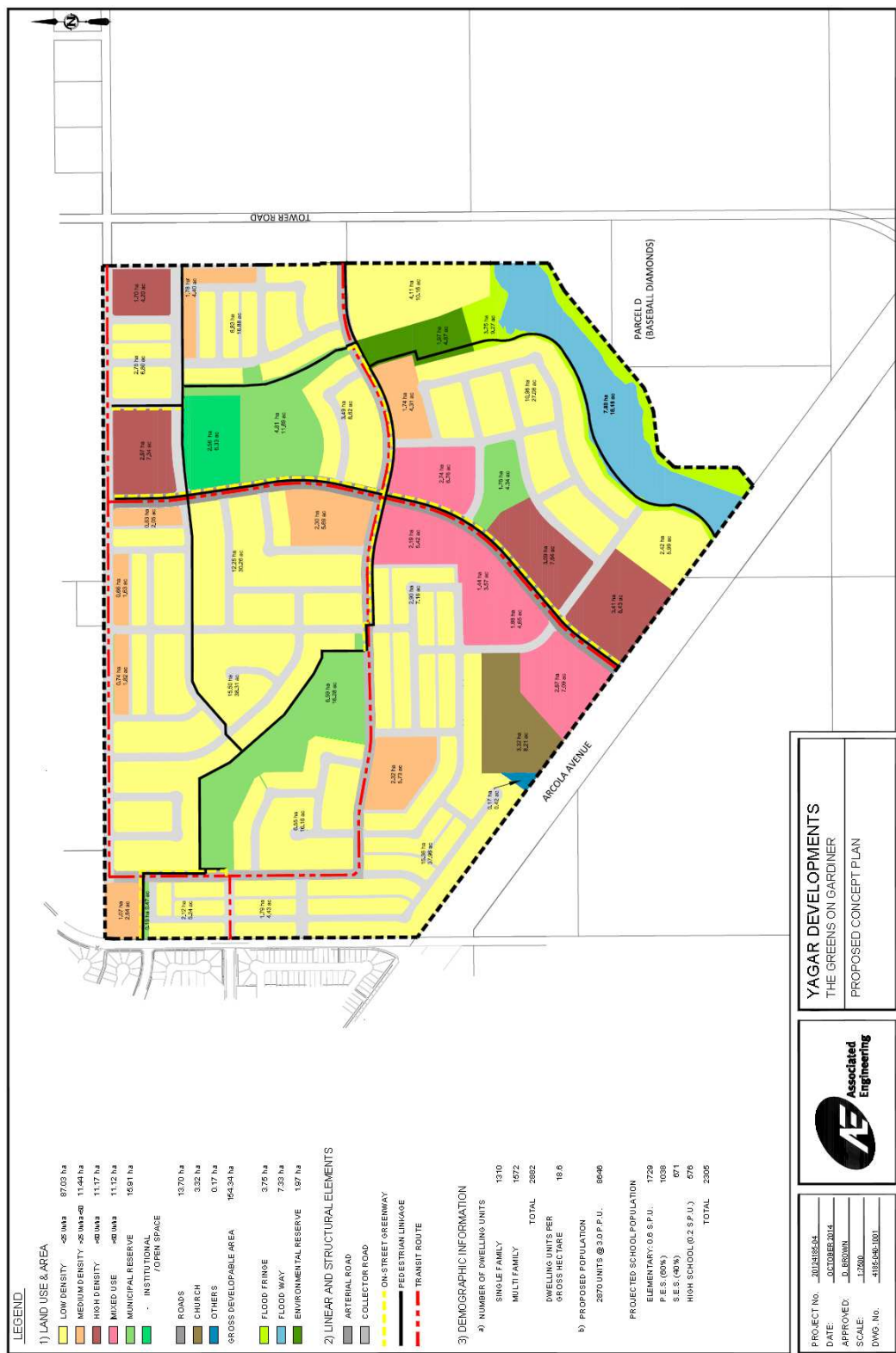
Date of Photography: 2012



Project 14-Z-21
14-CP-06

Civic Address/Subdivision

Greens on Gardiner Parcel T Plan# 102144305



14-Z-21/14-CP-06

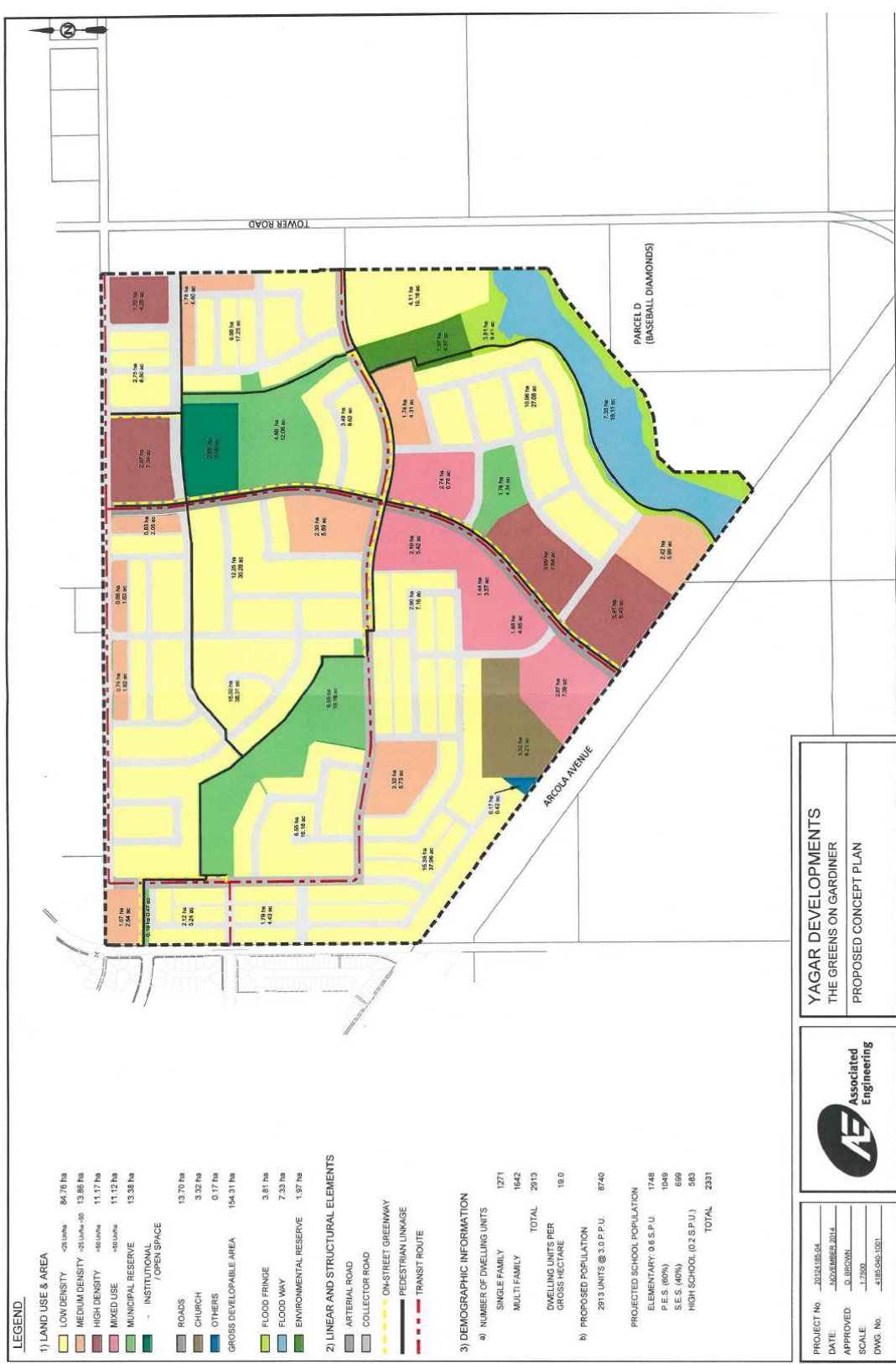
Planning Department

Approved Concept Plan (Jan. 2015)

Project

Civic Address/Subdivision

3960 Green Falls Drive



14-Z-21/14-CP-06

Planning Department

Proposed Concept Plan (Mar. 2015)

Project

Civic Address/Subdivision

3960 Green Falls Drive

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Please consider adding me to the list of delegates for today's meeting - I'm requesting permission for the multigenerational facility at the meeting. I plan to provide an outline of the services for the complex and then answer any questions and answers.

Orange Tree Village

Crystal Spooner is the developer/CEO of Orange Tree Village, a unique housing development that boasts innovation from its design, intergenerational programming, and continuum of services. The development includes independent moderate income housing, independent living with enhanced services that support seniors to live independently longer, and one full floor is dedicated to a personal care home which operates as three separate "houses" providing care for those requiring more continuous supports, including a separate house for memory care. Prairie Sky School is a qualified independent school providing education for children pre-K to grade 8 is an integral part of the complex. The concept is to normalize the aging process and provide opportunities for intentional and spontaneous interaction among generations. The hope is that rich relationships are realized through the ongoing consistent engagement. Community inclusion is an important component of the project, so there are services open to the public, including a cafe bistro, salon, pharmacy, physician, dentist, osteopath and other allied health professionals.

Two important issues challenging society today are the rising number of the elderly and the increasing need for optimal childcare. One in seven people in the province of Saskatchewan is currently 65 years of age or older. Demographic projections indicate that by the year 2020, approximately one in six Saskatchewan residents will be 65 years of age or older. At the same time, almost one in six Saskatchewan residents will be 14 years of age and younger.

Individuals at either end of the life span, elders and children, are similar in many ways. Intergenerational care initiatives connect generations providing benefits to both by sharing space and resources.

Benefits

Intergenerational care is cost-effective and provides innovative and enhanced options for elders, children, and adults including staff.

- Intergenerational care is cost-effective with separate and common revenue generating spaces, as well as shared equipment, transportation, supplies, administrative costs, and overhead.

- Intergenerational care allows for efficient utilization of staff for common purposes such as administration, food preparation, maintenance, etc.
- Intergenerational care has access to multiple funding streams including fees for services and grants.
- Elder care capacity and options in the community are increased and enhanced with an intergenerational care model.
- Child-care capacity and options in the community are increased and enhanced with an intergenerational care model.
- Elders and children benefit from the opportunity to develop meaningful mutually supportive relationships and experiences.

Expected Outcomes

Intergenerational care unites and improves communities. Resources are better used when they connect rather than separate the generations.

Research has shown that seniors in intergenerational settings tend to exhibit increased engagement and socialization, and improved physical and emotional health. Loss of purpose is an issue for many elders, and this model can be the opportunity for them to serve as teachers and mentors to their younger counterparts. In addition, their dignity and pride are preserved, while their curiosity and creativity are piqued by the younger generation. Other research reports elders who regularly are involved with children burned 20% more calories per week, experienced fewer falls, were less reliant on canes, and performed better than peers on a memory test. Elders with dementia or other cognitive impairments experienced more positive affect during interactions with children than they did during non-intergenerational activities. Also intergenerational programs seemed to have a lasting positive effect on participants that carried over to the non-intergenerational activities in which they were involved. Using modified Montessori activities, adults with mild to moderate levels of cognitive impairment were able to act as mentors to preschool age children and showed significant increased level of constructive engagement accompanied by a decrease in passive engagement when mentoring.

Adult participants with dementia in an intergenerational music program demonstrated an increase in positive behaviors when children were present compared to when they were not. Finally, the majority (97%) of adult participants in a shared site indicated that they benefited from the intergenerational program and reported feeling happy, interested, loved, younger, and needed. The most common aspects of the program that they enjoyed were the children's playfulness and affection.

On the flip side, research has also shown that the children in intergenerational settings receive more individualized attention while gaining a natural compassion for and understanding of the elderly. Preschool children involved in intergenerational programs had higher personal/ social developmental scores (by 11 months) than preschool children involved in non-intergenerational programs. Children who regularly participate with older adults in an intergenerational program at an elder-care facility have enhanced perceptions of older adults, persons with disabilities and nursing homes in general.

Finally, research has also shown that intergenerational settings have benefits for adult staff and others who are in need of childcare or who do not have the support or involvement of seniors in their family or day to day life. Shared site programs can also enhance career opportunities by providing cross training in childcare and gerontology issues and professional development for staff.

Experience – Crystal Spooner

Crystal currently owns and operates five prestigious Personal Care Homes housing 46 seniors in Regina and has recently launched a home care agency that offers families peace of mind by assisting them in navigating today's health care system and coordinating a broad range of personal support and health services. A Registered Nurse with a Master in Business from Queen's University, she previously managed six personal care homes across Southern Saskatchewan providing care for just less than 200 seniors and managing 100 staff.

Crystal Spooner

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Contract Zoning (14-CZ-05) Proposed Multi-Generational Care Facility
5540 Waterer Road

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- MARCH 4, 2015**

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 5540 Waterer Road, being proposed Lot HH in Block 72, Plan No. 102165375 from R6 - Residential Multiple Housing 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 substantively conform to the attached plans labelled Villacare Multi-Gen Community, prepared by P3 Architecture, and dated February 24, 2015, Appendix A-3.1-3.8;
 - b. Use and development on the Property shall be limited to a Multi-Generational Care Facility comprised of a private school with an approximate area 595 m² as shown in Appendix A-3.4, four dwelling units, 37 special care home beds and 67 assisted living units;
 - c. Signage on the subject property shall comply with the development standards for I – Institutional Zone pursuant to Table 16.1 of the *Regina Zoning Bylaw No. 9250*;
 - d. Landscaping of the lot shall comply with the requirements of Chapter 15 of *Regina Zoning Bylaw No. 9250*;
 - e. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of *Regina Zoning Bylaw No. 9250*; and
 - f. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.

REGINA PLANNING COMMISSION – MARCH 4, 2015

Laureen Snook declared a conflict of interest on this item, citing her employment with Crosby Hanna & Associates, contracted by the project, abstained from discussion and voting, and temporarily left the meeting.

The following addressed the Commission:

- Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Crystal Spooner, representing Villacare, and Wyatt Eckert, representing P3 Architecture.

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: Phil Evans, Ron Okumura, Daryl Posehn, Phil Selenski and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 4, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 5540 Waterer Road, being proposed Lot HH in Block 72, Plan No. 102165375 from R6 - Residential Multiple Housing 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 substantively conform to the attached plans labelled Villacare Multi-Gen Community, prepared by P3 Architecture, and dated February 24, 2015, Appendix A-3.1-3.8;
 - b. Use and development on the Property shall be limited to a Multi-Generational Care Facility comprised of a private school with an approximate area 595 m² as shown in Appendix A-3.4, four dwelling units, 37 special care home beds and 67 assisted living units;
 - c. Signage on the subject property shall comply with the development standards for I – Institutional Zone pursuant to Table 16.1 of the *Regina Zoning Bylaw No. 9250*;
 - d. Landscaping of the lot shall comply with the requirements of Chapter 15 of *Regina Zoning Bylaw No. 9250*;
 - e. Any zoning related detail not specifically addressed in the contract zone agreement shall be subject to applicable provisions of *Regina Zoning Bylaw No. 9250*; and
 - f. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.

3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the March 23, 2015 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 four-storey Multi-Generational Care Facility, which includes a private elementary school, four affordable dwelling units, assisted living units and a special care home. In order to accommodate the range of uses planned for the building the applicant is proposing a Contract Zone. The proposal provides a unique development opportunity which provides for educational and care services plus additional housing options for residents and persons with special needs in our community which reinforces the *Official Community Plan* objectives to develop complete communities. Accordingly, the Administration recommends approval of the proposed Contract Zone.

The proposal is compliant with *Design Regina: The Official Community Plan Bylaw No. 2013-48* in regards to complete neighbourhoods, housing supply affordability, diversity of housing forms, housing for persons with specific needs and social inclusion.

BACKGROUND

An application has been received for contract zoning to develop a Multi-Generational Care Facility that includes a private school, assisted living facility and special care home at 5540 Waterer Road in the Harbour Landing subdivision.

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, as shown in Appendix A-3.9, by which subdivision approval authority has been delegated to the Administration. The plan of proposed subdivision is attached for reference purposes only.

DISCUSSION

Zoning and Land Use Details

The zoning and land use related details are summarized in the tables below:

Land Use Details	Existing	Proposed
Zoning	R6 – Residential Multiple Housing Zone	C – Contract Zone
Land Use	Vacant	Multi-Generational Care Facility (Private school, dwelling units, assisted living, special care home)
Number of Dwelling Units	None	4
Building Area	N/A	7972 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	43	41
Maximum Site Coverage	50%	48.2%
Maximum Floor Area Ratio	3	2.13
Minimum Lot Area (m ²)	500 m ²	4016 m ²
Minimum Lot Frontage (m)	15 m	54.77 m
Minimum Side Yard Setback (m)	North Side – 3.3 m South Side – 3.3 m	North Side – 3.3 m South Side – 6.6 m
Maximum Height (m)	13 m (up to 20 m is discretionary under R6 Zoning)	13.5 m

The proposed Multi-Generational Care Facility will contain an interior recessed courtyard and a covered entry and lay-by along James Hill Road. Access to the main parking area will be provided from Waterer Road. The facility will contain a number of uses throughout the building as detailed in the table below:

Multi-Generational Care Facility Distribution of Uses	
Basement	Private elementary school with approximately 100 students and six staff members, common areas, and four affordable dwelling units
Main Floor	15 assisted living units with accessory dining, coffee and medical services
Second Floor	Special care home with 37 beds
Third Floor	26 assisted living units
Fourth Floor	26 assisted living units

As noted in the table above, the underlying R6 zone has a maximum permitted height of 20 metres with buildings ranging in height between 13 and 20 metres requiring discretionary use approval. The proposed building is 13.5 metres in height and as such would be subject to the discretionary use process under the Zoning Bylaw if it were being considered under conventional zoning. As the review process for a contract zone is similar to a discretionary use, the proposed building height is being considered within the context of the Contract Zone application. The Administration considers the additional height to be relatively minor over what would be accommodated as a permissible height under the R6 Zone and as such, supports the building height as proposed.

In addition, the proposed development would require 43 parking stalls under the minimum required parking standards of *Regina Zoning Bylaw No. 9250*. The proposal provides 41 parking stalls including five compact stalls and two short term drop-off stalls at the lay-by along James Hill Road. The Administration supports the reduction in parking standard within the context of the Contract Zone application and that the number of stalls provided would be sufficient for the site for the following reasons:

- The reduction in parking is a minor deviation from standards.
- There will only be 23 staff in the building in total with 6 staff members at the school and 17 staff members in the remainder of the building;
- Residents within the assisted living portion and special care home of the building will not own vehicles; and
- There is sufficient and safe drop-off capacity in front of the building as well as a delivery area at the rear of the building that will also serve as EMS access.

Based on the above, the Administration believes that there is sufficient parking on site to accommodate staff, visitors, and delivery vehicles and that as a result, there will not be a negative impact on on-street parking capacity resulting from this relatively minor deviation from standard.

The subject property is also located on James Hill Road which is a designated transit route within the neighbourhood. Currently, the nearest bus stop is at Tutor Way and James Hill Road southbound, located within 100 m from the proposed facility. Bicycle parking is also provided on-site.

The proposed development is consistent with the purpose and intent of contract zoning with respect to accommodating unique development opportunities. The applicant is proposing a multi-purpose facility that serves different ages and abilities. Given the multiple range of land uses proposed within the building and that *Regina Zoning Bylaw No. 9250* does not have a zoning district which accommodates all the uses proposed for this development, a contract zone is recommended by the Administration.

Surrounding land uses include low and medium-density residential lands to the west and south and a neighbourhood park across James Hill Road to the east. The lot directly to the north was approved as a contract zone for a multi-purpose care facility (Hope's Home). This development includes a daycare centre, a supportive living facility and a respite care facility for children. The proposed development fits well with the adjacent Hope's Home; together they make up an institutional node in the Harbour Landing community, providing amenities and housing options for residents of different ages and abilities.

Development Interface

The applicant proposes to vary the architectural and material treatment of the building to allow the facility to blend into the surrounding residential context. Heavier and more densely patterned materials (e.g. brick) will be concentrated on the lower portion of the building to create a podium effect with progressively aesthetically lighter elements towards the upper stories. At the south

end of the building, the upper stories will visually ‘recede’ using components such as borders, trims, and window elements to define scale.

The development exceeds the minimum required side yard setback to the property to the south by providing a side yard setback of 6.6 m instead of the minimum required side yard setback of 3.3 metres.

The applicant proposes to subdivide and consolidate a portion of the residential lot immediately to the south to provide additional space and a more appropriate interface with future residential development.

Access for Paratransit and EMS

It was suggested by Regina Transit that regular Paratransit be provided for this development. Pick-up and drop-off space for Paratransit service is proposed to be located at the lay-by area at the James Hill Road entrance.

In addition, Emergency Medical Services (EMS) has requested a dedicated ambulance parking spot at the front of the main entrance to ensure easy access at all times. A dedicated stall for EMS, loading, and delivery use is provided by the rear entrance accessed from Waterer Road.

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

The building will have a high Sound Transmission Classification (STC) rating as a result of a concrete floor structure and double studded walls. This will minimize any noise incompatibility between residential and non-residential uses within the building. The degree of sound separation between occupancy types will be provided as per the National Building Code of Canada requirements.

Policy/Strategic Implications

a) Part A: Citywide Plan

The proposal is consistent with the policies contained within *Part A: Citywide Plan of Design Regina: The Official Community Plan Bylaw No. 2013-48 (OCP)* with respect to:

Complete Neighbourhoods

- Developing a diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with specific needs.

Housing Supply and Affordability

- Providing attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.

Diversity of Housing Forms

- Providing a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities; and
- Considering alternatives for parking, height, or other development standards in support of specific needs housing and innovative housing within new development.

Housing for Persons with Specific Needs

- Creating barrier-free housing and housing for persons with specific needs; and
- Permitting group care facilities in residential neighbourhoods.

Social Inclusion

- Supporting the city's population of seniors and persons with specific needs by promoting ``aging in place`` within the design of new neighbourhoods.

The proposed development provides care and education for children and accommodation for a diversity of ages and abilities. Special needs housing in the form of the special care home and assisted living is provided on site as well as affordable dwelling units.

As such, the proposal provides residents of Harbour Landing the option to age in place and is important in establishing the objective of developing a Complete Community.

b) Comprehensive Housing Strategy

The proposal is also consistent with the goals of the *Comprehensive Housing Strategy* with respect to:

- Fostering the creation of economical rental accommodations; and
- Facilitating the creation of additional apartment units.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides one parking stall for persons with disabilities which meet the minimum requirements.

The *Uniform Building and Accessibility Standards* Act requires 5% of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms and kitchens, and balconies. For this proposal, this equates to 1 barrier-free unit per building. All four rental units in the building will be barrier-free. The building will also be equipped with elevators.

COMMUNICATIONS

Public notification signage posted on:	December 1, 2014
Will be published in the Leader Post on:	March 7, 2015 March 14, 2015
Letter sent to immediate property owners	November 20, 2014
Public Open House Held	N/A
Number of Public Comments Sheets Received	2

The proposal was circulated to the Albert Park Community Association. Following circulation the Administration attempted follow up contact with the community association but did not receive a response prior to the deadline for submission of this report.

A more detailed accounting of the respondents' concerns and the Administration's response to them is provided in Appendix B.

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

DELEGATED AUTHORITY

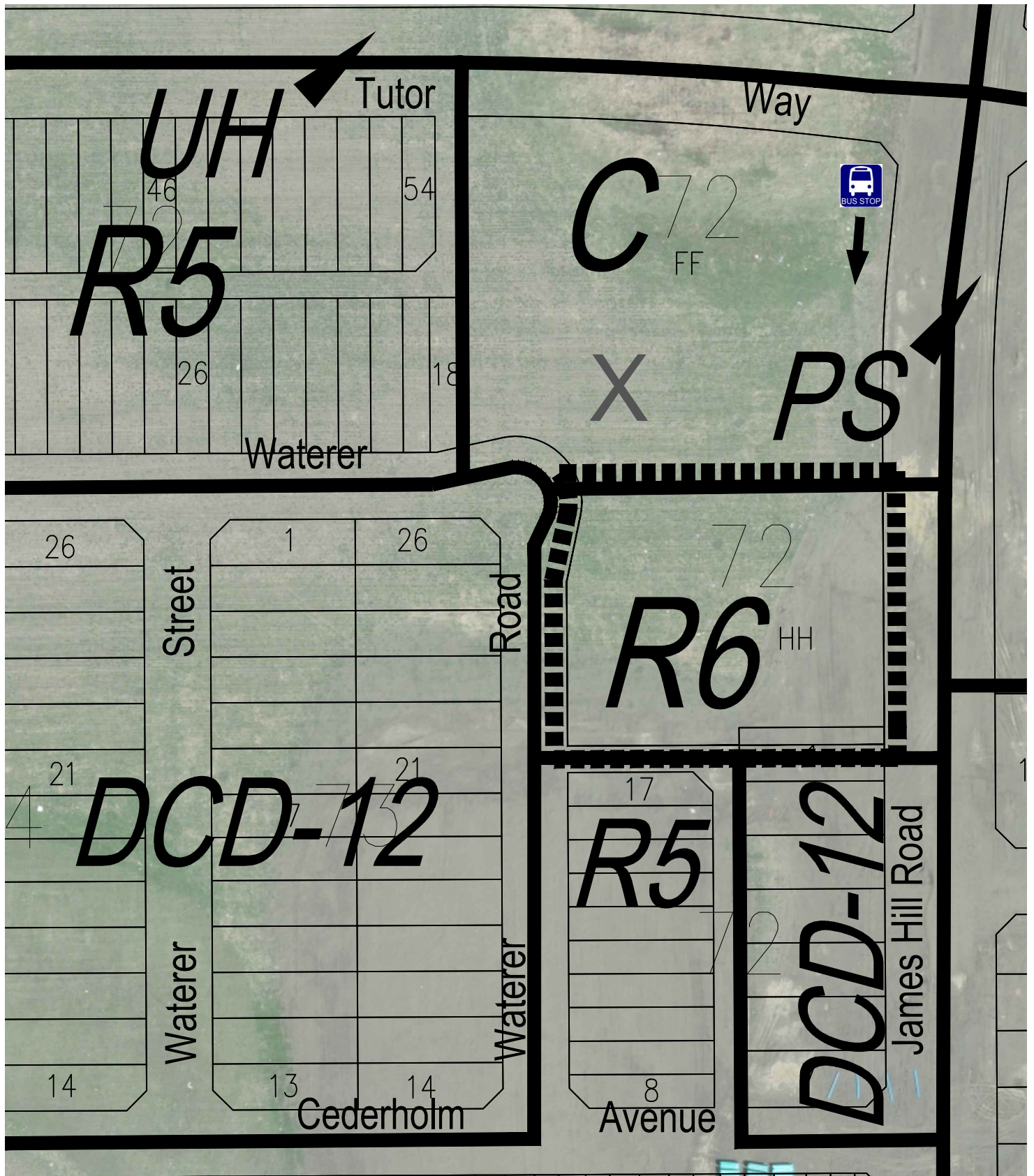
City Council's approval is required, pursuant to *Part IV and V of The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary



Subject Property





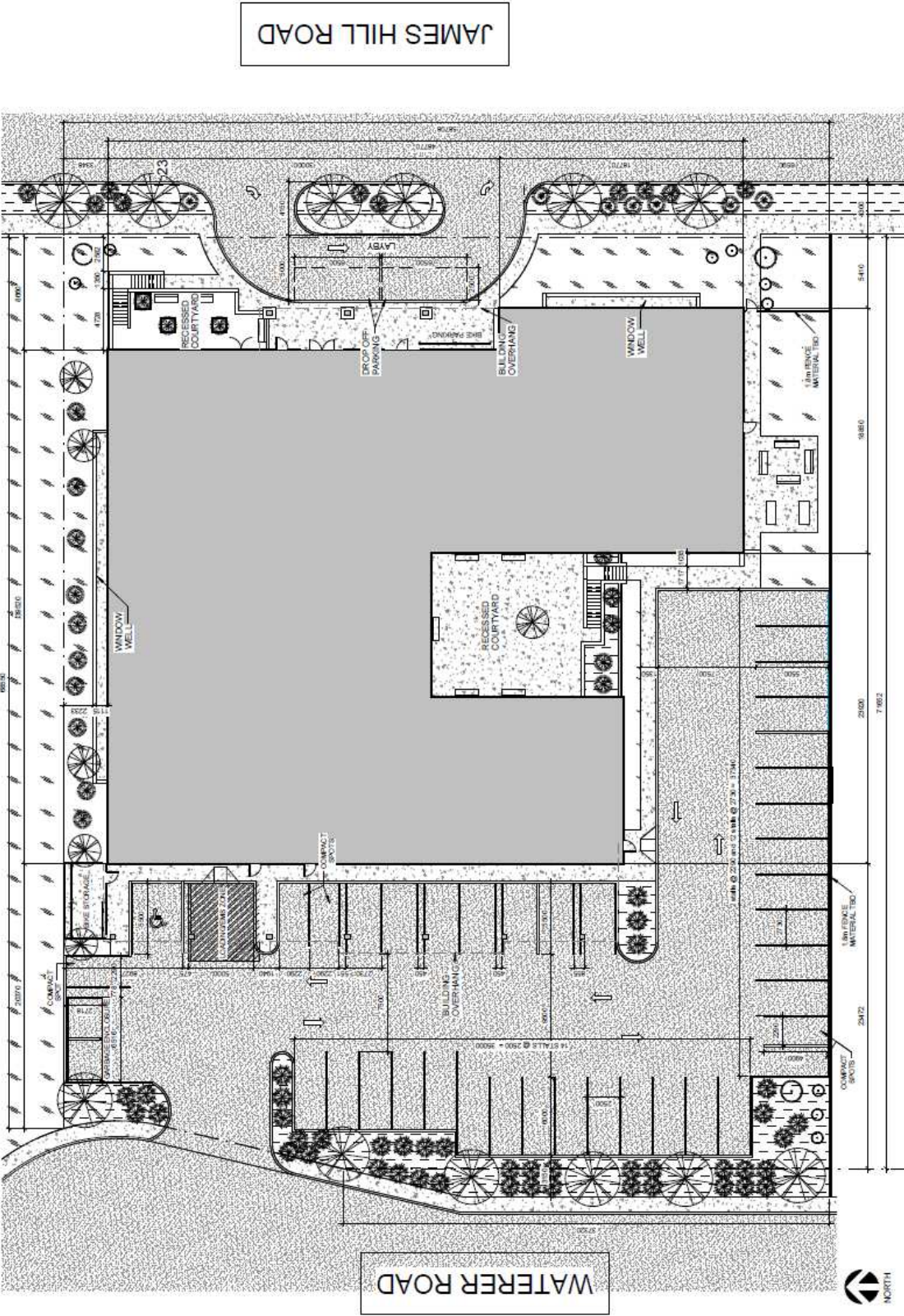
Subject Property

Date of Photography: 2012



Project 14-CZ-05

Civic Address/Subdivision 5540 Waterer Road



Planning Department

Project 14-CZ-05

Civic Address/Subdivision 5540 Waterer Road

PRELIMINARY
NOT FOR CONSTRUCTION

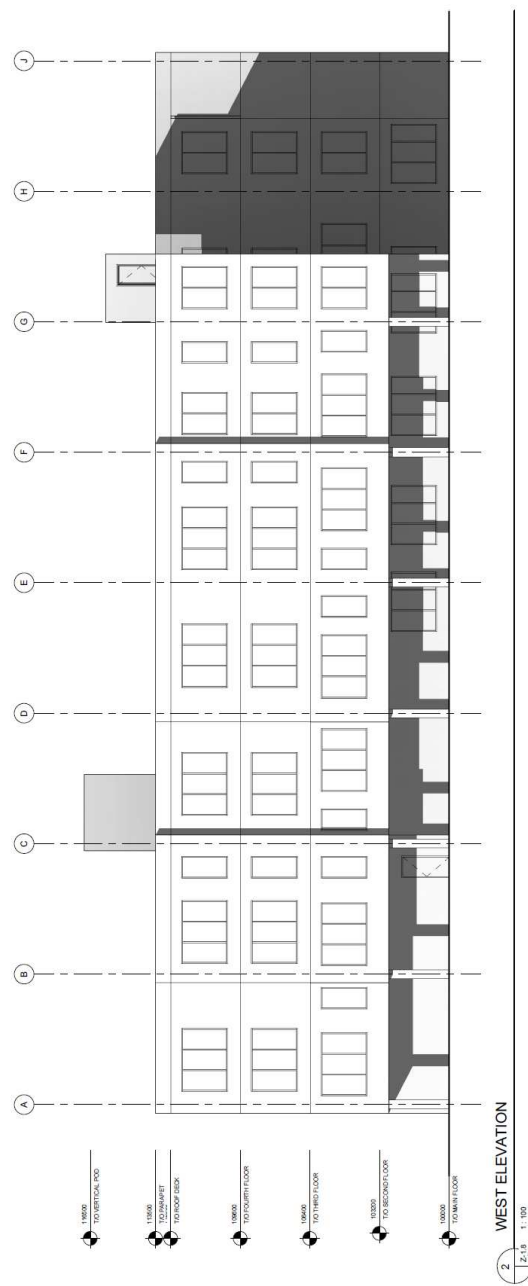
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VILLACARE MULTI-GEN.
COMMUNITY

REGINA, SASKATCHEWAN

SHEET TITLE
EXTERIOR ELEVATIONS

DESIGN BY	-	DRAWING NO. Z-1.8
DRAWN BY	MT	
CHECKED	WE	
APPROVED	-	
OWNER	CS	
SCALE	1 : 100	
DATE	0/02/15	
FILE NO.	2014-05	
Number of Sheets		



Project 14-CZ-05

Civic Address/Subdivision

5540 Waterer Road

Area Legend

- CIRCULATION
STORAGE
VERTICAL CIRC.
STAFF AREA
LOW INCOME
MOVEMENT
ART ROOM
MULTI-PURPOSE ROOM
SCHOOL
MECHANICAL ROOM
EXTERIOR COURTYARD

PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

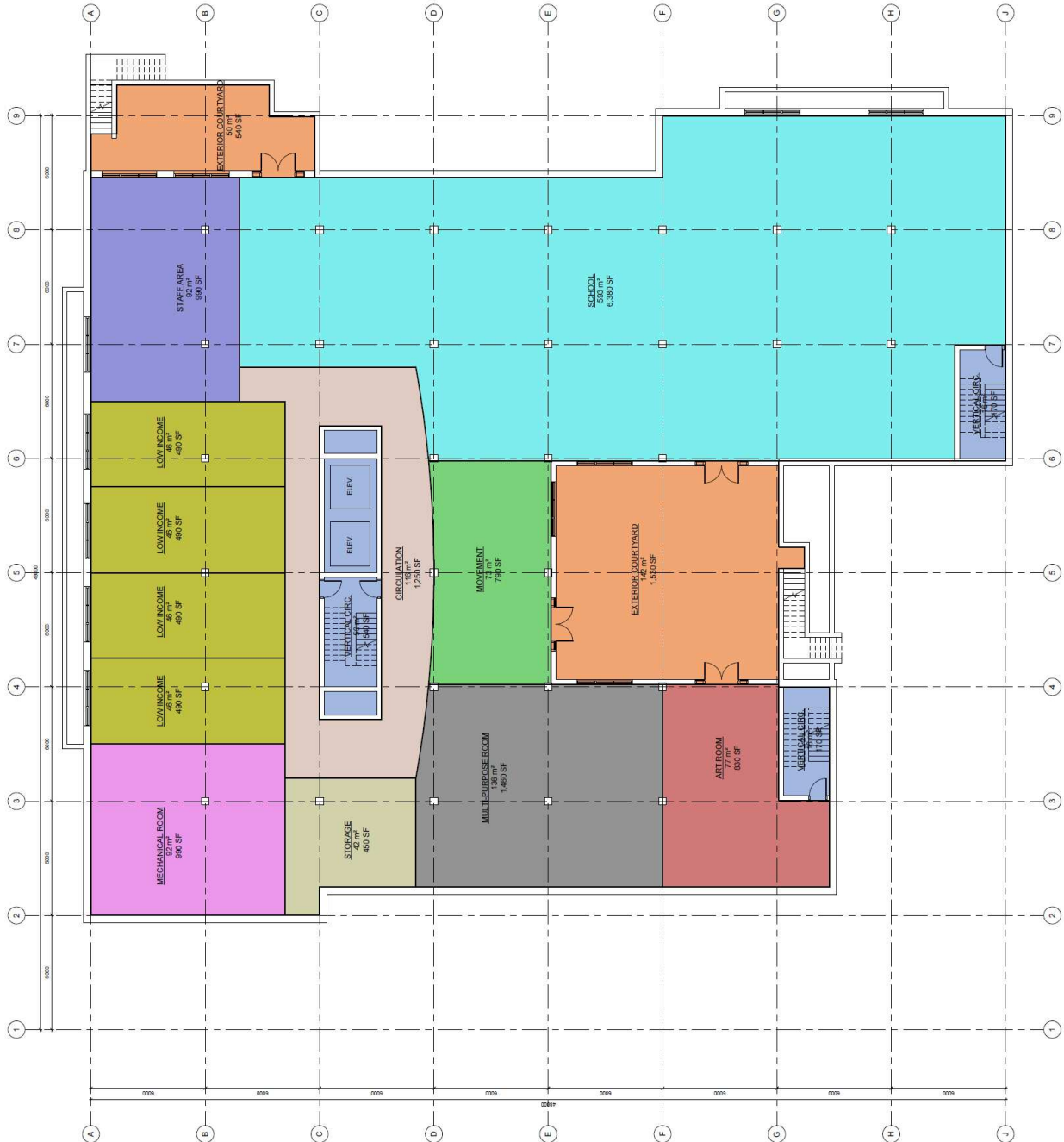
PROJECT
VILLACARE MULTI-GEN.
COMMUNITY

REGINA, SASKATCHEWAN

SHEET TITLE

BASEMENT PLAN

DESIGN BY	-
DRAWN BY	MS/GMT
CHECKED	WE
APPROVED	-
OWNER	CS
SCALE	1: 100
DATE	07/14/15
FILE NO.	DRAWING NO.
2014-85	
Number of Sheets	Z-1.2



Planning Department

Project 14-CZ-05

Civic Address/Subdivision 5540 Waterer Road

ASSISTED LNW

☐ CIRCULATION

TV, READING.

LOUNGE, WAS

VERTICAL CIF

COMMERCIAL KITCHEN

DINING

COFFEE SHOP

SERVICES

PHARMACY

VEST

PRELIMINARY
-NOT FOR CONSTRUCTION-

[illegible]

PROJECT
VILLACARE MULTI-GEN
COMMUNITY

REGINA, SASKATCHEWAN

SHEET TITLE

MAIN FLOOR PLAN

DESIGN BY	-
DRAWN BY	MS/QUIT
CHECKED	WE
APPROVED	-
OWNER	CS
SCALE	1: 100
DATE	01/14/15
FILE NO.	DRAWING NO.
2014-06	
Number of Sheet	Z-13

Project 14-CZ-05

Civic Address/Subdivision 5540 Waterer Road



Area Legend

- PCH
AMENITY SPACE
CIRCULATION
VERTICAL CIRC.

PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

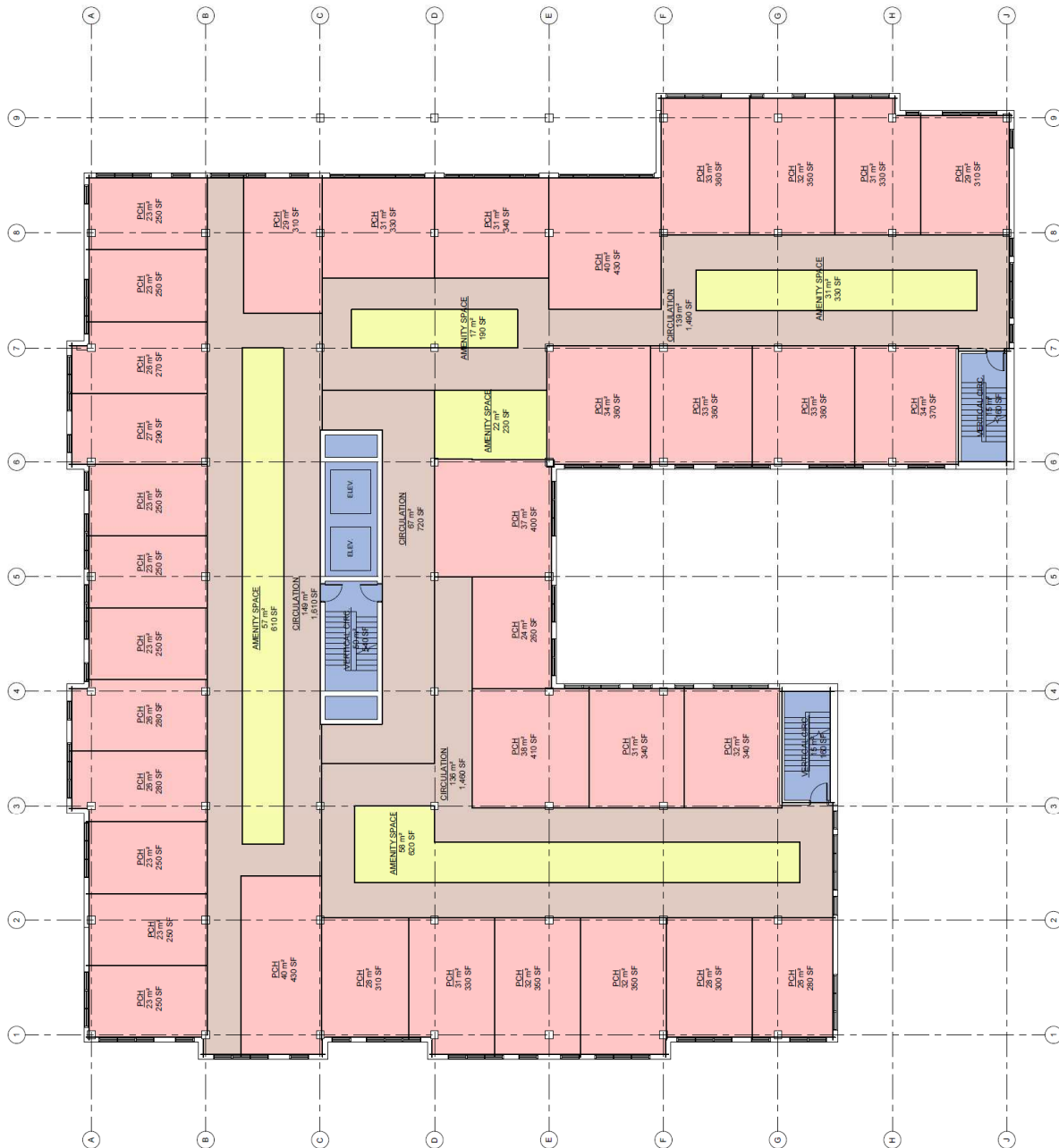
PROJECT
VILLACARE MULTI-GEN.
COMMUNITY

REGINA, SASKATCHEWAN

SHEET TITLE

SECOND FLOOR PLAN

DESIGN BY	-
DRAWN BY	MSG/MT
CHECKED	WE
APPROVED	-
OWNER	CS
SCALE	1" = 100'
DATE	01/14/15
FILE NO.	2014-65
Number of Sheets	Z-1.4



Planning Department

Project 14-CZ-05

Civic Address/Subdivision 5540 Waterer Road



Area Legend

- AMENITY SPACE
- ASSISTED LIVING
- CIRCULATION
- VERTICAL CIRC.
- EXTERIOR PATIO

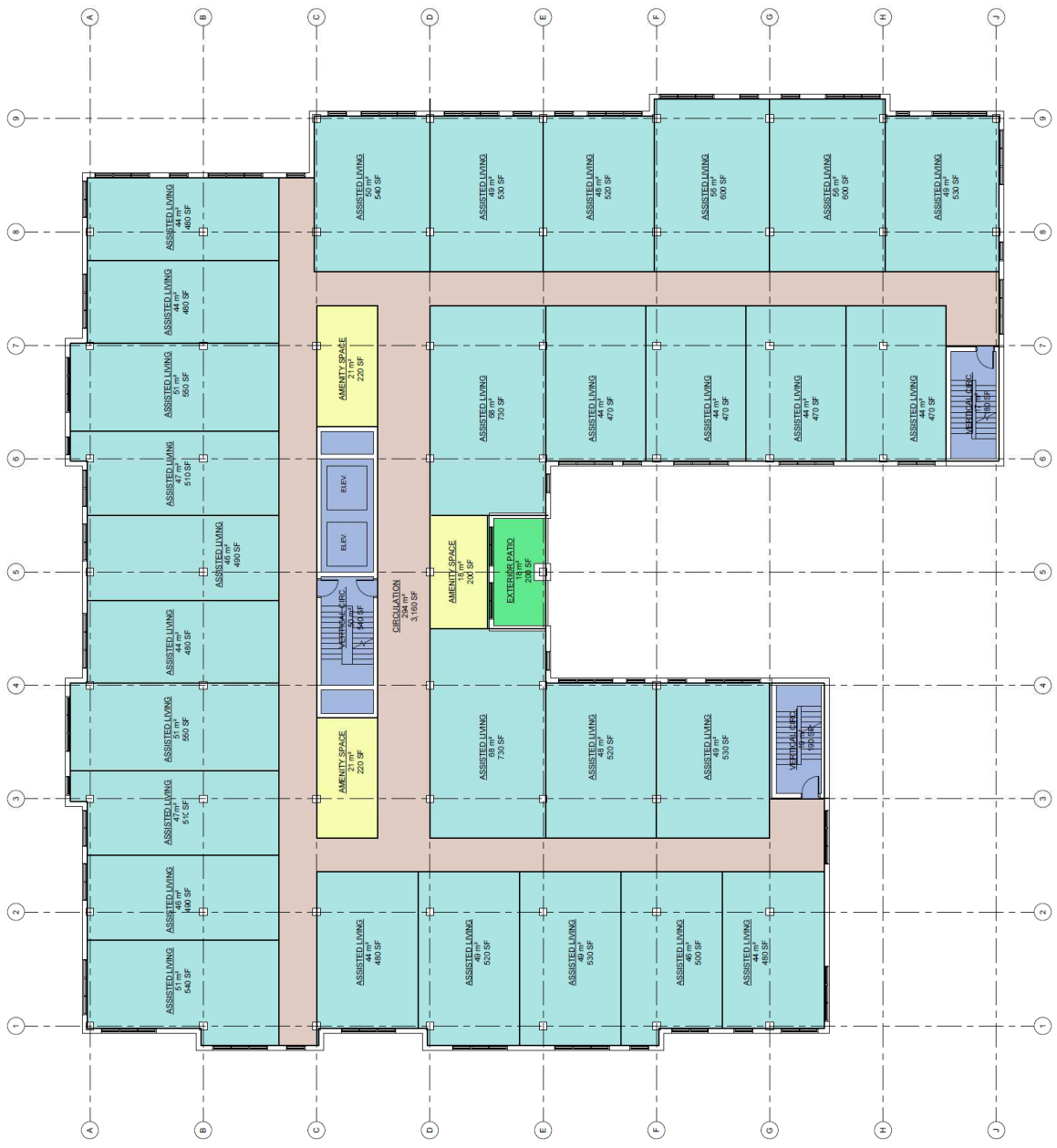
PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DATE	REV.

PROJECT
VILLACARE MULTI-GEN
COMMUNITY

REGINA, SASKATCHEWAN
SHEET TITLE
THIRD FLOOR PLAN

DESIGN BY	MCSPART
DRAWN BY	ME
CHECKED BY	CS
OWNER	CS
SCALE	1:500
DATE	07/14/15
FILE NO.	2014-05
DRAWING NO.	Z-1.5
Sheet #	1



Planning Department

Project 14-CZ-05

Civic Address/Subdivision 5540 Waterer Road

[illegible]

PROJECT

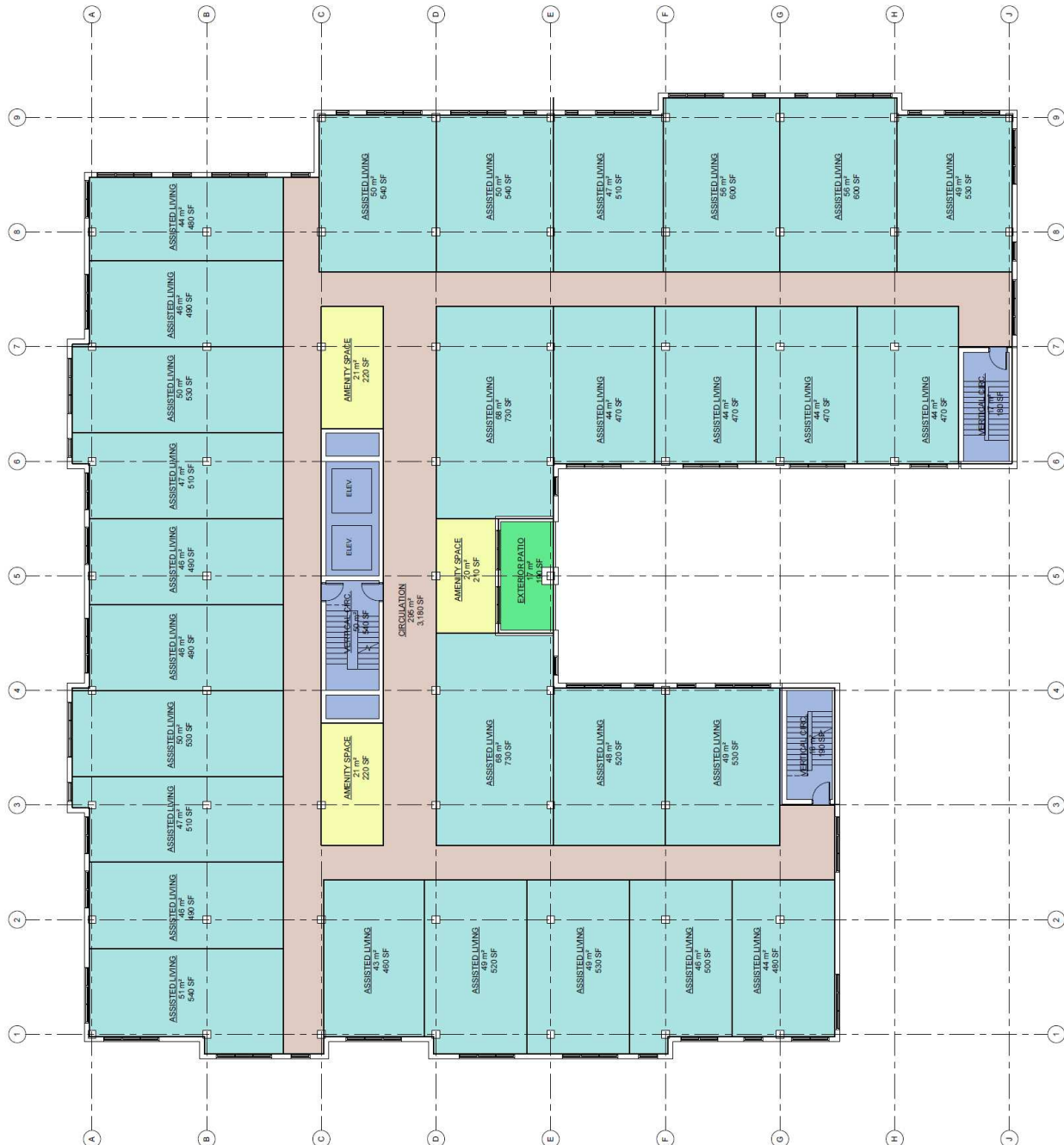
VILLACARE MULTI-GEN.
COMMUNITY

REGINA, SASKATCHEWAN

SHEET TITLE

FOURTH FLOOR PLAN

DESIGN BY	-
DRAWN BY	MSG/MT
CHECKED	WE
APPROVED	-
OWNER	CS
SCALE	1: 100
DATE	07/14/15
FILE NO.	2014-45
Number of Sheets	1



NOTES:

- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 %.
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 0.48 ha (1.19 ac)

101262376 SASKATCHEWAN LTD.



Civic Address/Subdivision 5540 Waterer Road

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: The Regina Exhibition Association Limited (REAL) – Authority to Secure External
Financing and Enactment of a Borrowing/Guarantee Bylaw

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 11, 2015**

1. That City Council repeal The Regina Exhibition Association Limited Grant Bylaw No. 9103.
2. That the Chief Financial Officer be authorized to negotiate any guarantee or other legal documents required of the City to facilitate The Regina Exhibition Association Limited's (REAL) financing to a maximum of \$13 million with HSBC Bank Canada.

EXECUTIVE COMMITTEE – MARCH 11, 2015

Mark Allan and Ben Antifaiff, representing Regina Exhibition Association Limited addressed and answered questions of the Committee.

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

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

The Executive Committee, at its meeting held on March 11, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That City Council repeal The Regina Exhibition Association Limited Grant Bylaw No. 9103.
2. That the Chief Financial Officer be authorized to negotiate any guarantee or other legal documents required of the City to facilitate The Regina Exhibition Association Limited's (REAL) financing to a maximum of \$13 million with HSBC Bank Canada.
3. That this report be forwarded to City Council with a borrowing/guarantee bylaw once the external financing and guarantee has been arranged.

CONCLUSION

In order to facilitate its five-year capital plan, which includes investment in capital upgrades and repairs, stewardship of the property and investment in food and beverage equipment for the new Mosaic Stadium, The Regina Exhibition Association Limited (REAL) has requested that City Council authorize REAL to borrow up to \$13 million and to have the City provide a guarantee for the debt resulting from the borrowing.

Pursuant to section 5.2 (f) of the Unanimous Member's Agreement between the City and REAL, as well as section 153 of *The Cities Act*, City Council is required to approve borrowing requests of REAL as the debt incurred by REAL is consolidated (included in) the City's debt and the City would be ultimately responsible for repayment. For this reason, in addition to authorizing the borrowing itself, a borrowing/guarantee bylaw will be required to be passed by Council upon completion of an external financing agreement.

The Regina Exhibition Association Limited Grant Bylaw No. 9103 was established to provide capital grants to REAL and to set conditions upon the use of the funds. At the time the bylaw was created, REAL was incorporated under *The Regina Exhibition Association Act*. In 2014, REAL became a "municipal corporation" under *The Non-Profit Corporations Act* and is governed by the Unanimous Member's Agreement. As a result of this change, Bylaw No. 9103 is no longer applicable and, as such, should be repealed.

In its business case to support the borrowing request, REAL has provided positive financial projections. These projections suggest REAL anticipates it will repay approximately \$8.8 million of debt within five years (2015-2019) without experiencing cash flow constraints. REAL's cash flow projection also shows the organization can achieve an average ending cash balance of approximately \$2 million annually after the repayment of annual debt obligation.

BACKGROUND

Effective January 1, 2014, REAL became a corporation under *The Non-Profit Corporations Act, 1995 (Saskatchewan)*, with the City becoming its sole voting member. This change in structure made REAL a "municipal corporation" of the City and subject to the borrowing limitations and processes set forth in *The Cities Act (Saskatchewan)*. This requires City Council approval and the passage of borrowing/guarantee bylaws.

In addition to the requirements of *The Cities Act (Saskatchewan)*, REAL and the City entered into a Unanimous Member's Agreement effective January 1, 2014 that prescribes City Council approvals are required in certain situations by REAL. Section 5.2 (f) of the Unanimous Member's Agreement requires REAL to obtain City Council approval before incurring any debt obligations or completing borrowing.

REAL has proposed to undertake capital reinvestment program over the next five years to pursue its business growth strategy, stewardship of the property, capital upgrades and investments, repairs and maintenance. REAL has identified a total need for capital expenditures of \$11.3 million over the next five years, including anticipated capital spend of \$3 million in 2015 and \$2 million in 2016. The five-year capital plan is attached as Appendix B. To move forward with this plan, REAL requests that Bylaw No. 9103 be repealed and that a new borrowing/guarantee bylaw be passed to allow REAL to borrow up to \$13 million.

REAL had previously brought forward requests to the City that support their business growth strategy. In November 2014, REAL made a presentation to the Executive Committee of the City of Regina to request one-time funding of \$50,000 to complete a Pre-Construction Design and Costing project for a new multi-purpose event facility located at Evraz Place. The Pre-Construction Design and Costing project was a follow-up to the assessment of the Canadian Western Agribition event and the development of a strategy to address infrastructure issues at REAL's facility as well as to align the strategy with the Evraz Place Master Plan.

REAL is currently awaiting the consultant's report for the Pre-Construction Design and Costing study, which will identify the funding requirements for the construction of a new multi-purpose event facility. REAL anticipates that the funding model for this project will include contributions from Evraz Place, Canadian Western Agribition, The City of Regina and Regina Hotels Association, as well as contributions from the Federal and Provincial Governments. The debt financing requested by REAL over the next five years takes into consideration REAL's contribution toward the construction of a new multi-purpose event facility. Additional funding from the City of Regina to support the construction of the facility will be requested at a future date.

The following rationale has been presented by REAL with respect to its five-year capital plan:

- REAL's major business initiatives and organizational goals require this capital investment over the next five years.
- In addition to the capital spend requirements already identified within the five-year capital plan, REAL has a backlog of preventative maintenance activities. REAL believes that this situation presents critical risk to the property and the operational capabilities of the organization. REAL receives \$400,000 per year from the City through the community investment funding program. REAL indicated that while it spends the \$400,000 and more by way of regularly scheduled maintenance activities based on priority need of repair, there is no specific amount allocated to capital upgrades and repair and maintenance activities in REAL's annual planning cycle. The administration believes that to mitigate the risk of a backlog of maintenance needs in the future, REAL should identify a minimum amount of funding to be allocated annually within its planning cycle to address these needs.
- REAL also believes it will experience a high rate of disrepair at an accelerated rate due to the age of some of the facilities and equipment, if repairs and maintenance are not attended to in the near term. Information of the condition of the assets have not been presented with this request, therefore administration does not have the ability to assess the level of risk this presents.

Also included in the business case provided by REAL is a rationale that explains why REAL believes it is more reasonable to execute the organization's five-year capital plan with debt financing than utilizing cash flows from operations. The rationale includes:

- Funding the capital plan by way of borrowing allows the business to begin planning and coordinating the capital expenditures as soon as funding is in place as opposed to the fits and starts associated with setting aside funds as/if they become available from operational cash flow.
- In addition to projected cash flow, the variability inherent in the external business environment creates an unknown which may jeopardize REAL's ability to execute its capital plan if it attempts to fund the required capital investment from operating cash flows.
- Depleting cash flows may impair management's ability to realize opportunities and/or mitigate adverse events.

- Amortizing repayment of borrowed funds will allow management to continue on with the 2016 capital plan with a consistent level of debt, which is also repayable by way of operating cash flows.

To assess the reasonableness of the business case presented by REAL, the administration has completed an analysis of cash flows and other key ratios detailed in Appendix A. This analysis shows that based on the information presented, REAL can reasonably be expected to meet the obligations of the requested debt. Approval of the borrowing will however, limit the amount of debt available to the City to finance its own capital projects, as discussed later in this report.

In order to best facilitate the borrowing, the City is being asked to provide a guarantee of the debt to HSBC Bank Canada. The provision of a formal guarantee is not unusual in this type of situation and would permit REAL to complete the borrowing without providing security in its assets or its lease with the City. This is desirable from the perspective of both the City and REAL and is consistent with the fact that notwithstanding a formal guarantee, the debt incurred would count against the City's debt limit and the City would be ultimately responsible for repayment if default occurred.

A bylaw authorizing the borrowing/guarantee is required to be passed by City Council prior to REAL entering into this external financing arrangement. Pursuant to sections 134 and 153 of *The Cities Act*, the bylaw must contain details of the following:

- The amount of money to be borrowed and in general terms the purpose for which the money is borrowed;
- The rate of interest under the loan or how the rate of interest is calculated, the term and the terms of repayment of the loan; and
- The source or sources of money to be used to pay the principal and interest owing under the loan.

DISCUSSION

REAL's Proposed Debt Structure

The borrowing package contemplated by REAL includes a mix of credit facilities totalling \$13 million. REAL approached three financial institutions with respect to a new banking package. The process to request proposals from various lending institutions followed by REAL is consistent with the process used by the City.

HSBC Bank Canada offered the most innovative package with the best choice of repayment options along with interest rates. REAL choose the rate of Banker's Acceptance (BA¹) + 1.25%. The BA rate tends to be between 1 and 1.25% with trending below 1% during the month of January 2015. Based on prime rate of 3.0%, this is a very competitive rate of interest. The term sheet attached as Appendix C indicates the mix of credit facilities proposed by HSBC Bank Canada. The amount, purpose, repayment sources and interest rate for each facility is summarized below:

- *Facility A: \$3,000,000 Overdraft Line:* This facility is needed to support daily working capital requirements, and the interest rate is BA+1.25%. This loan will be repaid from REAL's regular operating cash flow.

¹ Banker's Acceptance, or BA, rate results in less interest payment relative to a rate based on the Prime Rate

- *Facility B: \$5,000,000 Revolving Equipment Loan:* This is required to finance part of the capital plan at an interest rate of BA+1.25%. This loan will be repaid from REAL's regular operating cash flow.
- *Facility C: \$4,000,000 Food & Beverage Equipment (new Mosaic Stadium) Loan:* This facility is required to finance the food and beverage equipment for the new stadium. Interest rate is BA+1.25% and the loan will be repaid over ten years from REAL's incremental net income from the new stadium, which is projected at \$1.2 million annually.
- *Facility D: \$700,000 Interest Rate Swap:* This is required to manage variability of the BA rate.
- *Facility E: \$100,000 MasterCard Corporate Expense Program:* The purpose of this facility is to assist with travel, entertaining, and small ticket purchases.
- *Facility F: \$200,000 Foreign Exchange Line:* This is required to hedge against exposures to foreign exchange risks.

City's Debt Limit and Current Debts Outstanding for the City and REAL

The City has been conservative with respect to its borrowing and regularly monitors debt to ensure it maintains a sound financial position and that credit quality (rating) is protected. The current credit rating of AA+ received by Standard and Poor's is a very strong rating. Remaining in good standing enables the City have access to capital markets and favourable interest rates for the debt it assumes.

The City's current debt limit is \$450 million with \$275 million outstanding as of December 31, 2014. The outstanding debt for the City is projected to reach approximately \$363 million by December 31, 2015. The outstanding debt for REAL as at December 31, 2014, was \$222,865. If the proposed debt of \$13 million by REAL is taken into consideration, it will increase the City's projected debt to \$376 million. While the increase will leave \$74 million in debt available to the City, it reduces the availability of debt financing to support other high priorities that may arise and could potentially impact the City's credit rating if not repaid as and when due.

To mitigate the risk of the additional debt on the current credit rating, the City will continue to work within the parameters established in the Debt Management Policy. In addition, the development of a long range financial plan for the City, currently underway, will include an assessment of our current policy and other financial policies to ensure long term financial sustainability.

Assessment of REAL Current and Projected Financial Condition

As money borrowed by REAL ultimately represents a debt obligation of the City and reduces the available debt to the City, it is important to evaluate REAL's current and projected financial condition to determine its ability to repay borrowed funds. In addition, it is necessary to evaluate the potential risk the City may face with respect to debt issued by REAL.

In order to determine the reasonability of the positive financial projections provided by REAL and its overall ability to meet its debt obligation, consideration was given to REAL's audited financial statements for 2012 and 2013, along with the unaudited statements for 2014. The reasonability analysis is attached as Appendix A. Based on the assessment of REAL's actual revenues, profit and cash flow for the past three years (2012 - 2014) along with the incremental revenues that it anticipates to generate from the New Stadium and New EventPlex, it was concluded that the revenue and profit projections provided by REAL are comparatively reasonable. The assessment presented also indicates that REAL has the ability to meet its debt obligation.

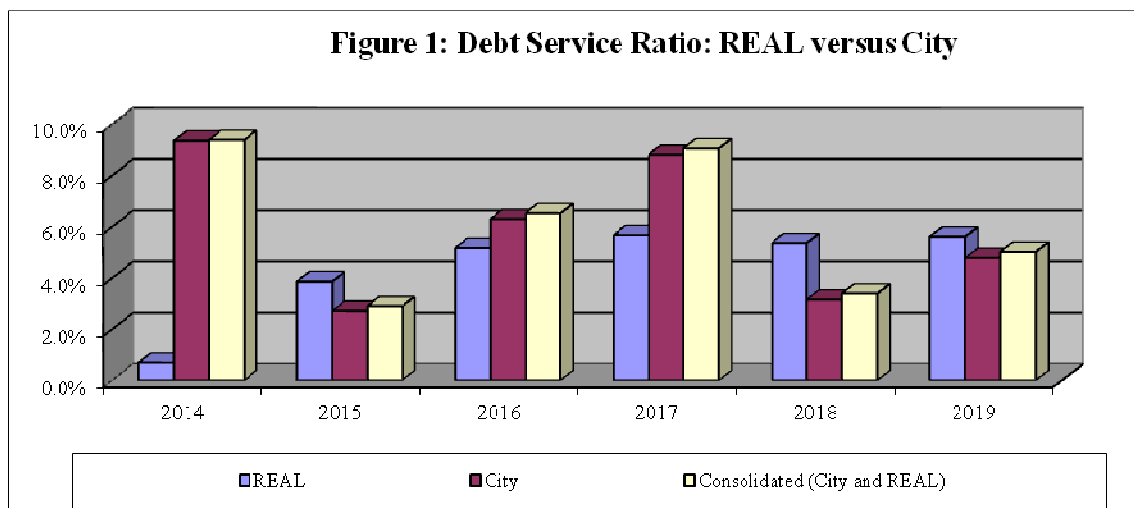
Based on the capital investment of \$11.3 million that REAL anticipates to undertake within the next five years and a total profit projection of \$5.8 million in five years, the expected return on investment (ROI) for REAL will be negative at 48.7% as shown in Appendix A. It is likely that the ROI would be positive if a 10-year horizon is considered. However, there is no information beyond the first five years of this investment at this time.

Impact of REAL's Debt on the City's Debt Position

Debt Service Ratio

The debt service ratio² measures the percentage of revenue required to cover debt servicing cost, including interest and principal payments. A high debt servicing ratio is an indication of financial risk as a substantial amount of operating revenues will be required to service debt obligation. The debt service ratio is the prime ratio used by Standard & Poor's (S&P), the City's credit rating agency, when assessing the debt burden of a municipality. The City Debt Management Policy sets an affordability target rate of less than 5%.

As presented in Figure 1, the debt service ratio for REAL was 0.7% in 2014 and is projected to average around 5% within five years (2015-2019), due to the proposed borrowing by REAL. In comparison, the City's debt service ratio peaked at 9.4% in 2014 due to a balloon payment³ made on debt, and is also expected to average approximately 5.1% in five years (2015- 2019) with a spike of 6.3% and 8.8% in 2016 and 2017 respectively. The spike in the City's debt service ratio in 2016 and 2017 is due to projected large debt repayments of \$31.4 million and \$54.2 million respectively, related to the Wastewater Treatment Plant.



If REAL's debt is consolidated into the City's, in the event of a default by REAL, the City's debt service ratio will increase from 5.1% to 5.4% over five years (2015-2019). The ratio will peak in 2016 and 2017 at 6.5% and 9.1% respectively. Although the City faces the risk of higher debt obligation by authorizing REAL's debt request, this risk would be mitigated by the positive cash flow projections for REAL, which shows that REAL has reasonable ability to meet its debt obligations.

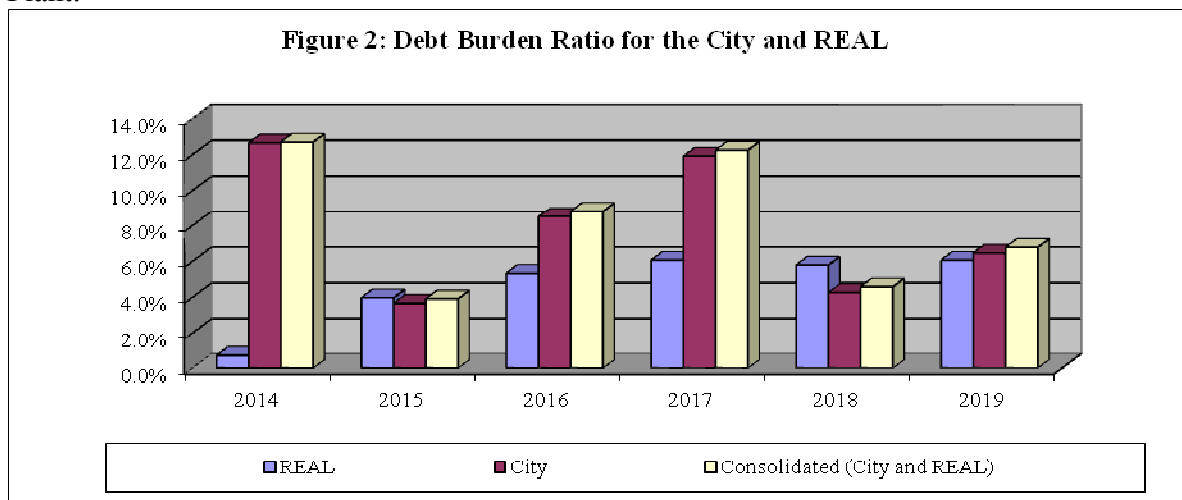
² This ratio was calculated by dividing annual interest and principal payments on debt by total REAL revenues.

³ A repayment of outstanding debt principal amount at the end of a loan period

Debt Burden Ratio

The debt burden ratio measures the percentage of total expenditures that is associated with debt servicing cost, including annual debt interest and principal payments. The City's Debt Management Policy established an affordability target rate of less than 5%.

As shown in Figure 2, the debt burden ratio for REAL was 0.7% in 2014 and is projected to average approximately 5.5% over five years (2015-2019), following the proposed debt issuance. In comparison, the City's debt burden ratio peaked at 12.7% in 2014 due to a balloon payment on debt, and is estimated to average approximately 7.0% over five years (2015-2019). This ratio will spike at 8.5% and 11.9% in 2016 and 2017 respectively. This shows that while the five-year average debt burden ratio of 5.5% for REAL is slightly higher than the target ratio of 5.0% established in the Debt Management Policy, the City's five-year average ratio of 7.0% is substantially higher. The spike in the City's ratio in 2016 and 2017 is due to projected large debt repayments of \$31.4 million and \$54.2 million respectively, related to the Wastewater Treatment Plant.



If REAL's debt is consolidated into the City's, in the event of a default by REAL, the City's debt burden ratio will increase from 7.0% to 7.3%, based on a five-year average (2015-2019), with the peak years being 2016 and 2017 at 8.8% and 12.3% respectively. As noted previously, the potential financial risk to the City, which may result from REAL defaulting on its debt obligation, is mitigated by REAL's positive cash flow projections and ability to meet its maturing financial obligations.

Cost-Benefit-Analysis for the Proposed Borrowing by REAL

The benefits and cost to the City with respect to the proposed borrowing by REAL are summarized below:

Benefits

- Additional financing flexibility will allow Evraz Place to more effectively respond to the business requirements of future capital investments on the property.
- Capital renewal and stewardship of the property will help meet the long-term needs of the community and REAL, making Evraz Place a "world class" facility in Regina. This is consistent with City Council's vision of building an attractive community.

Costs

- Reduces the City's available debt by \$13 million.
- Impacts or could potentially stop some capital projects from proceeding.
- Limits the City's financial ability to deal with emergencies, as the City's available debt room will decrease by \$13 million to \$74 million by December 2015.
- Could potentially have a negative impact on the City's current credit rating.

The annual cash flow projections indicate REAL has the ability to meet its debt obligation, which mitigates some of the concerns identified above. The cash flow projection shows that REAL can repay \$8.8 million of debt over the five-year period (2015-2019) and remain cash neutral from the 2015 ending cash balance of approximately \$2.5 million to an ending cash balance of just over \$3 million in 2019. In addition, the City's available debt of \$74 million is reasonable to deal with unanticipated, one-time emergencies that may occur. Also, barring any new debt, the City's available debt will increase in 2017 due to the repayment of outstanding debts.

RECOMMENDATION IMPLICATIONS

Financial Implications

The debt repayment ability for REAL was determined based on their five-year financial projections. Unanticipated business slow down and variability in the external business environment can impact REAL's financial projections and its ability to meet debt obligations. If this happens, the City will ultimately be responsible for any outstanding debt for REAL. This potential situation will impact the City's available debt and potentially reduce its ability to fund new projects/programs or deal with unanticipated emergencies.

Also, interest rate on the proposed debt is based on BA rates, which are subject to market variability. Therefore, any significant increase in rates will result in additional financing cost to REAL and by extension, the City.

Environmental Implications

None related to this report.

Policy and/or Strategic Implications

The repeal of Bylaw No. 9103 and the enactment of a new borrowing/guarantee bylaw will allow REAL to pursue its business strategy, meet its obligation to effectively manage stewardship of the property, and continue to improve the properties presentation to the community.

In addition, investment in the food and beverage equipment for the new Mosaic Stadium is consistent with Council's priority of building a world-class sports and entertainment venue in Regina.

Other Implications

None related to this report.

Accessibility Implications

None related to this report.

COMMUNICATIONS

A Public Notice will be issued prior to Council approval of the guarantee bylaw/borrowing bylaw as required by Section 101 and 102 of *The Cities Act* and Bylaw No. 2003-8

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



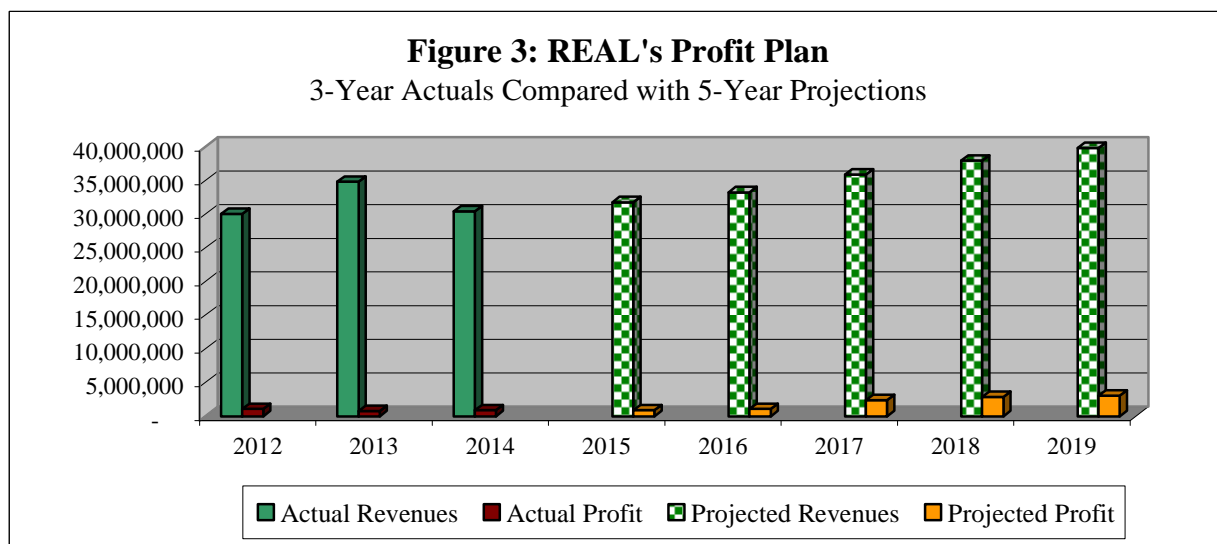
Erna Hall, A/Secretary

Prepared by:
Mavis Torres, Council Officer

Reasonability Assessment of REAL's Financial Projections

Profit Plan and Cash Flow: Three-Year Actual Compared with Five-Year Projections

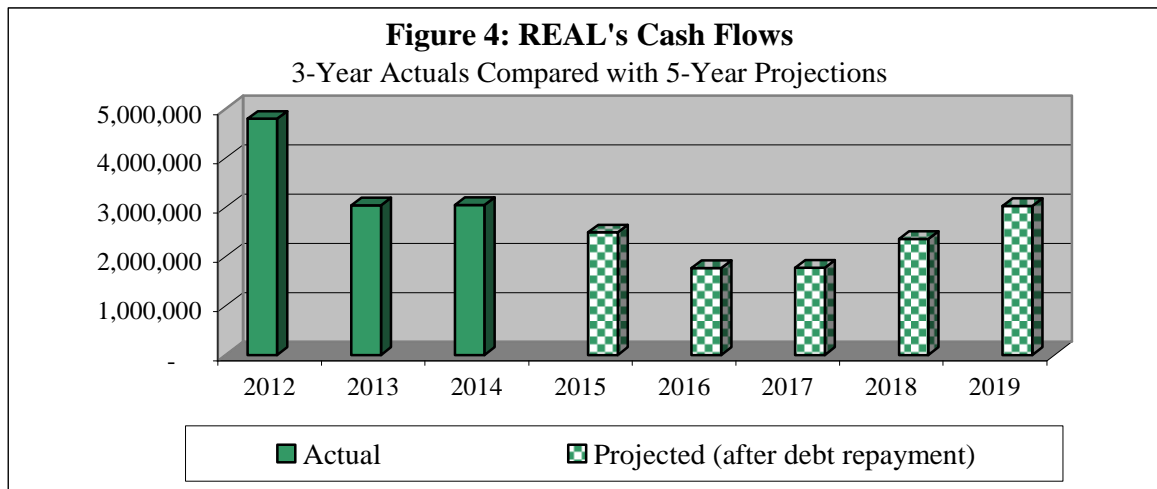
REAL has provided a five-year (2015-2019) revenue and profit projection as presented in Figure 3. The projections suggest that revenue will grow by approximately 25.2% from \$31.8 million in 2015 to \$39.8 million in 2019, while profit is expected to grow by over 230% from \$913,000 in 2015 to just over \$3 million in 2019. REAL anticipates that its revenues and profit will be boosted by incremental revenues from the New Stadium and New EventPlex, which is projected to average approximately \$1.4 million per year. In comparison, REAL's revenues and profit for the last three years show revenues increased from approximately \$30 million in 2012 to \$34.8 million in 2013 before decreasing to \$30.4 million in 2014, while profit decreased by 12.3% from \$1.1 million in 2012 to \$951,000 in 2014 as shown in Figure 3.



Based on REAL's past revenues and profit, as well as the incremental revenues it anticipates to generate from the New Stadium and New EventPlex, it is appropriate to conclude that the revenue and profit projections made by REAL are comparatively reasonable.

REAL also projects to achieve a 21.7% cumulative growth in cash flow from approximately \$2.5 million in 2015 to \$3.0 million in 2019 as presented in Figure 4. The cash flow projection is based on REAL's ending cash balance after taking into consideration average debt capital repayment of approximately \$1.8 million per year, based on the proposed debt. In comparison, REAL experienced a significant decline of 36.6% in actual cash flow between 2012 and 2013. The cash flow for 2014¹ is expected to be similar to the 2013 cash flow position of approximately \$3.0 million, which is also similar to the projection for 2019.

¹ The financial statements for 2014 have not been audited at this time, but the numbers are relatively reasonable as the statements include eleven months of actual activities.

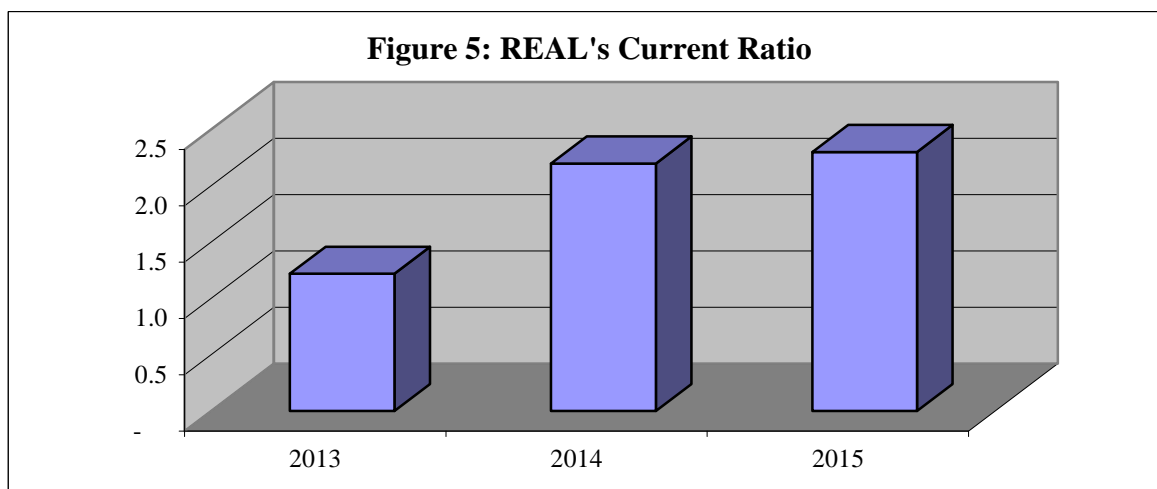


Given the actual cash flows achieved by REAL over the past three years as shown in Figure 4, it is appropriate to conclude that the five-year cash flow projections are comparatively reasonable.

Current Ratio

The current ratio measures REAL's liquidity position and its ability to meet maturing debt obligations during the year. A higher ratio is an indication that REAL can meet its yearly financial obligations. The benchmark used by most industries is a current ratio of 2.0.

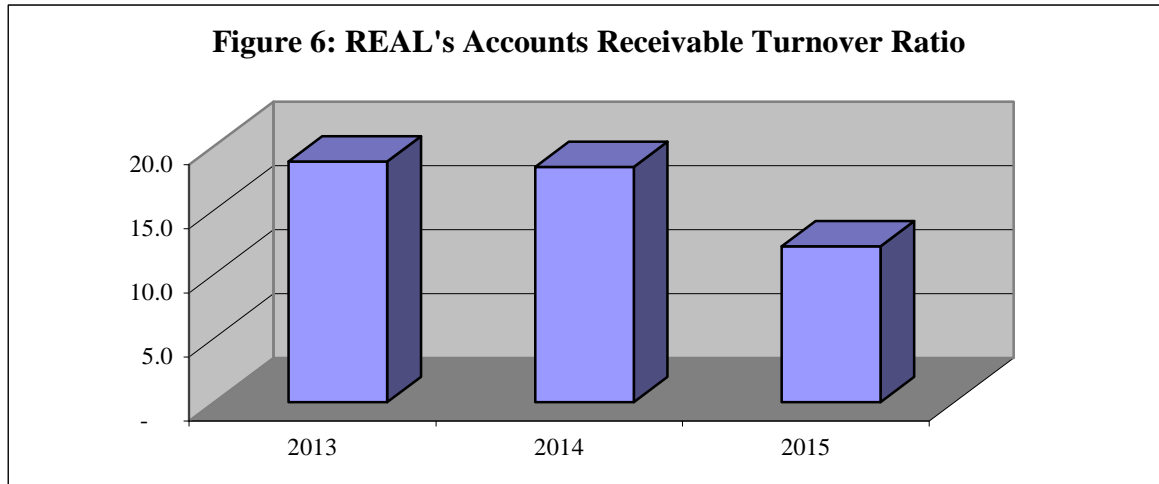
Based on the graph in Figure 5, the current ratio² for REAL was 1.2 in 2013 but increased to 2.2 in 2014. The ratio is projected to reach 2.3 in 2015, which is higher than the target benchmark of 2.0 used by most industries. This indicates that REAL has a good liquidity position and reasonable ability to meet its annual debt obligations.



² 2013 ratios for REAL were calculated based on their audited financial statements, while 2014 and 2015 ratios were calculated based on unaudited financial statements and financial projections respectively.

Accounts Receivable Turnover Ratio

Accounts receivable turnover is an efficiency ratio that measures how many times REAL turn its accounts receivable into cash during the year. A higher ratio is usually an indication of efficient business operations. The standard accounts collection period, measured in days, used by most organizations is 30 days.



The graph in Figure 6 shows that REAL turned their accounts receivable approximately 19 times both in 2013 and 2014, which indicates that, on average, receivables were collected within 20³ days of sales. The projected ratio for REAL in 2015 is twelve times, indicating that accounts receivables can be collected within 30 days in 2015. While this is a less efficient performance compared to 2014, the 30-day collection period in 2015 is consistent with the standard collection terms used by many companies.

Return on Investment Analysis

Return on investment is a performance measure used to evaluate the benefit that an investor receives for undertaking an investment. It is calculated by dividing net profit by the amount of capital invested.

Based on the capital expenditures identified, REAL expects to invest \$11.3 million within the next five years. The incremental profit (Table 1) that REAL projects to receive over the same period is approximately \$5.8 million. This will result in a negative ROI of (48.7%) as demonstrated below:

$$\begin{aligned}\text{ROI} &= \frac{\text{Incremental Profit} - \text{Investment Cost}}{\text{Investment Cost}} \\ &= \frac{\$5.8 \text{ million} - \$11.3 \text{ million}}{\$11.3 \text{ million}} \\ &= (48.7\%)\end{aligned}$$

³ This was calculated by dividing 365 days in a year by the Account Receivables Turnover (i.e. 365/19)

Table 1: Incremental Profit Analysis

Incremental Profit Analysis	<u>Total</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Annual Projected Profit for REAL	10,370,764	913,281	1,102,401	2,419,084	2,877,158	3,058,840
Subtract Base Profit (2014)	4,610,000	922,000	922,000	922,000	922,000	922,000
Incremental Profit	5,760,764	- 8,719	180,401	1,497,084	1,955,158	2,136,840

It is necessary to note that the ROI analysis only looks at the return on investment over a 5-year period. However, some of the capital investments, including new building for the EventPlex and food and beverage equipment for the New Stadium, have a useful life longer than five years and would continue to generate returns. As a result, the ROI could potentially be positive if a 10-year profit projection is considered.

Business Unit	Details	Proposed Requirement	2015 Capital	2016 Capital	2017 Capital	2018 Capital	2019 Capital
Corporate							
HVAC in meeting room #4	Tim's exhaust fans	50,000	-	-	50,000	-	-
Lewvan video board replacement	TBD	500,000	-	-	500,000	-	-
Brandt Centre	East Upper Suites	250,000	-	250,000	-	-	-
QCC	Camera System Upgrade	10,000	10,000	-	-	-	-
Parking Lot	Parking Lot Cameras	25,000	-	25,000	-	-	-
Parking Lot	Devices & system to improve parking			-	-	-	-
Access Control	Critical areas, concessions/offices	50,000	50,000	50,000	50,000	50,000	-
ERP MIS	ERP solution integrated with Eventpro & Kronos	450,000	-	450,000	450,000	-	-
EventPro	Investment to re-config & setup EventPro	20,000	20,000	-	-	-	-
Selectica	Contract Management application	20,000	20,000	-	-	-	-
TMA Software	Complete the configuration of TMA	15,000	15,000	-	-	-	-
EP 2.0	New Building	2,000,000	-	2,000,000	-	-	-
EP website	Redevelopment & refresh of website	35,000	35,000	-	-	-	-
CFPS - WD Grant	Technology & equipment	82,000	82,000	-	-	-	-
Technology for the Board of Directors	15 - iPad @ \$800/each	12,000	12,000	-	-	-	-
Technology for the Board of Directors	Board Portals annual subscription	12,000	12,000	12,000	12,000	12,000	12,000
Vehicles							
Evraz Place	Front End Loader possible lease or large skid steer	90,000	90,000	-	-	-	-
E & E /Catering	Cube Van, 5 ton, with lift	20,000	-	20,000	-	-	-
E & E							
Parking Lot	Fencing and Gates	10,000	10,000	10,000	-	-	-
Evraz Place	Recycle/Garbage bins - 100 @ \$80.00	8,000	8,000	8,000	-	-	-
Brandt Centre	Staging Legs - 48-72"	50,000	50,000	-	-	-	-
Evraz Place	Radios - 30	18,000	18,000	-	-	-	-
Brandt Centre	Rigging platforms	75,000	75,000	-	-	-	-
Brandt Centre	Spot Lights - 2	20,000	20,000	-	-	-	-
Brandt Centre	Plexiglas install for boards plus rail		-	-	-	-	-
Brandt Centre	Score clock EP portion	565,149	565,149	-	-	-	-
Brandt Centre	Upgrade lighting						

Business Unit	Details	Proposed Requirement	2015 Capital	2016 Capital	2017 Capital	2018 Capital	2019 Capital
POM							
Canada Centre	Radiant Heat	40,000	40,000	40,000	40,000	40,000	40,000
QCC	Domestic water lines	25,000	25,000	25,000	-	-	-
Brandt Centre	Heaters, replacement and lines	75,000	75,000	-	-	-	-
Brandt Centre	Condenser room roof/floor in Brandt	95,000	95,000	-	-	-	-
Brandt Centre	Rubber floor outside the Pats dressing room	35,000	35,000	-	-	-	-
Agribition Building	Evestroughing, near Pat's office	18,000	18,000	-	-	-	-
Canada Centre	Wall Cladding, exterior west wall	20,000	-	20,000	-	-	-
	Repair underground water valves around the property	25,000	25,000	-	-	-	-
Lots	Parking Kiosk's, Internally built	80,000	-	80,000	-	-	-
Lots	snow removal 1 vehicle truck blade	16,000	16,000	-	-	-	-
Salon D entryway	Water leak roof repair	45,000	45,000	-	-	-	-
S&R							
Condenser	Place holder for either a condensor or compressor	225,000	225,000	-	-	-	-
Compressor	Assists with Brandt ice plant (dependant on TCC)		-	-	-	-	-
Water treatment	TCC, chemical room - Dolphin water system	40,000	40,000	-	-	-	-
Stone Hard	Continue with this project	25,000	25,000	-	-	-	-
TCC Upper level	Additional Reader Boards	10,000		10,000	-	-	-
CUEP	Soccer Netting/Dam	15,000		15,000	-	-	-
Zamboni	TCC, possible trade of oldest machine @ \$40K, net	90,000	-	90,000	-	-	-
Zamboni Refurbishment	possible 2 units in 2015	25,000	25,000	25,000	25,000	25,000	25,000
Ice Edgers	Gas Edger	5,500	5,500	-	-	-	-
Arena 1	Kick Plates	5,000	5,000	-	-	5,000	-
Arena 2	Kick Plates	5,000	-	5,000	-	-	5,000
Arena 3	Kick Plates	5,000	-	5,000	-	-	5,000
Arena 4	Kick Plates	5,000	-	-	5,000	-	-
Arena 5	Kick Plates	5,000	-	-	5,000	-	-
Arena 6	Kick Plates	5,000	5,000	-	-	5,000	-
All dressing rooms in all arenas 1-5	Replace mixing valves & shower heads	155,625	155,625	-	-	-	-
All dressing rooms in arena 6	Replace mixing valves & shower heads	41,500	41,500	-	-	-	-
Ice Decking	Additional set of decking	170,000	-	170,000	-	-	-

Business Unit	Details	Proposed Requirement	2015 Capital	2016 Capital	2017 Capital	2018 Capital	2019 Capital
F&B							
Carpet & paint	QCC , entire area painted and carpeted staged approach, customer facing areas	400,000	400,000	400,000	400,000	400,000	400,000
Combi Oven	EventPlex Kitchen	13,000	13,000	-	-	-	-
Popcorn machine	Brandt Centre	8,000	8,000	-	-	-	-
Banquet chairs	1500 chairs, 750 in '15 & 750 in '16	41,250	41,250	41,250	-	-	-
Tables & settings	QCC 500 tables & settings, 1/2 in '15, 1/2 in '16	15,400	15,400	15,400	-	-	-
Kitchen Equipment	misc stuff	45,000	45,000	-	-	-	-
Tim Hortons mandatory Reno	Mandatory location reno	200,000	200,000	-	-	-	-
New Stadium Equipment	F&B equipment fit out	3,750,000	-	3,750,000	-	-	-
Bar service equipment	Place-holder for liquor guns and dispensers	50,000	50,000	50,000	-	-	-
QCC	Escalator refurbishment	35,000	35,000	35,000	-	-	-
IT							
Server room security	Access/protection/backup power/cooling	10,000	10,000	-	-	-	-
Servers	Extend the warranty on R710	3,000	3,000	-	-	-	-
Servers	Purchase new R730	12,000	12,000	-	12,000	-	12,000
Switches	Core Fibre switch, increase capacity/backup	5,000	5,000	5,000	-	-	-
Switches	2 - 24 port Dell switches @ \$2500/each	5,000	5,000	-	5,000	-	5,000
Switches	2 - 48 port Dell switches @ \$3500/each	7,000	7,000	-	7,000	-	7,000
Switches	2 - 12 port Cisco POE @\$2500/each	5,000	5,000	-	5,000	-	5,000
Switches	12 Port Cisco POE @ \$2500 for the CUEP	2,500	2,500	-	2,500	-	2,500
Desktops	19 - Dell, model XE2 @ \$2000/each	38,000	38,000	38,000	38,000	38,000	38,000
Access Points	3 - Spare units @ \$850/each	2,550	2,550	-	-	-	-
Access Points	1 - unit for admin building	850	850	-	-	-	-
Access Points	3 - units for the Upper TCC @ \$850/each	2,550	2,550	-	-	-	-
Access Points	3 - units for the lower TCC @ \$850/each	-	-	-	-	-	-
Wiring	CUEP TM wiring	3,500	3,500	-	-	-	-
Wiring	CC TM wiring	5,000	5,000	-	-	-	-
Wiring	Rear catering office cabinet move	5,000	5,000	-	-	-	-
Wiring	Admin office access point	500	500	-	-	-	-
Wiring	TCC upper access points	3,000	3,000	-	-	-	-
Wiring	TCC lower access points	3,000	3,000	-	-	-	-

Business Unit	Details	Proposed Requirement	2015 Capital	2016 Capital	2017 Capital	2018 Capital	2019 Capital
HR							
			-	-	-	-	-
Pay stub folding equipment	(vs. paperless paystubs), require systems for staff access	5,000	5,000	-	-	-	-
Kronos	Time/attendance/scheduling, leasing options If leased for 36 months, yearly cost is \$58,000 otherwise initial investment is \$300K	100,000	100,000	100,000	100,000	-	-
Box Office			-	-	-	-	-
TM Boca printers	for TM system, 3 required @ \$1200 each	3,600	3,600	-	-	-	-
TM Boca printers	for TM system, 2 required @ \$1200 each	2,400	-	2,400	-	-	-
	new style, total of 12 require, 4 per year for 3 years						
TM hand held scanners	required @ \$1200 each	4,800	4,800	4,800	4,800	-	-
Wireless scanning in CUEP	TM equipment & setup	4,000	4,000	-	-	-	-
Portable POS System	Ability to ticket TM events at mobile locations	5,000	5,000	5,000	-	-	-
Laptop computers	Use TM in mobile locations, 2 required	3,000	3,000	3,000	-	-	-
Brandt West Entrance	Place holder for TBD requirements	15,000	15,000	-	-	-	-
		11,336,332	3,055,274	7,759,850	1,711,300	575,000	556,500

Executive Summary

The Regina Exhibition Association Limited requests that the borrowing bylaw No. 9103 Section 2(2) be amended to increase the maximum debt limit for The Regina Exhibition Association Limited (REAL) to \$13,000,000 from the existing limit of \$2.8 million.

REAL's request is in support of The Regina Exhibition Association Limited's business growth strategy, stewardship of the property, capital upgrades and repair & maintenance activities. REAL has identified over \$11 million of spending for the five year period beginning in 2015. REAL's 2015 capital spend will be \$3 million with an additional spend of approximately \$2 million in 2016. It is anticipated that REAL will continue to fund this initiative via debt going forward for a minimum of five years. This plan facilitates REAL to enact upon a continuous property improvement model in order to present a facility that is in meeting with the organizations expectation of a world class facility.

Also to provide a foundation of support through a more suitable banking arrangement, REAL has entered into discussions with HSBC Bank Canada. A proposed "Term Sheet" has been included with this business case.

With this request, REAL will be positioned to support the organizations business growth strategy, meet its obligation to effectively manage the stewardship of the property and continue to improve the properties presentation to the community, all supported with an adequate banking arrangement.

Background

REAL has entered into discussions with HSBC Bank Canada in order to establish a banking arrangement that would position REAL to become sufficiently financed for a five year period. The proposed banking arrangement is included in the attached "Term Sheet" as part of this request. The Term Sheet includes three main credit facilities.

Facility A, is a \$3 million Overdraft Line which includes up to a maximum of \$2 million of short term specialty lending by way of a "Clean Import Line" (CIL), the CIL would be used to finance short term specialty financing requirements for concerts & events. The overdraft line will support the organizations day to day operating cash requirements. This enhancement to available credit will allow the organization to be in a position to take advantage of any opportunities and also to be able to have available credit in the event of an emergent expenditure. The manner in which the organization currently mitigates this is to hold a higher level of cash on hand, a very poor way of using a very valuable resource.

Facility B, is a Revolving Equipment Loan with a credit limit of \$5 million. This credit facility will be used to begin to finance the organizations five year capital plan. This facility is the main component of the overall financing arrangement as it will facilitate REAL to act upon its five year capital plan. A summary of the capital plan is as described below.

The 5-Year Capital Plan identified an anticipated need for capital expenditures of \$11.3M over that same time frame. In order to execute on that plan, our planned 2015 spend is \$3 million and we anticipate a spend of \$2 million for 2016 funded by way of debt. Our rationale for the structure is as follows:

1. Our Need

- a. Our major business initiatives and organizational goals require an aggressive level of capital reinvestment over the next five years.
- b. Aside from the capital spend requirements already identified within the 5-Year Capital Plan, at present we have a backlog of preventative maintenance activities. This situation presents critical risk to the property and the operational capabilities of the organization.
- c. We will experience a higher rate of disrepair at an accelerated rate due to the age of some of our facilities and equipment if repairs and maintenance are not attended to in the near term.

2. Our Plan - Borrowing the capital funds versus utilizing cash from operations

- a. Funding the Capital Plan by way of borrowing allows the business to begin planning and coordinating the capital expenditures as soon as funding is in place as opposed to the fits and starts and delays associated with setting aside funds as they become available (or not) from operational cash flow.

- b. In addition to projected cash flow, the variability inherent in our industry creates an unknown which may jeopardize our ability to execute the capital plan if we attempt to fund the capital investment from operating cash flows whereas we have sufficient cash flow capacity in our plan for making monthly debt repayments.
- c. Depleting operating cash flows may cripple management's ability to seize opportunities and/or mitigate adverse events.
- d. Amortizing repayment will allow management to continue on with the capital plan with a consistent level of debt (repayable by way of operating cash flows).

The third facility, **Facility C**, is established for REAL to fund the requirement to provide food & beverage equipment for the new Mosaic Stadium. This facility has an anticipated credit limit of a \$4 million term loan repayable over 10 years. This term loan has a unique repayment structure established to meet cash flows in alignment with the CFL football season of activities. Monthly payments will be made in the period of July to November with no repayment required for the remaining seven months.

The remaining credit facilities which comprise of a maximum combined credit limit of \$1 million are to support the entire banking package through the use of an Interest Rate Swap Facility, A MasterCard Corporate Expense Program and a Foreign Exchange Line.

Borrowing also has the side benefit of allowing us to develop a relationship with a bank at a more meaningful level that may create an advantage for us in funding future capital projects.

The expected rate of interest for Facilities A – C is the same and is proposed to be BA + 1.25%. Using a BA rate will result in less interest incurred versus a rate based on the Prime Rate. The Interest Rate Swap Line will be used to manage the variability of the BA rate. Typically the BA rate tends to be between 1 – 1.25% with recent trending below 1% during the month of January 2015. The only variation of interest rate is for the CIL, which due to its short term nature is expected to be Prime + .25%.

Financial Analysis

In order to support this debt repayment we looked at the organizations forecasted growth from 2015 – 2019 which includes revenue generated from REAL's regular activities, revenue from the proposed new multi-purpose event facility coming online in January 2017 and revenue from the operation of the new stadium starting in July 2017. We anticipate approximate revenue growth of 25% from 2015 to 2019. Below is the Proforma Income Statement.



Revenue and Expenses for Activity: 000 to 850

Income Statement

2015

2016

2017

2018

	2015	2016	2017	2018	2019
4000 - Revenue Continuance	2,600,000.00	2,600,000.00	2,600,000.00	2,600,000.00	2,600,000.00
4010-4400 - General Revenue	10,713,279.00	11,248,942.95	11,811,390.10	12,401,959.60	13,022,057.58
4450-4481 - Building Rentals	8,235,520.00	8,647,296.00	9,079,660.80	9,533,643.84	10,010,326.03
4549-4601 - Catering & Concession	8,507,615.00	8,932,995.75	9,379,645.54	9,848,627.81	10,341,059.21
4650-Sales - Souvenirs	298,000.00	312,900.00	328,545.00	344,972.25	362,220.86
4670-4680 - Sponsorships & advertising	1,446,570.00	1,518,898.50	1,594,843.43	1,674,585.60	1,758,314.88
4700-4740 - Other Sales	6,000.00	6,300.00	6,615.00	6,945.75	7,293.04
Incremental Net Income - EventPlex 2.0	0.00	0.00	149,039.69	278,840.03	448,872.08
Incremental Net Income - New Stadium	0.00	0.00	960,862.89	1,281,150.52	1,281,150.52
Revenue	31,806,984.00	33,267,333.20	35,910,602.44	37,970,725.41	39,831,294.20
5300-5351 - COGS Catering & Concessions	(2,856,827.00)	(2,999,668.35)	(3,149,651.77)	(3,307,134.36)	(3,472,491.07)
5750 - COGS - Souvenirs	(226,525.00)	(237,851.25)	(249,743.81)	(262,231.00)	(275,342.55)
5800 - Sponsorship Expenses	(5,000.00)	(5,250.00)	(5,512.50)	(5,788.13)	(6,077.53)
Cost of Goods Sold	(3,088,352.00)	(3,242,769.60)	(3,404,908.08)	(3,575,153.48)	(3,753,911.16)
Direct Expenses	(12,068,093.67)	(12,671,498.35)	(13,305,073.27)	(13,970,326.93)	(14,668,843.28)
Indirect Expenses	(2,064,447.00)	(2,167,669.35)	(2,276,052.82)	(2,389,855.46)	(2,509,348.23)
Overhead Expenses	(13,672,810.20)	(14,082,994.50)	(14,505,484.34)	(15,158,231.13)	(15,840,351.53)
Report Totals (2539/2099)	913,281.14	1,102,401.40	2,419,083.94	2,877,158.40	3,058,840.00

We used this projection to build up a projected statement of cash flows in order to analyze our ability to repay debt. What we found is that the organization can repay over the five year period \$8,840,400 of debt and remain cash neutral from the 2015 opening cash position of just over \$3 million, to a similar position by the end of 2019. This is a positive situation as the opening amount of cash available for operations in 2020 is \$2.5 million. This tells us that over the five year period we may have the ability to repay the debt at a quicker pace in order to reduce our interest costs but alternatively if the organization remains with the proposed level of debt repayment, we will not constrain the organization in the event of unanticipated business slow down. Below is the Proforma Cash Flow Statement for the period of 2015 – 2019.



Pro Forma Cash Flow Statement

	2015	2016	2017	2018	2019
Opening Cash Balance	3,053,228	2,493,788	1,771,440	1,777,094	2,358,320
Sask Gaming Revenues	2,600,000	2,600,000	2,600,000	2,600,000	2,600,000
Rental Revenues	8,235,520	8,647,296	9,079,661	9,533,644	10,010,326
Food & Liquor Sales	8,507,615	8,932,996	8,932,996	9,379,646	9,848,628
Sales - Souvenirs	298,000	312,900	328,545	344,972	362,221
General Revenue	10,713,279	11,248,943	11,811,390	12,401,960	13,022,058
Sponsorship & Advertising	1,446,570	1,518,899	1,594,843	1,674,586	1,758,315
Other Revenues	6,000	6,300	6,615	6,946	7,293
Incremental Net Income - EventPlex 2.0	-	-	149,040	278,840	448,872
Incremental Net Income - New Stadium	-	-	960,863	1,281,151	1,281,151
Change In Supplies & Prepaid Expenses	8,358	8,693	9,043	9,474	9,925
Change In Accounts Payable	(1,486,128)	(1,547,280)	(1,611,095)	(1,688,160)	(1,768,923)
Change In Deferred Revenue	(1,011,998)	(1,062,598)	(1,115,728)	(1,171,514)	(1,230,090)
Change In Accounts Receivable	956,026	1,003,827	1,054,019	1,106,720	1,162,056
Total Cost of Goods Sold	(3,088,352)	(3,242,770)	(3,404,908)	(3,575,153)	(3,753,911)
Direct Expenses	(12,068,094)	(12,671,498)	(13,305,073)	(13,970,327)	(14,668,843)
Indirect Expenses	(2,064,447)	(2,167,669)	(2,276,053)	(2,389,855)	(2,509,348)
Overhead Expenses	(13,672,810)	(14,082,995)	(14,505,484)	(15,158,231)	(15,840,352)
Change In Inventory	(18,978)	(19,926)	(20,923)	(21,969)	(23,067)
Change In GST Payable	149,548	132,866	154,086	155,383	156,456
Current Portion of Long Term Debt	(181,019)	(170,698)	(22,361)	(22,361)	(7,454)
Capital Debt Repayment	(1,046,924)	(1,547,328)	(2,010,816)	(2,010,816)	(2,224,516)
Total Operating Cash Flow	(559,440)	(722,348)	5,654	581,225	676,389
Less Change in Cash Held by Treasury	0	0	0	0	0
Period Closing Cash Balance	2,493,788	1,771,440	1,777,094	2,358,320	3,034,709
Treasury Cash Balance	500,000	500,000	500,000	500,000	500,000
Operating Cash Balance	1,993,788	1,271,440	1,277,094	1,858,320	2,534,709
Ending Cash Balance	2,493,788	1,771,440	1,777,094	2,358,320	3,034,709

Key Benefits for the Property & the City of Regina

REAL's five year capital plan enables the organization to take the first steps towards a sustained initiative of capital repair in order to catch-up the shortfall of capital re-investment that has been part of the past. The amendment of the borrowing bylaw will allow REAL to move forward with organizations business growth strategy, meet its obligation to effectively manage the stewardship of the property and continue to improve the properties presentation to the community, all supported with an adequate banking arrangement. The end result will be a property that can meet the long term needs of the community and the organization, making Evraz Place a "world Class" facility right here in the City of Regina.

January 26, 2015

The Regina Exhibition Association Limited operating EvrazPlace
Box 167
Regina, SK S4P 2Z6

Attention: Ben Antifaiff

TERM SHEET

This term sheet is for the confidential use of The Regina Exhibition Association Limited operating as EvrazPlace ("EvrazPlace"), and except with the prior written consent of HSBC Bank Canada, is not to be disclosed to any person other than as may be required by law or other than to the directors and officers of EvrazPlace and those employees of or financial advisors and legal counsel to EvrazPlace in each case, who are directly involved in the transactions described herein and who have been informed of the confidential nature of this term sheet.

Dear Sir:

On behalf of HSBC Bank Canada, we are pleased to outline the basic terms and conditions under which a formal proposal for financing may be developed. Please be advised that this term sheet does not represent an authorized facility or formal proposal for financing, but rather forms the basis upon which we would proceed to prepare an application for approval at some point in the future.

Borrower: **The Regina Exhibition Association Limited operating EvrazPlace (the "Borrower" and "EvrazPlace")**

A) Master Limit: **CAD \$3,000,000**

Sub-Facility 1: CAD \$3,000,000 Overdraft Line

Revolving line available to support the Borrower's daily working capital requirements subject to Margin Conditions.

Line may be availed in Letter of Credit (CAD 500,000) or USD (USD 1,000,000) as required.

Interest Rate: Prime + 0%
BA + 1.25%
US Base Rate + 0%
LC 1.25% per annum fee

Margin Conditions:

- a) 75% of <90 eligible Canadian and USA receivables; plus
- b) 75% of inventory including liquor excluding perishable items; plus
- c) 50% of perishable inventory; plus
- d) 75% of book value of unencumbered equipment; less
- e) Priority payable

Term Sheet - RESTRICTED

Sub-Facility 2: CAD \$2,000,000 Clean Import Line (CIL)

Revolving line to assist in financing inventory from approved sellers available in multiple draws, subject to Draw Conditions.

Interest Rate: Prime + .25%
Draw fee CAD \$250/draw

Draw Conditions:

- a) Eligible purchases subject to Bank pre-approval and to be supported by executed purchase orders of product or service acceptable to Bank
- b) Appropriate event licensing to be evidenced prior to draw
- c) Appropriate insurance assigned to Bank to be in place prior to draw
- d) Advances limited to 100% of the purchase order amount
- e) Maximum term set on event by event basis and generally not to exceed 60 days
- f) All proceeds from sale of product or service to be deposited directly to Bank or indirectly through third party service provider (such as an armored courier)
- g) Minimum draw CAD 250K
- h) Other draw conditions may apply

B) Revolving Equipment Loan: CAD \$5,000,000

Loan will be available annually to support the Borrower's capital requirements.

Interest Rate: Prime + 0%
BA + 1.25%
Fixed rate options available
Draw fee waived

Draw Conditions:

- a) Eligible assets may be financed at 100% of pre-tax costs
- b) Minimum annual payment lesser of loan balance or CAD 1,000,000
- c) Interest is due monthly
- d) Minimum draw CAD 200K
- e) Limit subject to annual review and confirmation
- f) Other draw conditions may apply

C) Construction Loan (Food Services – Mosaic Stadium): CAD \$4,000,000

Loan will be available as a construction loan commencing spring of 2015 with final advance by February 28, 2017 (the "Construction Period").

Loan will convert to a regular term loan effective March 01 2017 for a maximum amortization of ten years (the "Repayment Period").

Interest Rate: Prime +0%
BA + 1.25%
Fixed rate options available
Draw fee waived

Draw Conditions:

- a) 100% financing of pre-tax costs as detailed in an approved budget.

Term Sheet - RESTRICTED

- b) The Loan may only be advanced during the Construction Period.
- c) Interest is due monthly except during the Construction Period during which time interest is capitalized,
- d) Conventional construction draw conditions and terms apply during the Construction Period
- e) The Holdback account must be placed with HSBC.
- f) All draws are subject to satisfactory progress reports as approved by an external reviewer acceptable to the Bank.
- g) Minimum draw amount is CAD 200K
- h) Skip-payment principal payment arrangement with five on (July to November) and seven off to match football season. Payments commence July 2017.
- i) Other draw conditions may apply

D) Interest Rate Swap Line: CAD \$700,000

Line is available to accommodate the fixing of interest rates for term loans

Draw Conditions:

- a) Execution of an acceptable ISDA Master Agreement and Schedule
- b) Other terms and conditions as stipulated by Treasury

E) MasterCard Corporate Expense Program: CAD \$100,000

Assist with travel, entertaining, and small ticket purchases

Terms:

- a) As stated in Cardholder Agreement
- b) Full revolvment monthly

F) Foreign Exchange Line: CAD \$200,000

Forward hedge USD foreign exchange requirements

Terms:

- a) Up to 12 month forwards
- b) Daily settlement limit of CAD 200K

General Security:

- a) First Position General Security Agreements
- b) Suitable Support from City of Regina
- c) Priority and Postponement Agreement from City of Regina, if required
- d) CIL Agreement
- e) Assignment of all risk insurance

Financial Covenants:

Calculated quarterly from in-house interim and audited financials of the Borrower.

Debt* to Tangible Net Worth 3:00:1

Term Sheet - RESTRICTED

*Debt is to exclude Deferred Grants from liabilities

Debt Service Coverage Ratio** 1.10:1

**EBITDA to exclude Deferred Capital Contribution Recognized from calculation

General Conditions:

- a) The Bank's prior written consent is required for the following:
 - Any purchase or sale of assets outside the ordinary course of business;
 - Granting of additional encumbrances or incurrence of additional funded indebtedness;
 - Changes in ownership or corporate structure of the Borrower;
 - Declaration of any management bonus or dividend, repayment of any shareholder loans or any other form of distribution that were to place the Borrower in breach of their financial covenants.
- b) Standard positive and negative pledges.

Conditions Precedent:

- a) Bank's satisfactory review of current operating agreement and facility lease agreement with City of Regina
- b) Evidence of Borrower's authority to borrow
- c) Borrower's compliance certificate as at year-to-date confirming compliance with covenants prior to first advance.
- d) Standard due diligence by the Bank, including review of corporate documentation, shareholders agreement, and other documentation as requested by the Bank.
- e) Legal Counsel's preparation, registration, and review of all security documentation.
- f) There shall not have occurred any event, action, or condition of any nature whatsoever, which, in the sole opinion of the Bank, could materially adversely affect the business, operations, assets, or affairs of the Borrower.

Reporting Requirements:

- a) Annual audited financials of Borrower within 120 days of year end
- b) Quarterly lenders report to include in-house balance sheet, income statement, and covenant compliance certificate.
- c) Quarterly margining report
- d) Annual financial projections on Bank's request
- e) Annual capex plan on Bank's request

Up Front Fee: CAD \$25,000. 75% refundable on first draw, 100% refundable on Bank decline.

Standby Fee: Waived based on anticipated utilization and deposit balances

Administrative Fees: Annual Review CAD \$1,000
Administration CAD \$100/month

All costs associated with this transaction, including legal costs, shall be for the account of the Borrower.

Term Sheet - RESTRICTED

This term sheet is for discussion purposes only and should not be interpreted as a commitment to finance.

Upon receipt of the Borrower's up-front fee and acceptance of this term sheet, the Bank will endeavor to provide a financing commitment substantially as outlined above. This proposal lapses February 06, 2015.

Thank you for providing HSBC Bank Canada the opportunity to consider your banking business and we look forward to your response. If you have any questions or concerns about any aspect of this proposal, please do not hesitate to call.

Yours truly,
HSBC BANK CANADA

Doug Yaremko
AVP, Commercial Banking

Greg Rathgeber
AVP, Commercial Banking

Accepted this ____ day of _____, 2015

BORROWER:
The Regina Exhibition Association Limited

Per: _____

Per: _____

BYLAW NO. 2015-18

THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 8)

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) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Legal Address: **Proposed Lot 2A, Block T**

Civic Address: **4121 Queen Street**

Current Zoning: **R1 - Residential Detached and PS - Public Service**

Proposed Zoning: **R1 - Residential Detached**

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

READ A FIRST TIME THIS 23rd DAY OF March 2015.

READ A SECOND TIME THIS 23rd DAY OF March 2015.

READ A THIRD TIME AND PASSED THIS 23rd DAY OF March 2015.

Mayor

City Clerk

(SEAL)

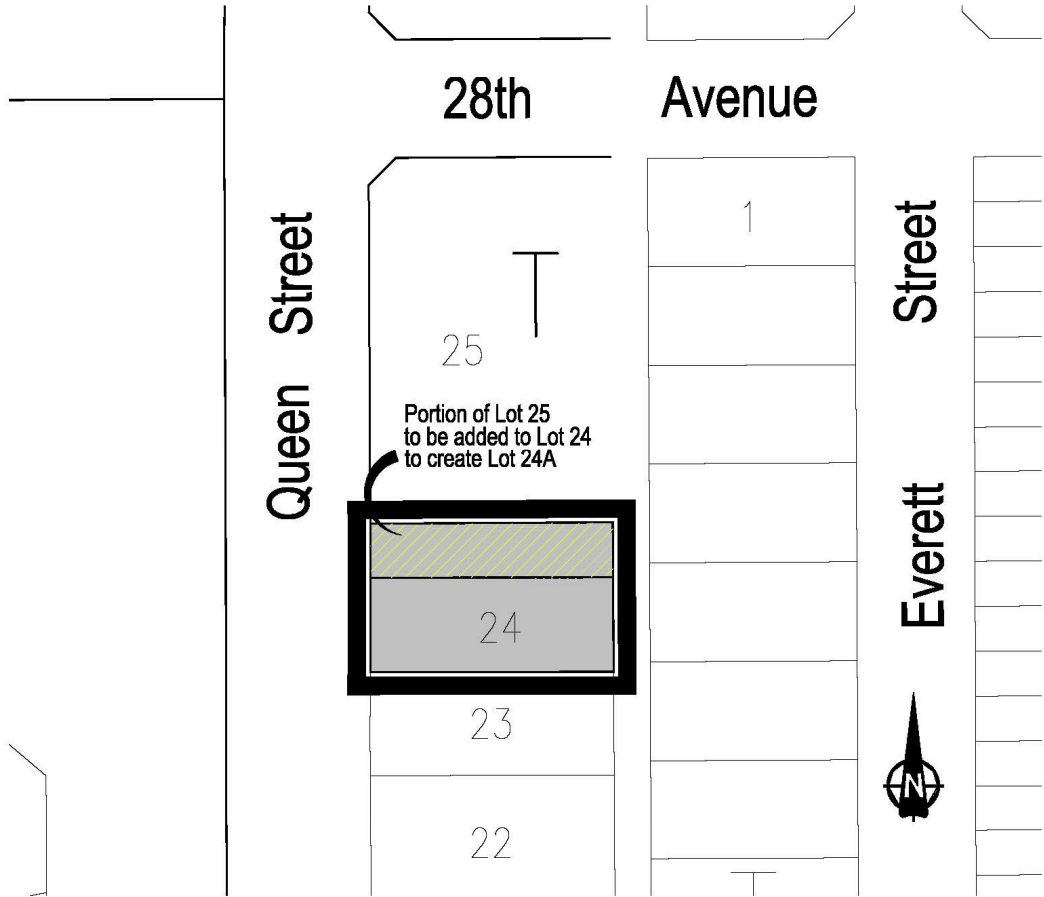
CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

APPENDIX "A"



ABSTRACT

BYLAW NO. 2015-18

THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 8)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed rezoning would provide additional space for parking for the supportive living home that is being developed on the lot.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, March 4, 2015, RPC15-9.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

BYLAW NO. 2015-19

THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 9)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 - Zoning Maps (Map No. 2887) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Legal Address: Lot 9, Block 420, Plan No. OLD33, Ext. 23
Lot 10, Block 420, Plan No. OLD33, Ext. 24

Civic Address: 1130 15th Avenue

Current Zoning: NC - Neighborhood Convenience

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

READ A FIRST TIME THIS 23rd DAY OF March 2015.

READ A SECOND TIME THIS 23rd DAY OF March 2015.

READ A THIRD TIME AND PASSED THIS 23rd DAY OF March 2015.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

APPENDIX "A"



APPENDIX "B"

THIS AGREEMENT made as of this 16TH day of MARCH, 2015.

BETWEEN:

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

- and -

1324622 Alberta Ltd.
237 Whitehaven Rd. NE
Calgary, AB T1Y 6M3
(the "Owner")

- and -

Malty National Brewing Corporation
2316 Montreal Street
Regina, SK S4P 1L8
(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 1130 15th Avenue, Regina, Saskatchewan, and legally described as:

Surface Parcel(s): 111460069 and 111460081
Reference Land Description: Lot 9, Block 420, Plan Old 33, Extension 23 and Lot 10, Block 420, Plan Old 33, Ext 24
- C. The Owner/Applicant has applied to the City to have the Property rezoned from NC-Neighbourhood Convenience to C-Contract to permit the use of the Property for the carrying out of a specific proposal described as: Micro-brewery and accessory uses (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 micro-brewery and associated accessory uses;
 - (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 Kelsey Beach and dated November 17, 2014, which is attached to this Agreement as Schedule "Schedule A";
 - (c) **Landscaping.** Landscaping for the Property shall comply with the applicable development standards for landscaped areas pursuant to Chapter 15, Section 15B.3 and Part 15C of *the Regina Zoning Bylaw, No. 9250*;
 - (d) **Parking.** Parking requirements for the Property shall comply with applicable development standards for parking areas pursuant to Chapter 14, Sections 14B.1, 14B.3, 14B.4 and Tables 14.1, 14.4 and 14.6 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, Table 16.1 of *the Regina Zoning Bylaw, No. 9250*;
 - (f) **Access.** Vehicle entry and exit from the Property shall be from the adjacent alley; 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) The micro-brewery and accessory retail component be operated at all times in accordance with the manufacturer permit obtained from Saskatchewan Liquor and Gaming Authority.
 - (b) An accessory restaurant (coffee bar) to the micro-brewery, containing no more than 10 seats, can be operated on the premises.
 - (c) If an outdoor patio is provided, it shall not contain more than two tables.
 - (d) The two existing apartments are considered as accessory uses to the principle use which is the micro-brewery.
 - (e) The parking stalls assigned to the apartments and those assigned for customers of the micro-brewery should be signed as such.
 - (f) 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 terms of this Agreement and the Contract Zone provided for herein shall be in effect from the Effective Date until the micro-brewery ceases operation.
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) NC-Neighbourhood Convenience.
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 Profit.
11. **Departure or Waiver.** Departure from or waiver of the terms of this Agreement shall be deemed not to authorize any prior or subsequent departure or waiver and the City shall not be

obligated to suffer any continued departure or grant further waiver(s). No alteration or modification of any of the provisions of this Agreement shall be binding unless the same is in writing and signed by the parties.

12. **Severability.** If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.
13. **Governing Jurisdiction.** This Agreement shall be governed and interpreted exclusively in accordance with the laws of the Province of Saskatchewan.
14. **Amendment of Agreement.**
 - (a) Pursuant to *The Planning and Development Act, 2007*, the council of the City may, on the application by the Owner 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: 1324622 Alberta Ltd.
237 Whitehaven Rd. NE
Calgary, Alberta, T1Y 6M3
 - (c) to the Applicant at: Malt National Brewing Corporation
2316 Montreal Street
Regina, Saskatchewan, S4P 1L8

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

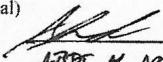
City Clerk

1324622 ALBERTA LTD.


Per: 
Abdulhamid H Kara

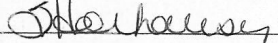
Per: _____

(seal)


ABBE M. ABBE
Witness

MALTY NATIONAL BREWING CORPORATION

Per: 

Per: 

(seal)



AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

CANADA)
 PROVINCE OF SASKATCHEWAN)
 TO WIT:)

I, Abdul Kars, Calgary Alberta ON,
 of Regina, Saskatchewan,
 (Name of Corporate Officer)
 MAKE OATH AND SAY THAT:

1. I am an Officer of 1324622 Alberta Ltd, named in the within agreement; and
(Name of Owner/Applicant)
2. I am authorized by the corporation to execute the document without affixing a corporate seal.

SWORN BEFORE ME at Calgary,
Alberta, Saskatchewan, this 16 day
 of March, 2015.

[Signature]
 (Signature of Commissioner)

[Signature]

(Signature of Owner/Applicant)

A COMMISSIONER FOR OATHS in
 and for the Province of Saskatchewan. AA ✓
 My Commission expires _____
 (Date)

Abdi M. Abdi
 Barrister & Solicitor

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

CANADA) I, KELSEY BEACH, of Regina, Saskatchewan,
PROVINCE OF SASKATCHEWAN) (Name of Corporate Officer)
TO WIT:) MAKE OATH AND SAY THAT:

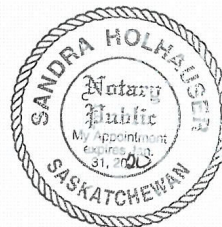
1. I am an Officer of MALTY NATIONAL BREWING, named in the within agreement, and
(Name of Owner/Applicant)
2. I am authorized by the corporation to execute the document without affixing a corporate seal.

SWORN BEFORE ME at Regina,)
Saskatchewan, this 18 day)
of March, 2015.)

Sandra Holhauser)
(Signature of Commissioner)

Kelsey Beach)
(Signature of Owner/Applicant)

A COMMISSIONER FOR OATHS in
and for the Province of Saskatchewan.
My Commission expires Jan 31/20
(Date)



AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

CANADA) I, _____, of Regina, Saskatchewan.
PROVINCE OF SASKATCHEWAN) (Name of Corporate Officer)
TO WIT:) MAKE OATH AND SAY THAT:

1. I am an Officer of _____, named in the within agreement; and
(Name of Owner/Applicant)
2. I am authorized by the corporation to execute the document without affixing a corporate seal.

SWORN BEFORE ME at Regina,)
Saskatchewan, this _____ day)
of _____, 20____.)

(Signature of Commissioner))

(Signature of Owner/Applicant)

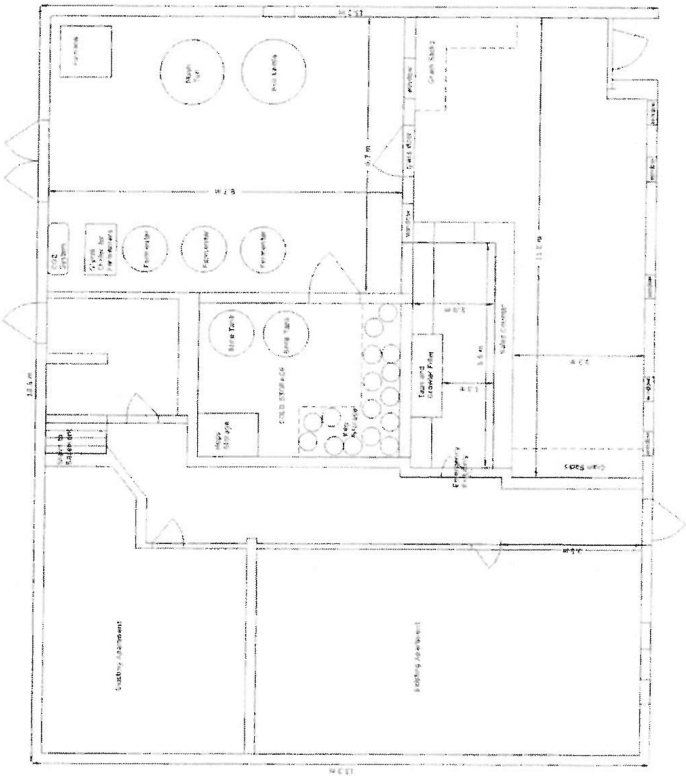
A COMMISSIONER FOR OATHS in
and for the Province of Saskatchewan.
My Commission expires _____
(Date)

Schedule A

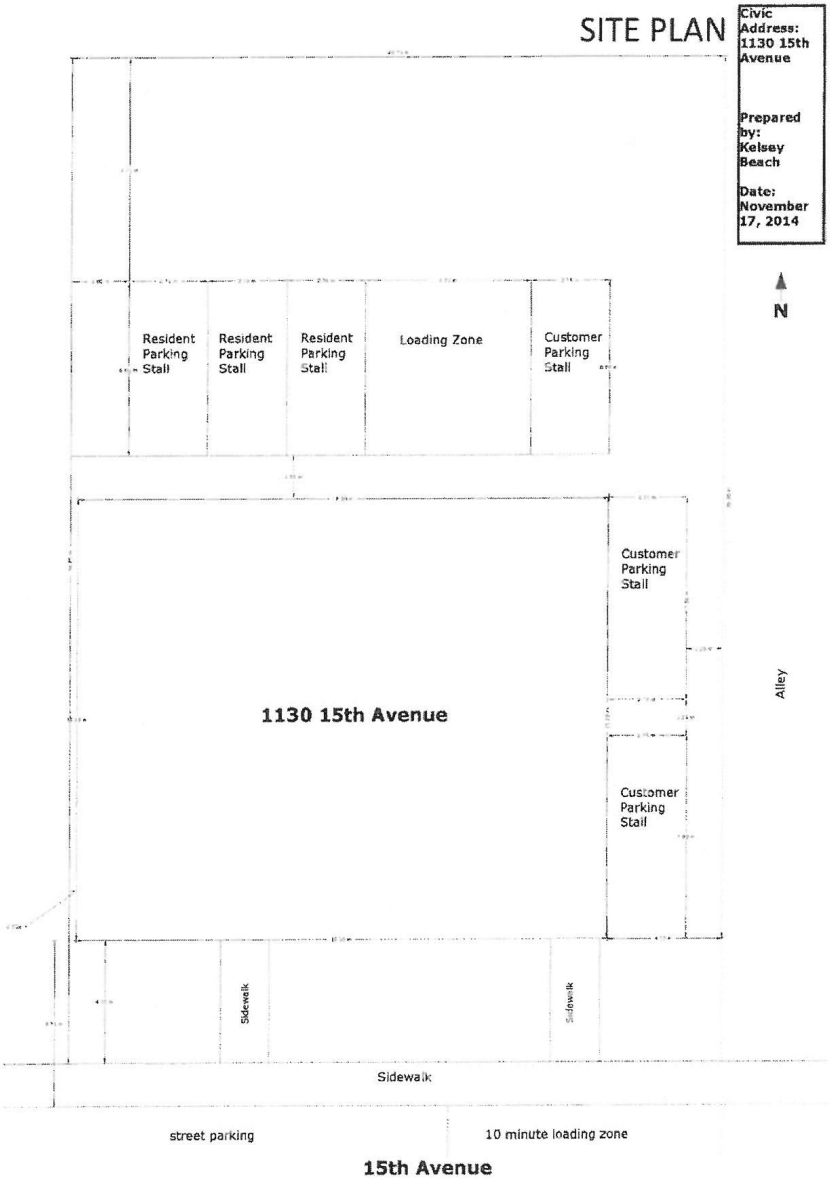
Interior Plan:
Malty National
Brewing
1130 15th Avenue

Prepared By:
Kelsey Beach

Date:
Nov. 17, 2014



Schedule A



ABSTRACT

BYLAW NO. 2015-19

THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 9)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed rezoning is required to permit the establishment of a micro-brewery in the vacant portion of the existing building on the site.
STATUTORY AUTHORITY:	Section 69 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, March 4, 2015, RPC15-13.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

BYLAW NO. 2015-20

THE REGINA ZONING AMENDMENT BYLAW, 2015 (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. 2295 and 2495) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Legal Address: Part of NW 1/4 Sec 11-18-20 W2M

Civic Address: N/A

Current Zoning: UH - Urban Holding

Proposed Zoning: Lots 1-8 in Block 1; Lots 1-16 in Block 9; and Parcel A be rezoned from UH - Urban Holding to R5 - Residential Medium Density Zone.

Lots 1-12 in Block 2 and Lots 1-9 in Block 3 be rezoned from UH - Urban Holding to R1 - Residential Single Detached Zone.

Lots 9-15 in Block 1, Lots 1-6 in Block 4; Lots 1-6 in Block 5; Lots 1-6 in Block 6; Lots 1-12 in Block 7; Lots 1-12 in Block 8; Lots 17-31 in Block 9 and Lots 1-4 in Block 10 be rezoned from UH - Urban Holding to DCD12 - Direct Control District 12 Suburban Narrow Lot Zone.

MR1 be rezoned from UH - Urban Holding to I - Institutional Zone.

MR2 be rezoned from UH - Urban Holding to PS - Public Service Zone.

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

City Solicitor

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

READ A FIRST TIME THIS 23rd DAY OF March 2015.

READ A SECOND TIME THIS 23rd DAY OF March 2015.

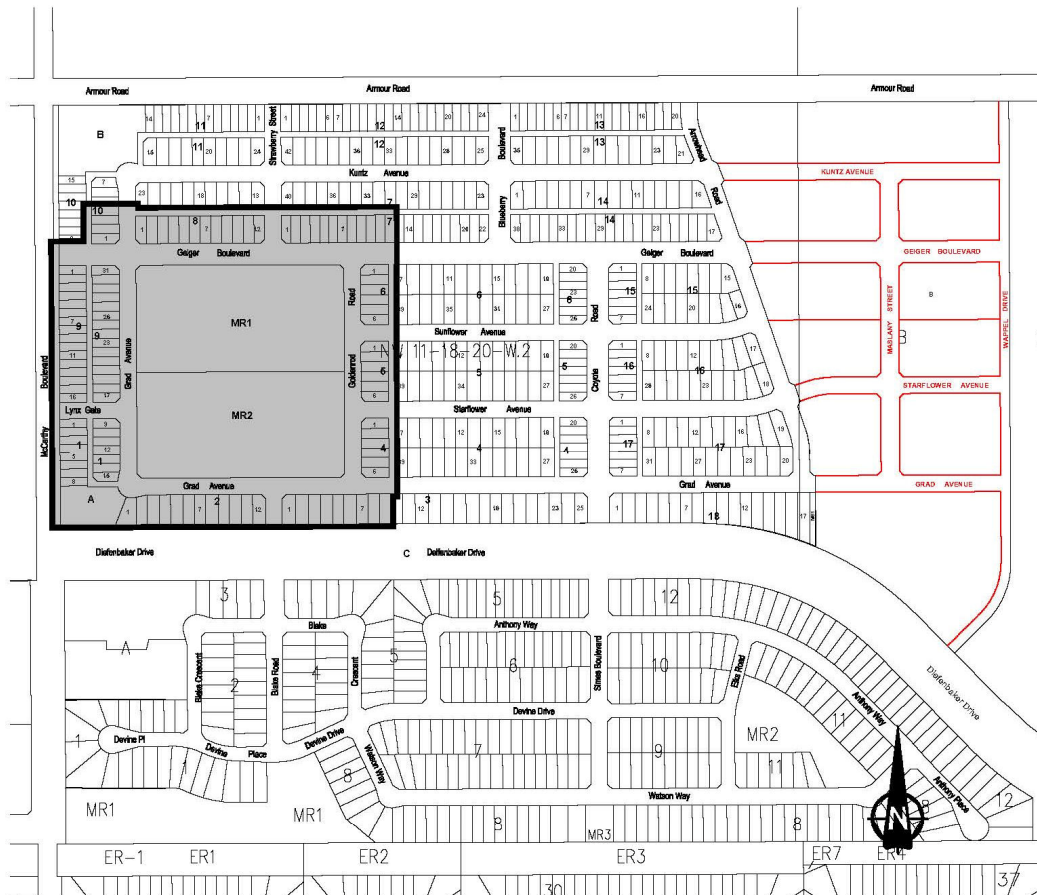
READ A THIRD TIME AND PASSED THIS 23rd DAY OF March 2015.

Mayor

City Clerk (SEAL)

CERTIFIED A TRUE COPY

City Clerk



ABSTRACT

BYLAW NO. 2015-20

THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 10)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed rezoning will allow for the subdivision and development of the first stage of the Skywood neighborhood.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, March 4, 2015, RPC15-11.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

BYLAW NO. 2015-21

THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 11)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 - Zoning Maps (Map No. 2484) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Legal Address: Proposed Parcel HH, Block 72, Plan 102165375

Civic Address: 5540 Waterer Road

Current Zoning: R6 - Multi-Unit Residential

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

READ A FIRST TIME THIS 23rd DAY OF March 2015.

READ A SECOND TIME THIS 23rd DAY OF March 2015.

READ A THIRD TIME AND PASSED THIS 23rd DAY OF March 2015.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

APPENDIX "A"



APPENDIX "B"

THIS AGREEMENT made as of this _____ day of _____, 2015.

BETWEEN:

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

- and -

101262376 Sakatchewan Ltd.
(the "Owner")

- and -

Dream Asset Management Corporation
(the "Owner")

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 5540 Waterer Road, Regina, Saskatchewan, and legally described as:

Surface Parcel(s):
Reference Land Description: Lot HH, Block 72, Plan 102165375, Extension 0

as shown on the plan of proposed subdivision/sketch which is attached to this Agreement as Schedule "B" (the "Property")
- C. The Owner/Applicant has applied to the City to have the Property rezoned from R6 - Residential Multi-Unit to C-Contract to permit the use of the Property for the carrying out of a specific proposal described as: a Multi-Generational Care Facility comprised of a private school with an approximate area 595 m2 as shown in Appendix A, four dwelling units, 37 special care home beds and 67 assisted living units (the "Proposal").

NOW THEREFORE, the Parties agree as follows:

1. **Preamble.** The preamble forms an integral part of this Agreement.
2. **Establishment of the Contract Zone.** The City hereby agrees that the zoning of the Property shall be a contract zone (C-Contract) pursuant to the provisions of *The Planning and Development Act, 2007* and *The Regina Development Plan, Bylaw No. 7877* to accommodate the Applicant's Proposal ("Contract Zone").
3. **Effective Date.** The effective date of this Agreement shall be the date of passage of the bylaw by City Council authorizing the Contract Zone (the "Effective Date"), it being understood by the Owner 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 Multi-Generational Care Facility comprised of a private school with an approximate area 595 m² as shown in Appendix A-3.4, four dwelling units, 37 special care home beds and 67 assisted living units;
 - (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 24, 2015, 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 requirements for the Property shall 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 Waterer Road for parking and drop-off/pick-up via the proposed lay-by along James Hill Road as shown on 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) 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 end 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 Multi-Unit.
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 Profit.
11. **Departure or Waiver.** Departure from or waiver of the terms of this Agreement shall be deemed not to authorize any prior or subsequent departure or waiver and the City shall not be obligated to suffer any continued departure or grant further waiver(s). No alteration or modification of any of the provisions of this Agreement shall be binding unless the same is in writing and signed by the parties.
12. **Severability.** If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.
13. **Governing Jurisdiction.** This Agreement shall be governed and interpreted exclusively in accordance with the laws of the Province of Saskatchewan.

14. **Amendment of Agreement.**

- (a) Pursuant to *The Planning and Development Act, 2007*, the council of the City may, on the application by the Owner 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: Crystal Spooner
101262376 Saskatchewan Ltd.
3030 McCallum Avenue
Regina, SK, S4S 0R5
- (c) to the Owner at: Evan Hunchuk
Dream Asset Management Corporation
300-4561 Parliament Avenue
Regina, SK, S4W 0G3

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)



101262376 Saskatchewan Ltd.

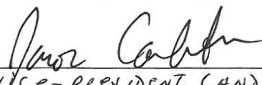
Per: 

Per: _____

(seal)



Dream Asset Management Corporation

Per: 
VICE-PRESIDENT, LAND DEVELOPMENT

Per: _____

CANADA) I, _____, of Regina, Saskatchewan,
PROVINCE OF SASKATCHEWAN) (Name of Corporate Officer)
TO WIT:) MAKE OATH AND SAY THAT:

- SWORN BEFORE ME at Regina,)
Saskatchewan, this _____ day)
of _____, 20____.)
)
)
)
_____)
(Signature of Commissioner)
- _____
(Signature of Owner/Applicant)

A COMMISSIONER FOR OATHS in
and for the Province of Saskatchewan.
My Commission expires _____
(Date)

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

CANADA) I, _____, of Regina, Saskatchewan,
PROVINCE OF SASKATCHEWAN) (Name of Corporate Officer)
TO WIT:) MAKE OATH AND SAY THAT:

1. I am an Officer of _____, named in the within agreement; and
(Name of Owner/Applicant)
2. I am authorized by the corporation to execute the document without affixing a corporate seal.

SWORN BEFORE ME at Regina,)
Saskatchewan, this _____ day)
of _____, 20____.)

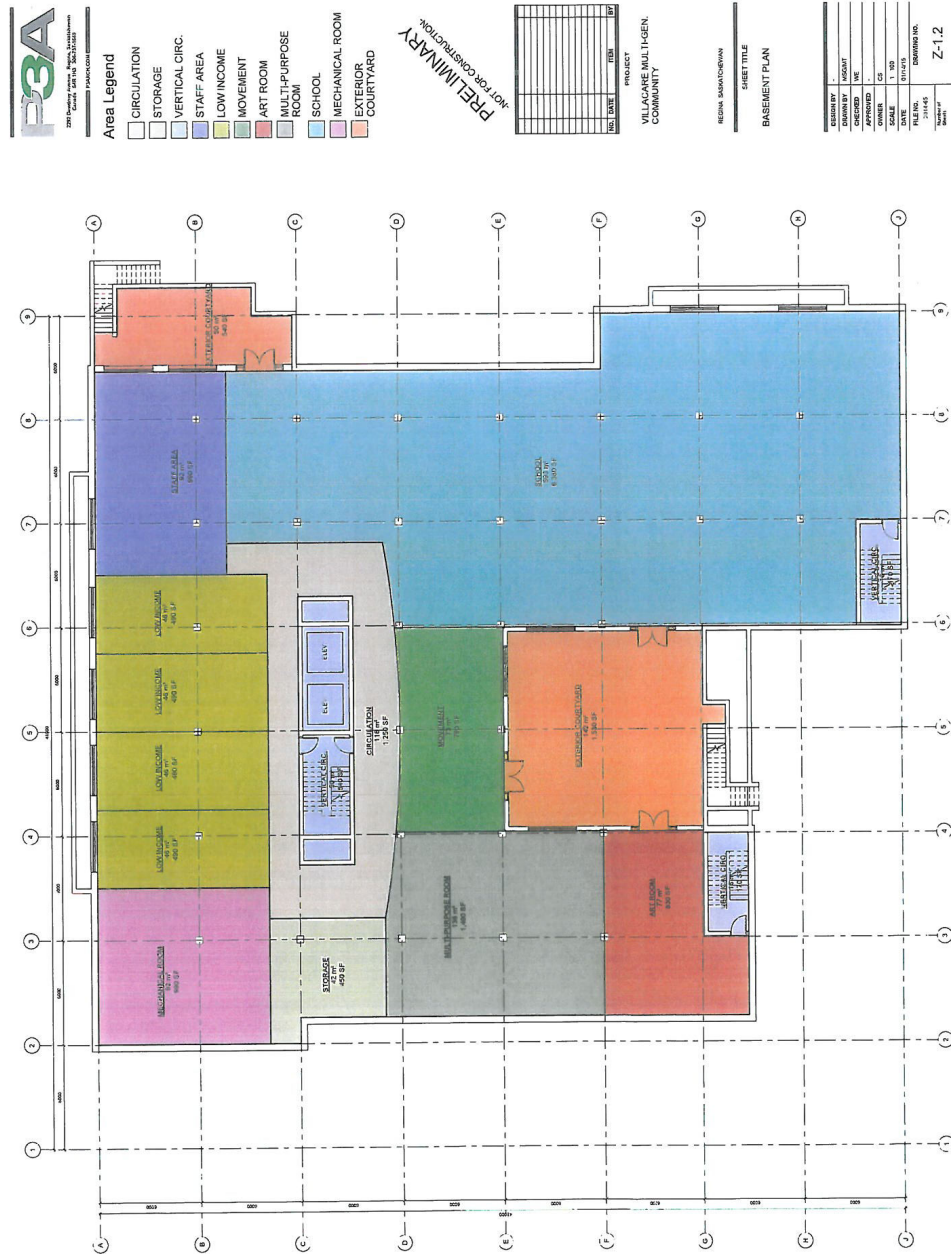
(Signature of Commissioner)

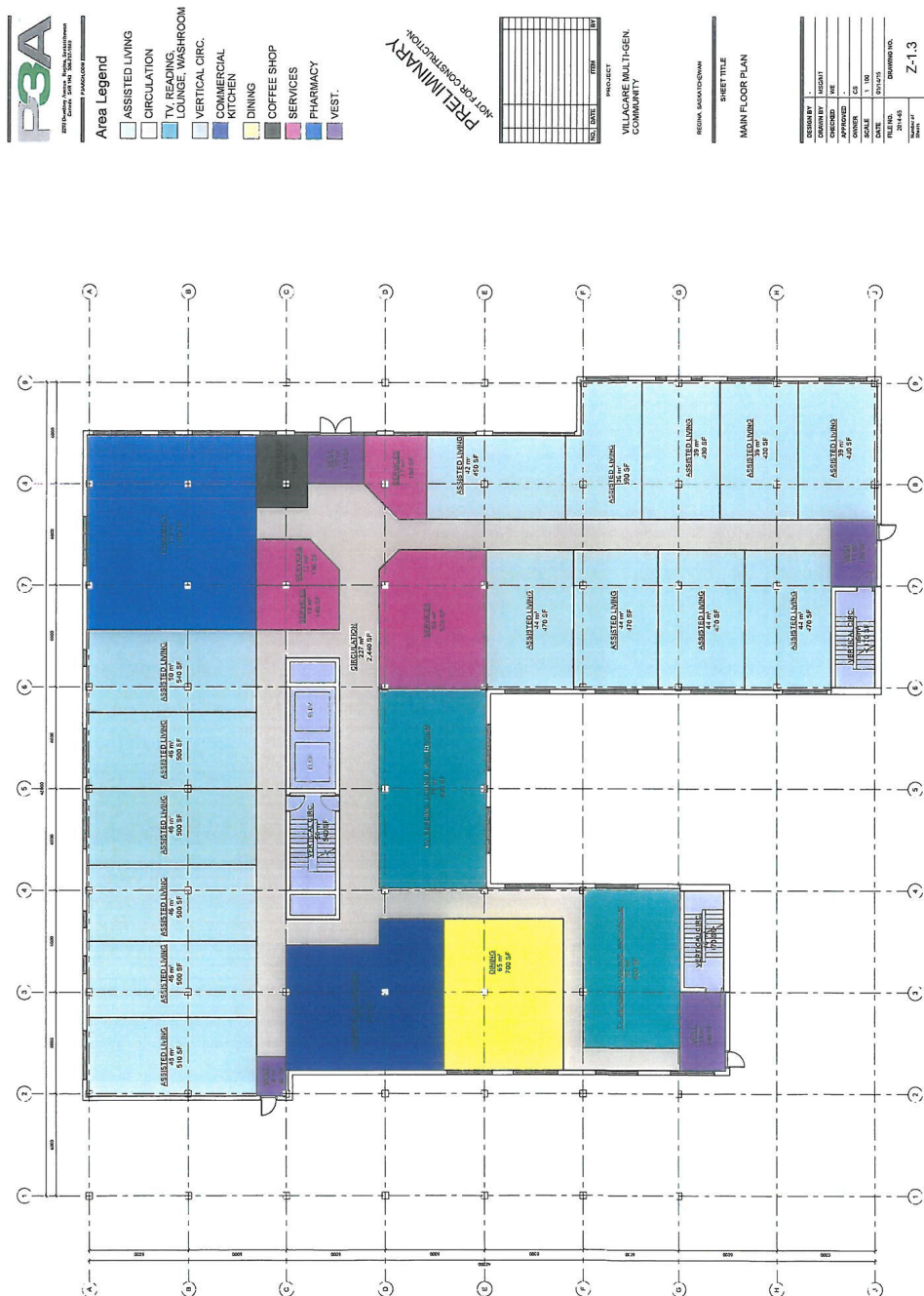
(Signature of Owner/Applicant)

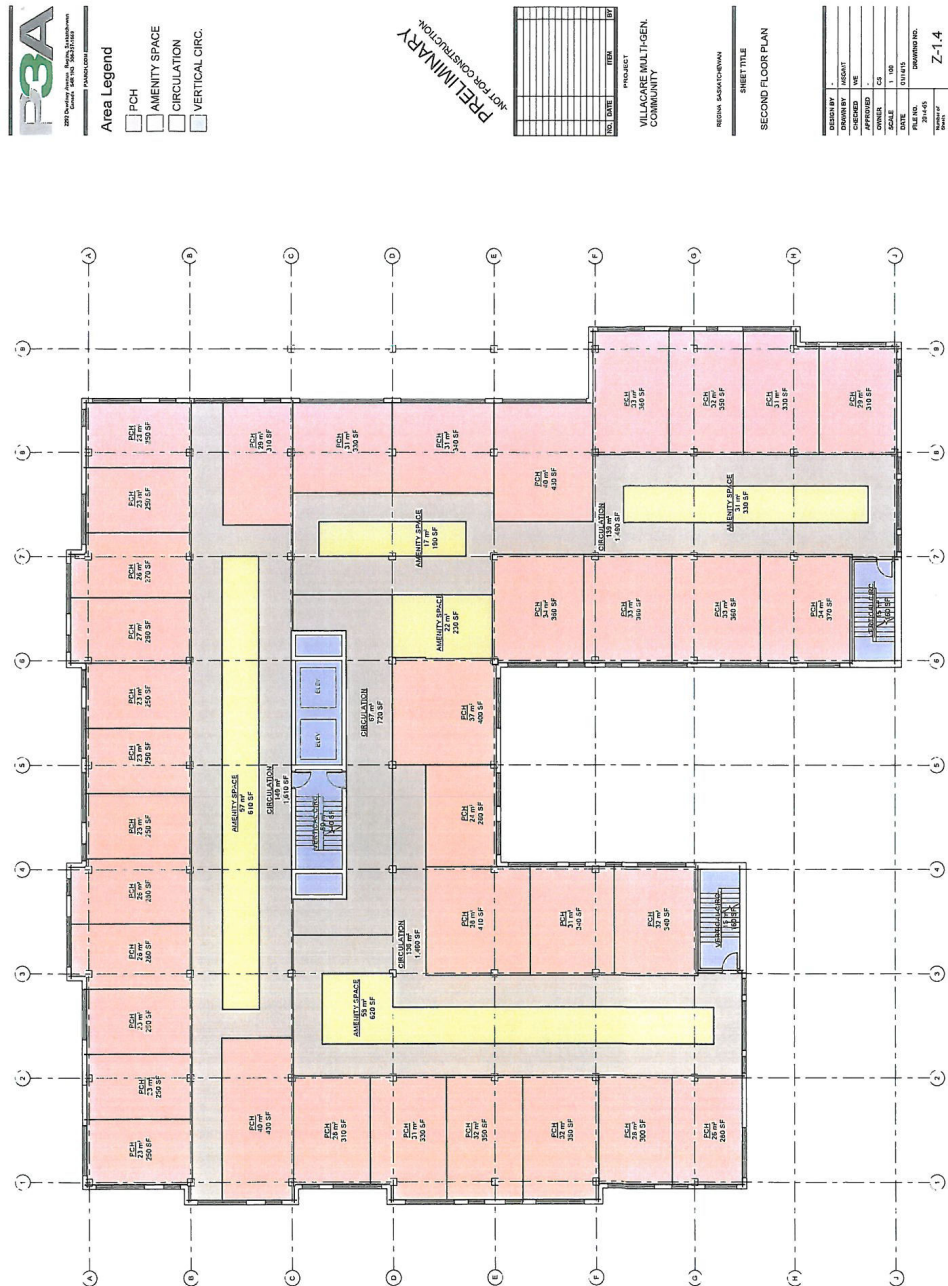
A COMMISSIONER FOR OATHS in
and for the Province of Saskatchewan.
My Commission expires _____
(Date)

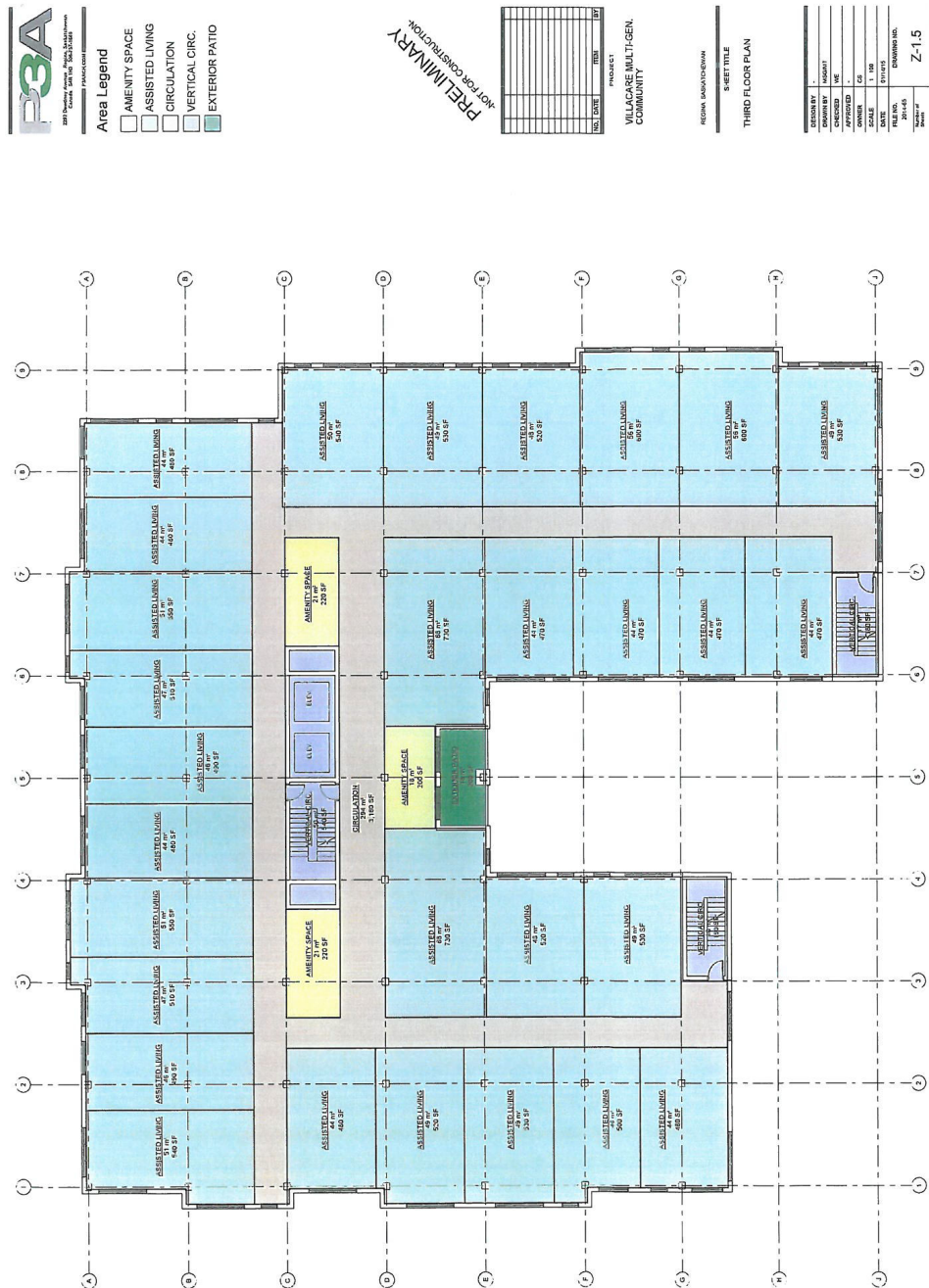
SCHEDULE A

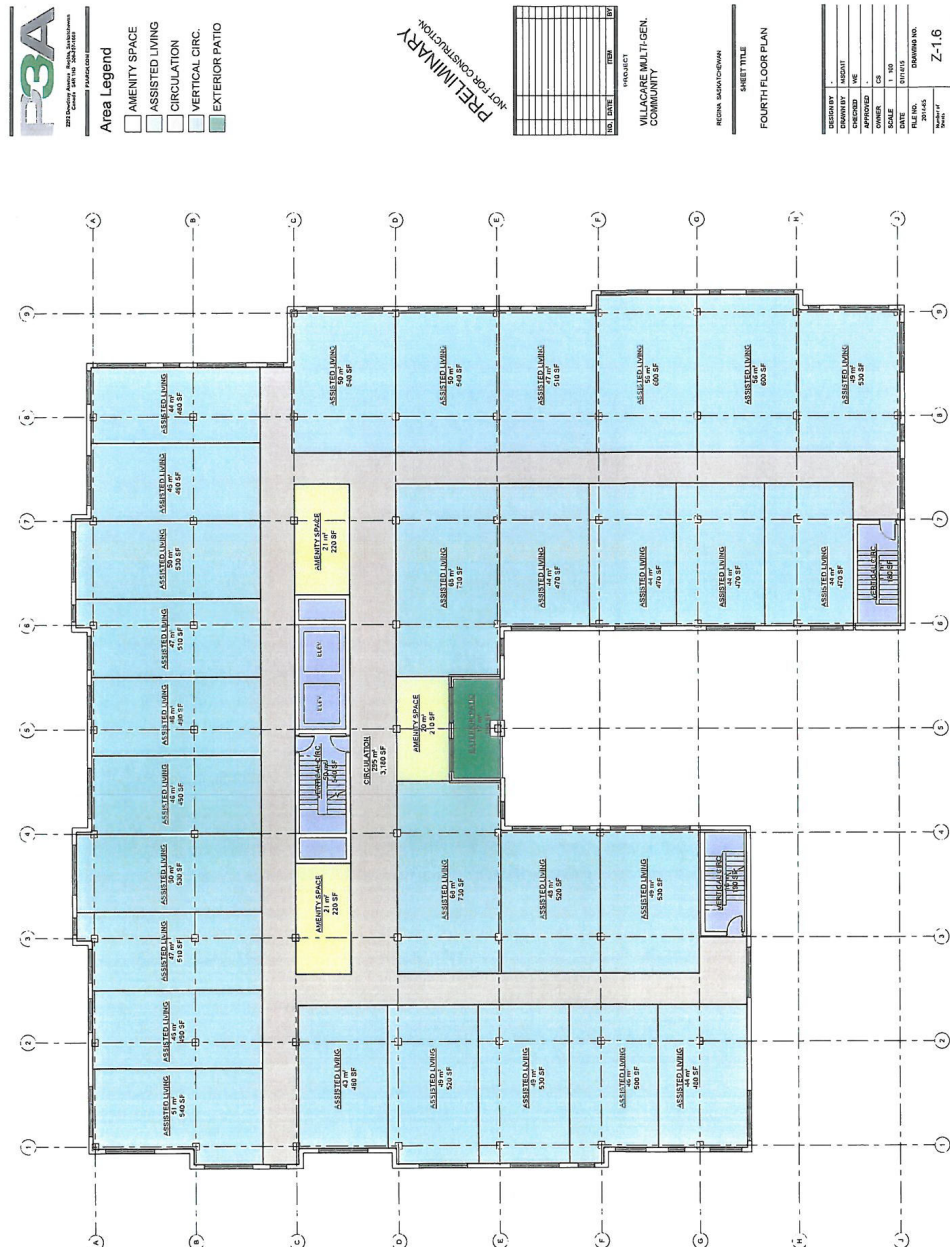
[illegible]













PRELIMINARY
NOT FOR CONSTRUCTION.

[illegible]

**VILLACARE MULTI-GEN.
COMMUNITY**

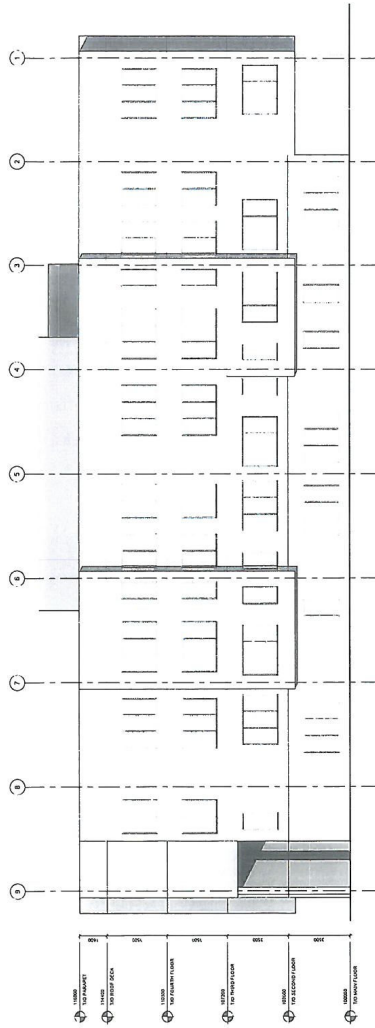
REGINA SALMACHEWAN

SHEET TITLE:

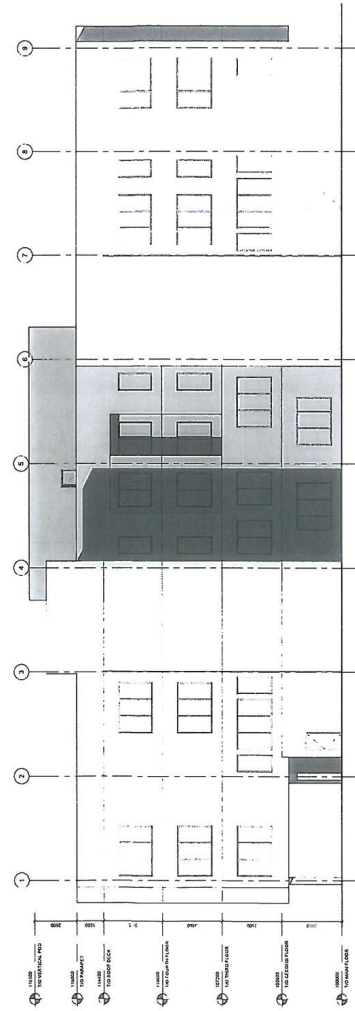
EXTERIOR ELEVATIONS

DESIGN BY	-
CHECKED	WE
APPROVED	-
OWNER	CS
SCALE	1" = 1' 0"
DATE	01/15/15
FILE NO.	2014-65
Number of Sheets	

DRAWING NO.
Z=1.7



NORTH ELEVATION



SOUTH ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

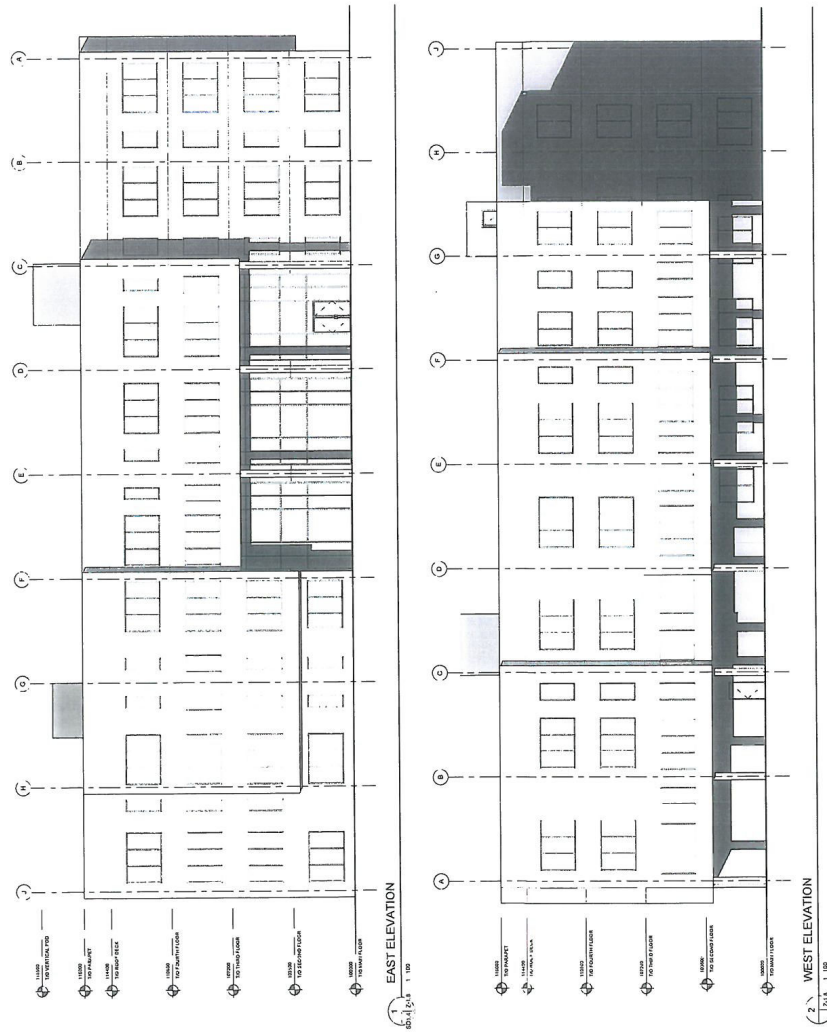
PROJ. DATE:	PROJECT
	VILLACARE MULTI-GEN. COMMUNITY

REGINA SASKATCHEWAN

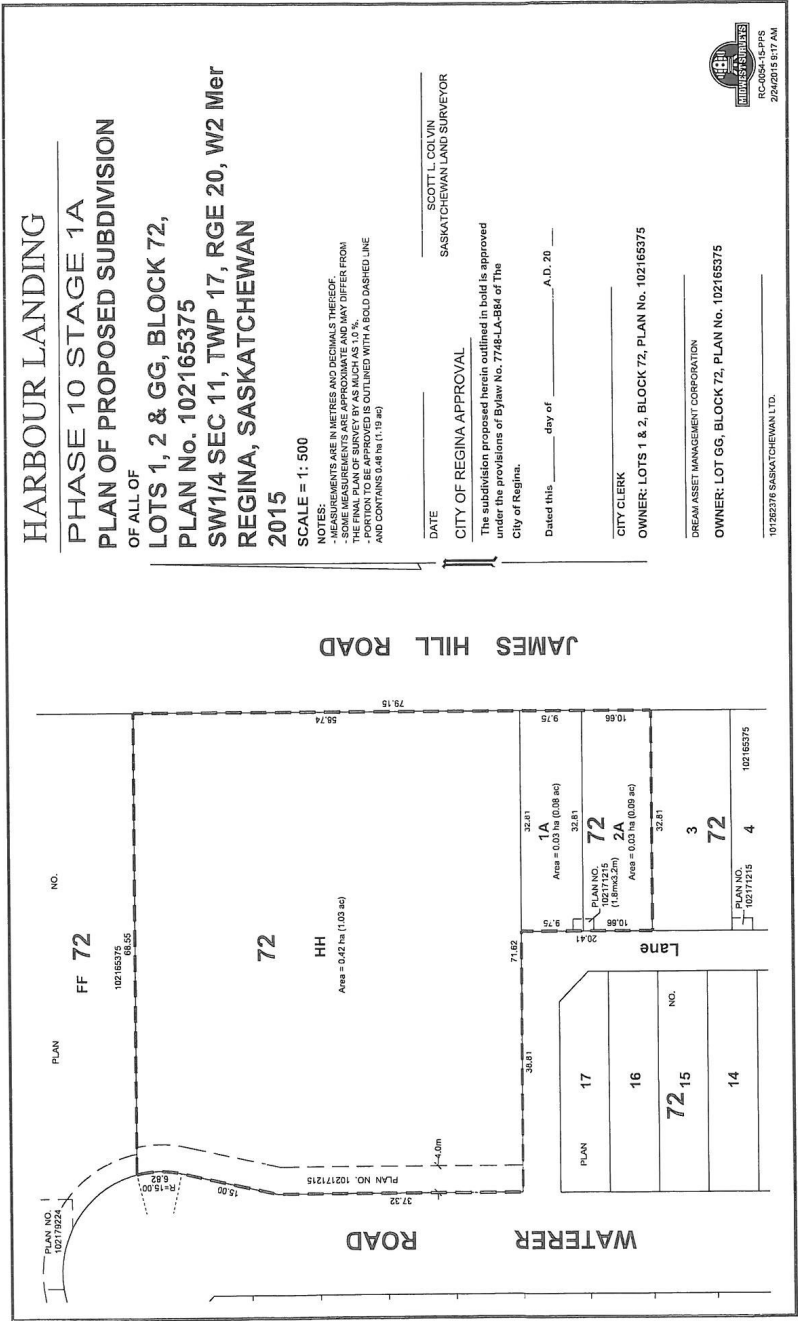
SHEET TITLE

EXTERIOR ELEVATIONS

DESIGN BY	-	DRAWING NO.	Z-1.8
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CHECKED	WE		
APPROVED	-		
OWNER	CS		
SCALE	1 = 100		
DATE	01/15/15	FILE NO.	2014-05
		Number of	Sheet



SCHEDULE 3



ABSTRACT

BYLAW NO. 2015-21

THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 11)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed rezoning is required to accommodate a Multi-Generational Care Facility including a private elementary school, four affordable dwelling units, assisted living units and a special care home.
STATUTORY AUTHORITY:	Section 69 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, March 4, 2015, RPC15-12.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

BYLAW NO. 2015-22

THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 12)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 - Zoning Maps (Map No. 3484) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Legal Address: Parcel T, Plan No. 102144305

Civic Address: 3960 Green Falls Drive

Current Zoning: R2 - Residential Semi-Detached

Proposed Zoning: R5 - Medium Density Residential

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

READ A FIRST TIME THIS 23rd DAY OF March 2015.

READ A SECOND TIME THIS 23rd DAY OF March 2015.

READ A THIRD TIME AND PASSED THIS 23rd DAY OF March 2015.

Mayor

City Clerk

(SEAL)

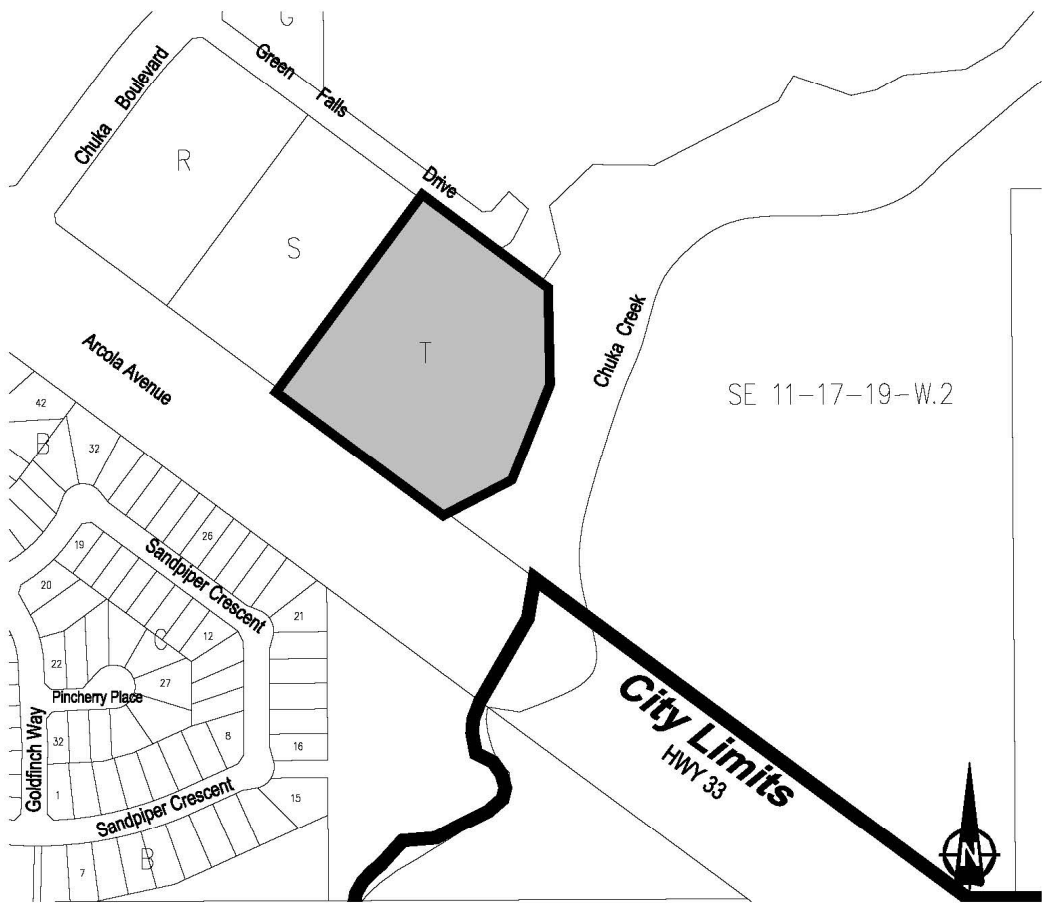
CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

APPENDIX "A"



ABSTRACT

BYLAW NO. 2015-22

THE REGINA ZONING AMENDMENT BYLAW, 2015 (No. 12)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed rezoning is required to accommodate the demand for variety and choice in the mid-density housing market.
STATUTORY AUTHORITY:	Section 46 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, March 4, 2015, RPC15-10.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

BYLAW NO. 2015-25

THE REGINA EXHIBITION ASSOCIATION LIMITED BORROWING AND
GUARANTEE BYLAW, 2015

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to authorize The Regina Exhibition Association Limited as a City of Regina Municipal Corporation to incur debt obligations in an amount not exceeding \$13,000,000 and to authorize the City of Regina to guarantee the debt resulting from this borrowing.

Authority

- 2 The authority for this Bylaw is *The Cities Act* and in particular Part IX and Divisions 5, 6, 7 and 8 of the Act.

Definitions

- 3 In this Bylaw:

- (a) **“Banker’s Acceptance Rate”** means the current discount rate at which HSBC Bank Canada can sell or trade a banker’s acceptance within the secondary financial market;
- (b) **“City”** means the City of Regina or where the context requires the geographical area within the city limits;
- (c) **“Negotiated Fixed Swap Rate”** means the current discount rate negotiated between The Regina Exhibition Association Limited and a counterparty through which the Regina Exhibition Association Limited and that counterparty agree to exchange interest rate cash flows (either from a floating rate to a fixed rate or from a fixed rate to a floating rate based on an underlying reference rate or index such as interest or foreign exchange rate) based on a notional principal amount for a fixed period in the future;
- (d) **“Prime Rate”** means the annual rate of interest announced from time to time by HSBC Bank Canada as being its reference rate then in effect for determining interest rates on Canadian Dollar denominated commercial loans made by HSBC Bank Canada in Canada.

Authorization

- 4(1) The City received approval of the long-term debt limit of \$450,000,000 granted by the Saskatchewan Municipal Board on July 5, 2013.

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

City Solicitor

- (2) The City's outstanding debt as of December 31, 2014 totals \$253,300,000.
- (3) Given that the City's total outstanding debt as of December 31, 2014 and the debt authorized pursuant to this Bylaw results in debt that is below the debt limit established by the Saskatchewan Municipal Board, the City shall authorize the following:
 - (a) The Regina Exhibition Association Limited to borrow the sum of \$13,000,000 (Canadian funds) from HSBC Bank Canada for the purpose of financing The Regina Exhibition Association Limited's five year capital plan and general operations including the specific purposes outlined in Appendix "A" to this Bylaw; and
 - (b) the City to provide a guarantee of the debt set out in clause (a) to HSBC Bank Canada.
- (4) The Chief Financial Officer of the City is authorized to negotiate, approve and enter into all necessary agreements with The Regina Exhibition Association Limited and HSBC Bank Canada on behalf of the City and generally to do all things and to execute all documents and other papers in the name of the City, in order to carry out the borrowing and guarantee as provided in this Bylaw.
- (5) The City Clerk is authorized to affix the City's seal to all documents and papers required by subsection (4).

Details of the borrowing

- 5 The amount, purpose, repayment source, term and interest rate for each credit facility is set out in Appendix "A" to this Bylaw.

Source of Payment if City is required to pay

- 6 If the City is required to pay the principal and interest owing under the loans identified in this Bylaw under the guarantee, the City shall make the payments from the following sources:

- (a) municipal property taxes;
- (b) the general fund reserve.

- 7 Bylaw 9103, being *The Regina Exhibition Association Limited Grant Bylaw* is hereby repealed.

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

READ A FIRST TIME THIS 23rd DAY OF March 2015.

READ A SECOND TIME THIS 23rd DAY OF March 2015.

READ A THIRD TIME AND PASSED THIS 23rd DAY OF March 2015.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

Appendix “A”

Facility	Loan Amount	Purpose	Term and Repayment	Interest Rate	Source for repayment
Facility A - Overdraft Line	\$3,000,000	-to support daily working capital requirements	no fixed term or set duration of repayment	Banker's Acceptance Rate + 1% or Prime Rate -.25%* Payable monthly	Regina Exhibition Association Limited's regular operating cash flow
Facility B- Revolving Equipment Loan	\$5,000,000	-to finance the capital plan	no fixed term but requirement of a minimum annual principal repayment of the lesser of the loan balance or \$1,000,000	Banker's Acceptance Rate + 1% or Prime Rate-.25%* payable monthly	Regina Exhibition Association Limited's regular operating cash flow
Facility C- Food and Beverage Equipment Loan	\$4,000,000	-to finance the food and beverage equipment for the new stadium	10 year loan with monthly principal payments being made from July to November with no repayment of principal required for the remaining seven months	Banker's Acceptance Rate +1% or Prime Rate-.25%* payable monthly except during construction period	Regina Exhibition Association Limited's incremental net income from the new stadium
Facility D – Interest Rate Swap	\$700,000	-to manage variability of the Banker's Acceptance interest rate	no fixed term or set duration of repayment	Banker's Acceptance + 1.25% - negotiated fixed swap rate	Regina Exhibition Association Limited's regular operating cash flow
Facility E- MasterCard Corporate Expense	\$100,000	-to assist with travel, entertaining and small	no fixed term or set duration of repayment of principal	Maximum interest rate is 21.9%	Regina Exhibition Association Limited's

Program		ticket purchases		payable monthly	regular operating cash flow
Facility F – Foreign Exchange Line	\$200,000	To hedge against exposures to foreign exchange risks	no fixed term or set duration of repayment of principal	Maximum interest rate of BA+1.25%	Regina Exhibition Association Limited's regular operating cash flow

*these rates may be selected annually by The Regina Exhibition Association Limited

ABSTRACT

BYLAW NO. 2015-25

THE REGINA EXHIBITION ASSOCIATION LIMITED BORROWING AND
GUARANTEE BYLAW, 2015

PURPOSE:	To authorize The Regina Exhibition Association Limited to borrow \$13,000,000 and to authorize the City of Regina to guarantee this debt
ABSTRACT:	This Bylaw provides the necessary authorizations for The Regina Exhibition Association Limited to borrow \$13,000,000 as well as for the City to guarantee this debt. This bylaw sets out the amount of money to be borrowed, the purpose for the borrowing, the rate of interest or formulas for how interest is calculated, the term of the loan, terms of repayment as well as the sources for repayment of the loan. This Bylaw also provides information on the City's debt limit and the City's current level of debt.
STATUTORY AUTHORITY:	Part IX and Divisions 5, 6, 7 and 8 of <i>The Cities Act</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	Public Notice required pursuant to subsection 101(2) of <i>The Cities Act</i> - Public Notice was provided in the Leader Post, the City's public notice board and the City's website on February 28, 2015
REFERENCE:	Executive Committee, March 11, 2015, Report EX15-6
AMENDS/REPEALS:	Repeals Bylaw 9103
CLASSIFICATION:	Administrative and Executory
INITIATING DIVISION:	Corporate Services
INITIATING DEPARTMENT:	Finance



DE15-29

Box 3061*Regina, Saskatchewan Canada S4P 3G7

Phone 1-306-721-4040

President - Stacey Getz – getzent@myaccess.ca

www.kingsparkspeedway.org

To: City of Regina
City Council
March 23, 2015 meeting

Re: Lease for portion of SW ¼ Sec 13 Twp. 18 Rng 19 W2

Upon attendance at the Finance and Administration Committee meeting Tuesday March 3, 2015 numerous issues were discussed in regards to this subject.

Being we were given the floor to address the committee at the start of proceeding as well we were only given a few hours' notice that this meeting was to be held in regards to the subject matter we were slightly unprepared as so in this submission we will address the concerns that we heard discussed at that meeting.

As for insurance questions raised we carry property insurance for the improvements on the property for cash value which also includes \$2,000,000 general liability as well for a cost of \$8,000 annually we carry motor sports event coverage which is \$2,000, 000 liabilities along with abiding by numerous provincial and national requirements for safety, facility operations, and public health.

It is my understanding from discussions with previous administrations of the City and my involvement with the members of RARC in the past 20 years this land was acquired by the city of Regina in the late 1800's because it was deemed unsuitable for agriculture production as well the abundance of accessible water in which numerous wells have been drilled into the Zenher and Condie Acquires from the turn of the century in the early 1900's and only recently in the past couple of decades have been discontinued due to the added expense of having to treat the water for domestic use and with the Lake Diefenbaker pipe line alternative.



Regina Auto Racing Club has been the lease of this property since 1968, and the track pavement first took place in 1970, 45 years ago making King spark Speedway 1 of the oldest stock car facilities in western Canada and Northern United States, and 1 of a few that are paved, even a major center like Calgary has lost there racing facility due to expropriation and city growth, Saskatoon has a new state of the art facility as the city assisted in relocating to a new location as that City grew and expropriated the land from the owners.

The report table at the F&A meeting suggested that the land of 47 acres is worth 940,000 and a typical lease rate of 12 % like most appraised value, suggest land value, fair market value are only values of best guess speculation, the real value is when the actual land is being sold as previously stated with the numerous well that have been drilled on this parcel and use discontinued, the cost to decommission these wells to make this land suitable to be sold could possibly cost more than what the net value could be realized.

The current use of this parcel may be the best utilization of this parcel. The original request and report suggested a 10 year lease as the cities act does not allow for a lengthier term of lease, however a motion was tabled for a 3 year term and amended to a 5 year, we wish to ask for members to reconsider a 10 year lease and if possible include provisions for an addition 10 years as we are small group of volunteers that apply our efforts and time with support from the business community, we will be undertaking the task of replacing our main structure on the property namely our tower and concession booth which will typically have a 20-40 year life span and it is difficult to encourage support for such an undertaking with the glooming possibility we may not have the property in 5 years as the lease will expire again.

If I do recall correctly the city has released its most current 20 year plan recently in the past few months and my understanding is that this area is not slated for any urban, commercial or industrial developments, so a 20 year lease would be most graciously accepted, as to coincide with the cities 20 year plan if that changes in 5, 10, 15 or 20 years which may see this land annexed from the municipality it shall give the volunteers and membership along with corporate supporters a clear time line when change of location may be eminent.

As Councilor Hawkins raised the issue this parcel is of a value of \$940,000 only returning \$1,000 annually I wish to offer council a proposal whereas council authorize the administration to seek a proposal between RARC for a land swap as I am prepared to gift my commercial property which is 7/8 of an acre prime industrial land with a 2,450 sq. ft. building with in the city's industrial park that has a fair market value of \$1,200,000 and the revenue that can be generated is \$3,000 to \$5,000 monthly giving returns of \$36 -60,000 annually to general revenues in trade for the 47 acres of land owned by the City of Regina in the RM of Sherwood.

In closing we wish to request a 10 year lease with provisions of even longer to have security in our future endeavors.



Please consider the history the RARC is a paved oval in the Regina area at the same location for over 45 years Calgary Nor Winnipeg have a paved motor sports facility like ours , Saskatoon had to relocate to a new facility.

Consider we have been there for 45 years and currently there are no plans to develop that area in the next 20 years.

Thank you for allowing us to make this submission and I will be pleased to answer any question to the best of my knowledge.

Regards
Stacey Getz

Stacey Getz
President
Regina Auto Racing Club

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Lease of a Portion of the SW 1/4 Section 13, Township 18, Range 19, W2M

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- MARCH 3, 2015**

1. That the Lease of the subject property to Regina Auto Racing Club be approved under the terms and conditions shown in the body of this report.
2. That the Lease term of the subject property, be changed from ten-years to five-years.
3. That the Administration be authorized to finalize the terms and conditions of the lease documents.
4. That the City Clerk be authorized to execute the Lease Agreement documents as prepared by the City Solicitor.

FINANCE AND ADMINISTRATION COMMITTEE – MARCH 3, 2015

Stacy Getz, representing Regina Auto Racing Club, addressed the committee.

The Committee adopted a resolution to concur in the recommendations contained in the report after adding the following recommendation:

- That the Lease term of the subject property, be changed from ten-years to five-years.

Recommendation #4 does not require City Council approval.

Councillors: Bryon Burnett, Shawn Fraser, Bob Hawkins, Wade Murray and Barbara Young were present during consideration of this report by the Finance and Administration Committee.

The Finance and Administration Committee, at its meeting held on March 3, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That the Lease of the subject property to Regina Auto Racing Club be approved under the terms and conditions shown in the body of this report;
2. That the Administration be authorized to finalize the terms and conditions of the lease documents;

3. That the City Clerk be authorized to execute the Lease Agreement documents as prepared by the City Solicitor; and
4. That this report be forwarded to City Council March 23, 2015 for consideration after the public notice has been advertised.

CONCLUSION

When considering the lease of any City-owned land, your Administration normally ensures that the land is made publicly available. In this case, the subject land is to be leased to Regina Auto Racing Club without any public offering, and less than market value which requires City Council approval. It is recommended that the lease be provided with a ten-year term.

BACKGROUND

The Regina Auto Racing Club has occupied the subject site since 1994. On January 1, 2005 the City of Regina entered into our most recent Lease Agreement with Regina Auto Racing Club that will end on December 31, 2014. The land area is located within the King's Park region (see attached Appendix A). Regina Auto Racing Club is asking the City of Regina to grant them a new Lease Agreement for a ten-year term at less than market value.

The subject property has never been made publicly available for lease. Subsection 101 (1) of *The Cities Act* stipulates that "No council shall delegate: (k) the sale or lease of land for less than fair market value and without a public offering". The Regina Administration Bylaw sub-clause 41(a) (iii) requires City Council approval for a lease term exceeding 10 years including renewals. Accordingly, City Council's approval of the lease is required when a lease of City-owned property exceeds a period greater than 10 years, and at less than market value.

The purpose of this report is to facilitate the lease of this property to Regina Auto Racing Club.

DISCUSSION

The Regina Auto Racing Club is a non-profit corporation that promotes the sport of safe and supervised car racing. The club has developed the site and maintains the infrastructure.

The terms and conditions of the proposed Lease Agreement are as follows:

Subject Property:	Approximately 47 acres (See Appendix A)
Tenant:	Regina Auto Racing Club
Leased Term:	Ten years commencing April 1, 2015
Net Annual Lease Rate:	\$1,000 + GST
Lease Renewal Option:	None
Other Terms:	Lessee shall be responsible for the annual property taxes
	Conditional upon the approval of City Council

RECOMMENDATION IMPLICATIONS

Financial Implications

If the recommendations in this report are approved, the net lease revenues will be \$1,000 annually.

The market value of the land is \$940,000 and the market lease rate is typically set at 12%, which would be \$112,800.

Environmental Implications

None associated with this report.

Policy and/or Strategic Implications

None associated with this report.

Other Implications

None associated with this report.

Accessibility Implications

None associated with this report.

COMMUNICATIONS

A copy of this report shall be provided to the Regina Auto Racing Club.

DELEGATED AUTHORITY

As provided in section 101 (1) (k) of *The Cities Act*, the lease of City-owned property without a public offering and a lease at less than market value rates cannot be delegated to the Administration and therefore requires the approval of City Council.

Respectfully submitted,

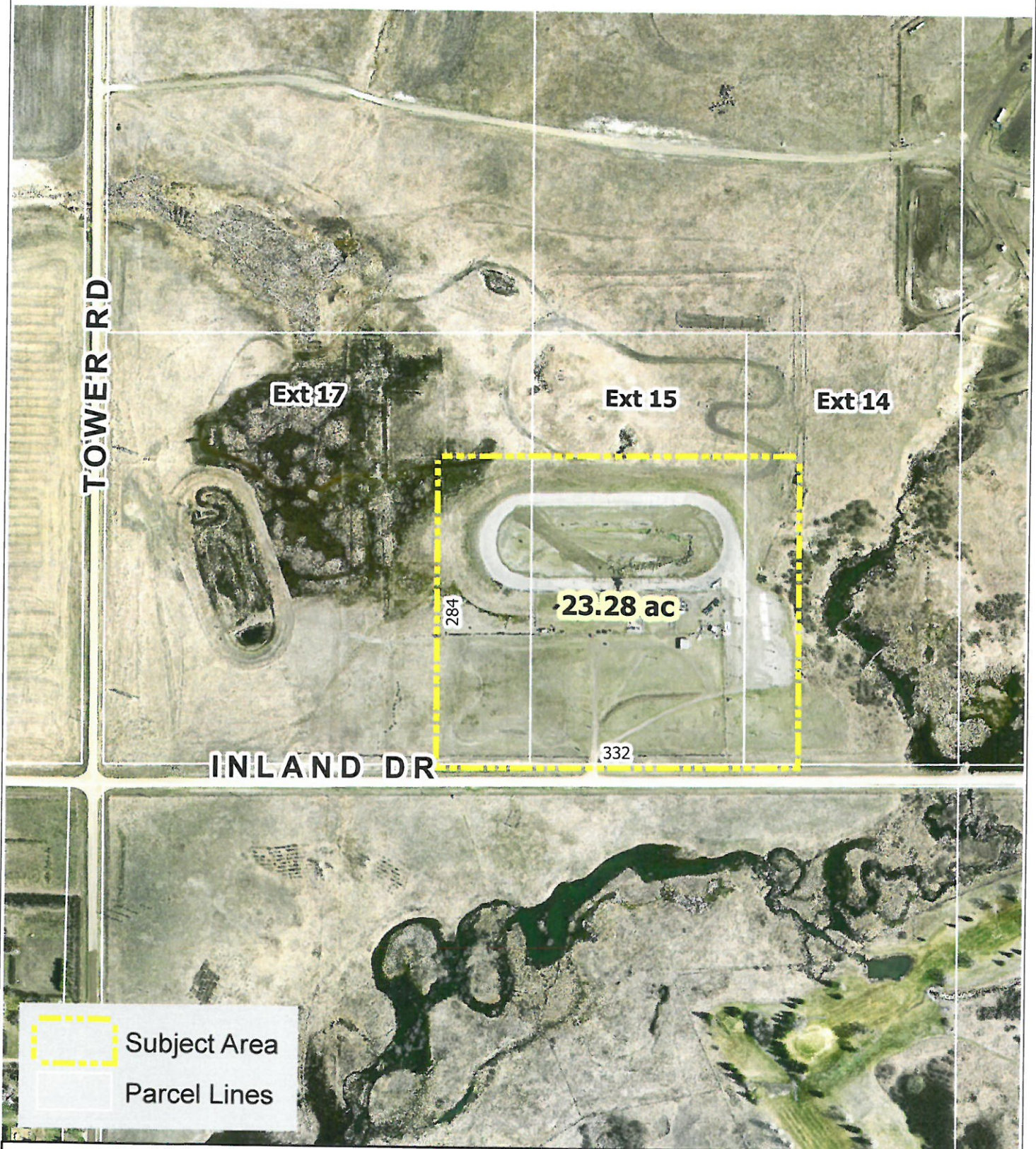
FINANCE AND ADMINISTRATION COMMITTEE



Ashley Thompson, Secretary

Appendix A

1:5,000



Presentation to
City Council – March 23, 2015

RE: Donation to City of Regina for Construction of Spray Pad

Your worship, members of City Council; I am Dan Marinovic and I am the Senior Vice President, Western Canada Land and Housing at Dream. I am grateful for the opportunity today to speak with you in regards to our proposal to donate \$650,000 to the City of Regina. Dream is proud to help Regina kids keep cool on hot summer days, with this donation to build the spray pad at the North West Leisure Centre. The donation will be used to advance the planned outdoor recreation park at the Leisure Centre, specifically, it will allow for the completion of a new spray pad and associated features on the site.

Dream is pleased to donate to this project for a number of reasons, including the fact that the North West Leisure Centre is within a sector of the City in which Dream has made significant investment in both developing the existing neighborhoods over the last several decades, and in land for future neighborhoods, namely Coopertown. Also, we understand that this project is a high priority for the City of Regina. The Administration has initiated community consultation regarding new outdoor amenities at the Leisure Centre and since the project is in its infancy, the timing of the donation lines up just right with the construction schedule.

At Dream our driving purpose is to build better communities. We believe that it is a privilege to be a part of the development sector in this city and as such feel we have a responsibility to contribute to and invest in the communities where we work. This donation is important to us, specifically, because we are grateful to help provide funding to allow the project to move forward in a timely matter and we are very committed to the business we do in the City of Regina; both in new and fully developed areas. We are excited to take part in this project and to continue building better communities in the City of Regina.

We are available for questions.

Thank you for your time.

Dan Marinovic

SVP, Western Canada Land and Housing

Dream Development

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: North West Leisure Centre Spray Pad Donation

**RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES
COMMITTEE - MARCH 11, 2015**

1. That City Council approve the receipt of DREAM Development's restricted donation of \$650,000 for the North West Leisure Centre Spray Pad.
2. That City Council approve the addition of the North West Leisure Centre Spray Pad to Community Service's Capital Program for 2015 with the restricted donation as the funding source.
3. That City Council delegate authority to the Executive Director, City Services and to the Chief Financial Officer to negotiate and execute a Donation Agreement based on the principles outlined in the report prior to the City of Regina issuing a tender for construction for the North West Leisure Centre Spray Pad.

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE – MARCH 11, 2015

Daniel Marinovic, representing DREAM Developments, addressed the Committee.

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

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

The Community and Protective Services Committee, at its meeting held on March 11, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approve the receipt of DREAM Development's restricted donation of \$650,000 for the North West Leisure Centre Spray Pad.
2. That City Council approve the addition of the North West Leisure Centre Spray Pad to Community Service's Capital Program for 2015 with the restricted donation as the funding source.
3. That City Council delegate authority to the Executive Director, City Services and to the

Chief Financial Officer to negotiate and execute a Donation Agreement based on the principles outlined in the report prior to the City of Regina issuing a tender for construction for the North West Leisure Centre Spray Pad.

4. That this report be forwarded to the March 23, 2015 City Council meeting for consideration.

CONCLUSION

Administration has been working with the community to develop a vision for the outdoor space surrounding the North West Leisure Centre (NWLC). Key elements of the vision include a spray pad (Phase I) and accessible play structure (Phase II), which complements the range of activities already in place on site, including the arena, pool, gymnasium and multi-purpose spaces within the leisure centre, as well as two outdoor rinks. DREAM Developments (DREAM) is interested in donating \$650,000 towards Phase I of the project, in return for a tax receipt and a donor recognition package. Administration is recommending approval of this donation to advance the project. The community will continue to raise funds for Phase II of the project, which includes the fully accessible play structure.

BACKGROUND

Administration has been approached by citizens and representatives of community associations in the North West requesting additional investment in spray pads that serve this area of the city. Consistent with the Recreation Facility Plan (RFP), Administration identified the NWLC as the priority, and began working with a steering committee in late 2014, which consists of neighbours and representatives from throughout the West Zone. A consultative process has been used to identify opportunities, constraints and develop a draft site plan for the NWLC (Appendix A). While the long term plan includes a spray pad and accessible play structure, the first Phase of the project is the addition of a spray pad.

Since this work was initiated, DREAM has offered to contribute \$650,000 towards the project to construct the spray pad (Appendix A). In return for this investment, DREAM is requesting a tax receipt and a donor recognition package for the contribution.

DISCUSSION

This project is consistent with the City of Regina's (City) RFP which recommends the site development to further enhance the NWLC as a community destination. Implementation of the plan requires a community commitment to raise the funds for implementation. DREAM's donation will advance this initiative.

Gifts and donations offered to the City are governed by the *Donation Policy 210-FIN-13* (Appendix B). Administration has had preliminary discussions with DREAM based on this policy and have agreed in principle to the following principles:

- DREAM will provide a cash donation in the amount of \$650,000 to the City via cheque two weeks after City Council approval of the donation;
- DREAM's cash donation of \$650,000 will be restricted to the design and construction of the spray pad at the NWLC;
- The City will recognize DREAM by providing signage at the facility to acknowledge the donation;

- The City may assign additional donor recognition to DREAM for the spray pad provided the City's corporate identity is not compromised. Any donor recognition package will be assigned a fair market value based on a third party valuation; and
- The City may issue a charitable donation receipt to DREAM in adherence to Canada Revenue Agency rules and regulations.

DREAM has agreed in principle that any advantage or benefit received from the donation is to be deducted from the total donation for the purpose of issuing a charitable receipt. Advantage or benefit could come in the form of a donor recognition package that includes marketing assets such as, signage, public announcements, commercials, billboards, etc. The standard industry practice for calculating fair market value for donor recognition packages is based on the degree of activation. For example, a donor recognition package for this asset class could generate a fair market value in the range of \$5,000 to \$100,000 per year. A fair market value of \$5,000 per year could be assigned to a donor recognition package that only includes site signage, where a value of \$100,000 per year could be assigned for site signage and use in all marketing assets.

If a decision was to be made to move forward with the development of the spray pad with the donation offered by DREAM, Administration would proceed with the negotiation and execution of a Donation Agreement with DREAM. This agreement would be negotiated based on principles outlined in this report, as well as the requirements set out in the *Donation Policy 210-FIN-13*. An overview the project timeline is provided:

Announcement of Donation Offered/Council	Week of March 2, 2015
Construction Documents Complete	March 23, 2015
Donation Agreement Executed	April 10, 2015
Request of Proposal for Construction Issued	April 14, 2015
Construction Started	July 2015
Construction Completed	October 31, 2015
Grand Opening Held	Spring 2016

RECOMMENDATION IMPLICATIONS

Financial Implications

The cost of constructing a new spray pad in the outdoor space at the NWLC is estimated at \$650,000. This expenditure will be fully offset by the receipt of a cash donation of \$650,000 from DREAM.

As per *Donation Policy 210-FIN-13*, City Council approval is required to accept restricted monetary donations greater than \$100,000 and for assigning recognition to donors valued in excess of \$300,000.

Ongoing operating and maintenance costs for this new spray pad are estimated to be \$7,000 per annum. Should this initiative be approved, the incremental operating costs will be part of the 2016 budget process.

Environmental Implications

There are no environmental implications associated with this report.

Policy and/or Strategic Implications

This project supports the direction outlined in the RFP to build on the NWLC site as a community destination with a range of indoor and outdoor recreation facilities. It also supports the priority of developing complete neighbourhoods identified in the *Design Regina: The Official Community Plan Bylaw No. 2013-48*. By incorporating the spray pad at the NWLC, it will allow for utilization of existing infrastructure (washrooms, change rooms, parking) already provided at the NWLC and increase active use of the outdoor space, adding to the vibrancy of the NWLC.

Approvals and principles applied to this donation are consistent with *Donation Policy 210-FIN-13*.

Other Implications

There are no other implications associated with this report.

Accessibility Implications

Administration will work to ensure that play elements contained within the spray pad will allow for full accessibility.

COMMUNICATIONS

The Community Services Department will partner with the Communications Department to work with DREAM to develop the donor recognition package, which will include a communications plan to notify citizens of the spray pad development.

If a decision were to be made to move forward with the development of a spray pad at the NWLC, further consultation and promotion would be conducted in accordance with the negotiated Donation Agreement. It is anticipated that there may be media interest related to the donation during the week of March 2, 2015. Any formal announcement would occur subsequent to Council deliberation on March 23, 2015.

DELEGATED AUTHORITY

City Council approval is required to accept this donation, as per *Donation Policy 210-FIN-13*.

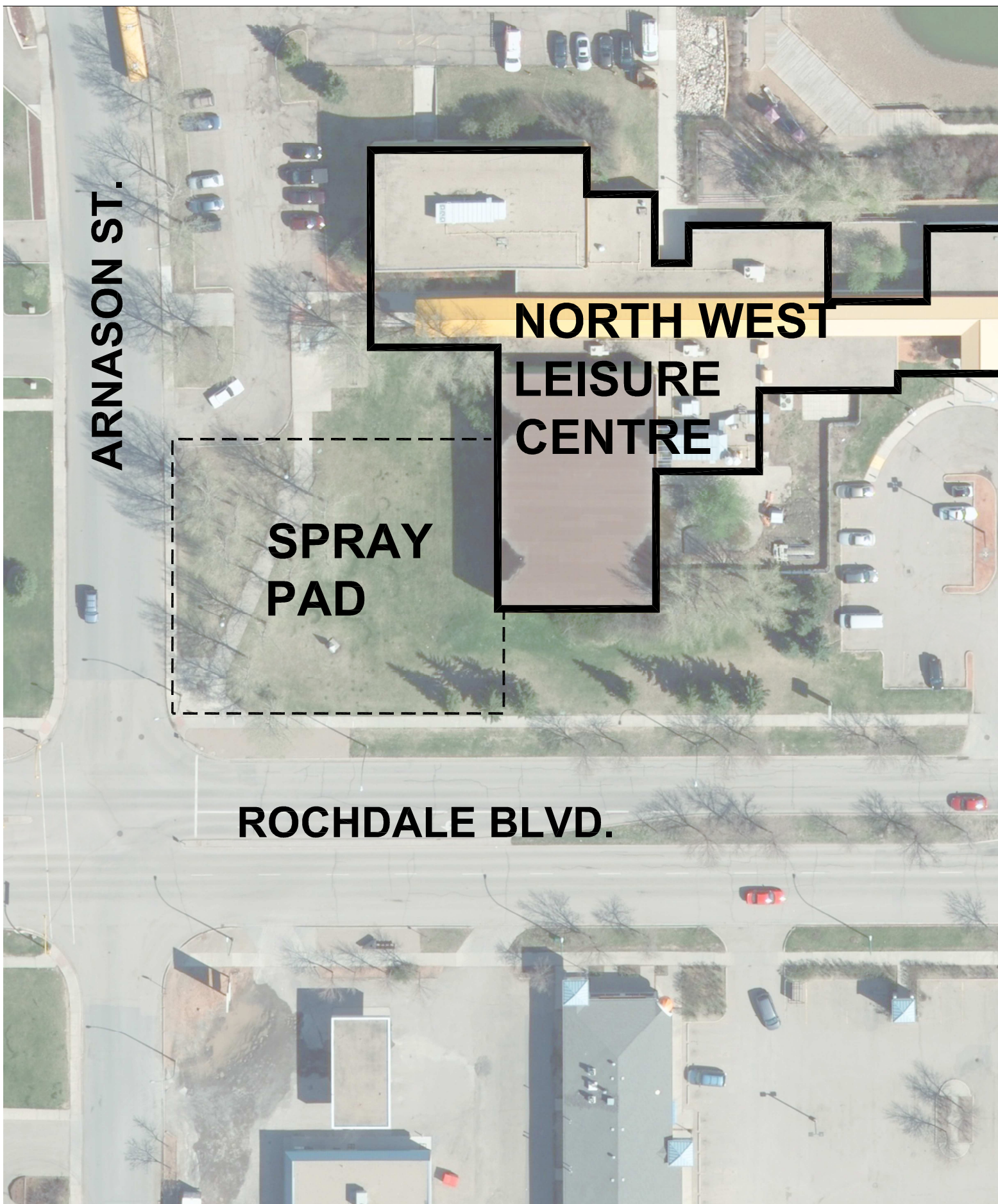
Respectfully submitted,

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE



Ashley Thompson, Secretary

APPENDIX "A"



Corporate Policy

Policy Title:	Applies to:	Reference #
Donations Policy	City of Regina Administration	210-FIN-13
Approved by:	Dates:	Total # of Pages
Deputy City Manager & CFO	Effective:	30-Jan-2013
	Last Review:	N/A
	Next Review:	TBD
Authority: Regina Administration Bylaw 2003-69, Section 25 (l) and (m)		

NOTE: Corporate policies are posted on InSite. These documents are updated, added and deleted on an ongoing basis; therefore, it is your responsibility to ensure you are using a current copy.

1.0 Policy Statement

- 1.1 The City welcomes gifts and donations to assist in the provision of City services and programs.
- 1.2 All accepted donations must be consistent with the City's Corporate Vision and Mission and should not compromise or be in conflict with any policy of the City or reflect negatively on the City's public image.
- 1.3 The City retains the right to reject any gifts or donations in whole or in part.

2.0 Purpose

The purpose of this Donations Policy is to:

- 2.1 Provide general principles and guidelines for the acceptance and administration of donations as well as the issuance of charitable donation receipts.
- 2.2 Ensure the City is in compliance with Canada Revenue Agency (CRA) regulations when issuing charitable donation receipts and maintaining books and records.
- 2.3 Establish guidelines that ensure donations occur at arm's length from any City decision-making process.
- 2.4 Provide donation valuation and appraisal guidelines for issuing charitable donation receipts.
- 2.5 Confer upon the Administration the delegated authority to accept donations, within the parameters contained herein.
- 2.6 Provide guidelines to help maintain full and complete financial disclosure and reporting.

3.0 Scope

- 3.1 This policy applies to all employees of the City engaged in the acceptance and administration of donations.

4.0 Definitions

In this Donations Policy:

“Advantage” means the total value of what a donor receives in return for the gift (for example, a meal or tickets to a show). The calculation of an advantage does not include taxes such as GST, PST, or HST. As well, it does not include gratuities, unless they are included in the cost and are not discretionary. For more information, see [Pamphlet P113, Gifts and Income Tax](#).

“Appraisal” means a process of determining the fair market value of non-monetary donations.

“Assessment” means a process of determining the usefulness to the City of a gift-in-kind.

“Bequest” means a donation (money or property) to the City from the estate of a deceased individual.

“Charitable Donation Receipt” means an official receipt for income tax purposes for a donation of monetary or gift-in-kind made to the City voluntarily.

“City” means the City of Regina.

“Donation” may be used interchangeably with **“gift.”** A donation or gift means a voluntary transfer of property, either monetary or a gift-in-kind, made to the City.

“Donor” means an individual or business making the gift or donation to the City.

“Fair Market Value” means the highest dollar value that could be obtained on the property in an open and unrestricted market, between a willing buyer and a willing seller who are both knowledgeable, informed, and prudent, and who are acting independently of each other.

“Gift-in-Kind” means property other than monetary, such as equipment and land.

“Monetary” means an amount given to the City through legal tender, personal cheque, payroll deduction, or credit card payment.

“Qualified Donee” means an organization that can issue official donation receipts for gifts it receives from individuals and corporations. It can also receive gifts from registered charities.

“Restricted donations” mean donations made with conditions such as use only for a specific purpose, and not available for the general purposes of the organization (for example, contributions that donors specifically direct the registered charity to use to buy a new building), unless deemed otherwise by the donor. Endowments are one type of restricted donation. Donors create them when they stipulate that the registered charity must maintain the principal amount and only use the income earned on it.

“Unrestricted donations” means donations that have “no strings attached”. They can be deposited to the general revenue of the City unless otherwise directed by the City Administration or Council.

“Valuation” means an estimate of the fair market value of a property.

5.0 Donations Policy

5.1 Legal Authority

- 5.1.1 The Income Tax Act.
- 5.1.2 *The Cities Act* and Bylaws
 - a. Pursuant to Section 25 (f) and (l) of *The Regina Administration Bylaw* No. 2003-69, the Deputy City Manager of Corporate Services & CFO has the authority to create, amend, and approve:
 - i. The Donations Policy.
 - ii. All existing municipal policies, where applicable.
- 5.1.3 The Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Accountants (CICA).

5.2 General Policy

- 5.2.1 The City may elect to accept or decline any donation. If a donation is declined, the donor may be advised of the reason. (See Section 5.5 for considerations for the acceptance of donations).
- 5.2.2 Depending on the type and value of the donation, and conditions attached to the donation, approval from the appropriate authority would be required.
- 5.2.3 Having the status of Qualified Donee¹, the City can issue official donation receipts and is eligible to receive donations from registered charities. (See Section 5.5.5 for rules on issuing charitable donation receipts). However, the City has the obligation to abide by the CRA rules and regulations on issuing charitable donation receipts, and on maintaining adequate books and records for donations received. Otherwise, the City may run the risk of losing such status.
- 5.2.4 The City will provide recognition of donations that is consistent with its Corporate Vision and Mission, and in accordance with Section 5.7.
- 5.2.5 Treatment/disbursement of donations shall be determined by the appropriate authority, depending on the value, as per details provided in this document.
- 5.2.6 For donations applied to/placed in public parks, open spaces, or facilities, also consult the Gift and Memorials Program (Community Services Policy - *Note: Any amendments to this Policy require Council approval.*). (See Section 7.0)
- 5.2.7 Regarding issues related to tax receipts not specifically addressed in this policy, consult the CRA website for most up-to date information and regulations (See Section 7.0).

¹ <http://www.cra-arc.gc.ca/chrts-gvng/qlfd-dns/qd-lstngs/mncplts-sk-lst-eng.html>

5.3 Donation Methods

Donations may be received through the following means:

- Cash (not exceeding the value of \$200), however cash should be discouraged;
- Cheque, credit payment or direct deposit;
- Securities that are fully paid (including shares, bonds, debentures, secured and unsecured notes);
- Gift-in-Kind;
- Life insurance including term, whole life and other commercial policies with the City named as owner and/or beneficiary; and
- Bequests in a donor's will, expressed as a specific amount, percentage or remainder of the estate.

5.4 Donations by City Staff

- 5.4.1 All employees of the City of Regina shall adhere to the rules and regulations set forth by *The Regina Code of Conduct and Conflict Bylaw*, Bylaw No. 2002-57.
- 5.4.2 Donations by City staff must not appear to be designed to influence a decision of a staff member or any other decision of the City.
- 5.4.3 Any offer of a donation that may carry actual or apparent conflict of interest, concerns, or potentially the granting or acceptance of favours for personal gain, must be reported immediately to the Director of Finance for review.
- 5.4.4 Donations by City staff that are considered to be in a conflict of interest position will be rejected.

5.5 Accepting Donations

- 5.5.1 General consideration for the acceptance of a donation:
 - 5.5.1.1 The City may decline a donation from any donor who, in the opinion of the City, represents a reputation risk to the City through involvement in activities that are contrary to the values of the City. Examples of ineligible donors include but are not limited to:
 - a. Proven or suspected criminal organizations;
 - b. Organizations that promote hatred against individuals or groups;
 - c. An individual or an organization that is currently in litigation against the City.
 - 5.5.1.2 Donations cannot confer a personal benefit to any City employee or Council members.
 - 5.5.1.3 Acceptance of donations that are conditional upon the endorsement of any product, service, or supplier requires Council approval.

- 5.5.1.4 Donations that violate City bylaws, City policies, the laws, conventions, or treaties of the other orders of government will not be accepted.
- 5.5.1.5 A donation may be of monetary or in-kind nature.
 - As per CRA rules, contributions of service (e.g., time, skills, and effort) may be accepted, but donors would not be eligible for charitable donation receipts (See Section 5.5.5.1).
- 5.5.1.6 The Donation Declaration Form (See Appendix A) must be signed by the donor and submitted prior to the acceptance of any donation with a value at or above \$500. The forms are to be retained by the recipient department, with a copy forwarded to the Finance Department.

5.5.2 Considerations and acceptance of monetary donations:

5.5.2.1 Unrestricted monetary donations:

- a. Provided that the monetary donation meets the general considerations set forth in Section 5.5.1, the Director of Finance has the authority to accept the donation, unless otherwise directed by Council.
- b. Subject to CRA rules and regulations, tax receipts may be issued to the donor of an accepted donation accordingly (See Section 5.5.5).

5.5.2.2 Restricted monetary donations:

- a. The monetary donation must meet the considerations set forth in Section 5.5.1.
- b. Attached conditions for the donation shall be assessed by the receiving division for eligibility:
 - i. Eligible donations are those that support the City's approved programs and services; capital facilities or project; asset improvement, restoration or capital maintenance.
 - ii. Donations must be for purposes consistent with the receiving division's mandate, programs, services, and activities; and must be deemed to be in the public interest of the City.
 - iii. Donations are only accepted if the receiving division has the capacity to meet the initial and ongoing costs and obligations associated with the donation.
 - iv. Donors who wish to make donations that support special purposes provided by an organization independent of the City should be directed, where possible, to the intended organization.
- c. When donations are for projects or programs that have a minimum amount that must be raised, donors are to indicate whether their donations could be directed to other City projects if sufficient funds are not raised to allow the designated project to proceed. Otherwise, donations must be returned if the specified conditions for donations cannot be met.

- d. Authority to accept restricted monetary donations:
 - i. For amount less than or equal to \$5,000, the appropriate manager has the delegated authority to accept.
 - ii. For amount greater than \$5,000 and less than \$100,000, the Director of Finance has the authority to accept.
 - iii. For amount greater than \$100,000, Council approval is required.
 - iv. Council approval is required for donations requiring endorsement of any kind (See Section 5.5.1.3).
- e. Charitable donation receipts may be issued to donors upon acceptance. (See Section 5.5.5 for applicable regulations and rules).
 - i. Should donor's conditions conflict with the CRA rules and regulations for issuing charitable donation receipts, and it is donor's requirement to receive such receipt, then, the City must decline the donation. For example, if donor disagrees on the assessed fair market value of the donated item, the City cannot adjust the assessed value to suit the donor; instead, the City must decline the offer of the donation.

5.5.3 Considerations and acceptance of gift-in-kind donations:

- 5.5.3.1 The in-kind donation must meet the considerations set forth in Section 5.5.1.
- 5.5.3.2 Approval of an in-kind donation will include the use and disposition of the real property (including the net proceeds arising from a property transaction).
- 5.5.3.3 Gifts-in-kind to the City, whether designated for a specific purpose, will be held in the name of the City.
- 5.5.3.4 In addition to 5.5.3.1 above, acceptance of the in-kind donation should be decided based on the considerations including but not limited to:
 - a. An assessment of the condition, value, and usefulness of the donation.
 - b. An assessment of initial expense and on-going costs that will have a budgetary impact (including but not limited to staffing, installation, maintenance, operation, storage, insurance, and liability costs).
 - i. Donations may not be accepted by the City where the cost of acceptance is assessed to be greater than the value of the donation unless otherwise approved by Council.
 - ii. For maintenance of certain donations such as gifts-in-kind of a cultural nature, the Municipal Arts Policy applies.
 - c. An assessment of whether the proposed donation is consistent with the priorities, mandates, strategic and business plans, and deemed to be in the best public interest of the City.
 - d. An assurance that the City acquires full, complete, and unencumbered title to all donated assets.

- e. An assessment of the potential health and safety issues for City employees, residents, and visitors.
- f. An assessment of the donation whether it meets the rules and regulations set forth by CRA, should the donor require a charitable donation receipt.
 - i. If donations are assessed as not eligible for such receipts, the City cannot accept such donations unless the donor rescinds the requirement for a charitable donation receipt.

5.5.3.5 For Restricted in-kind donations:

- a. In addition to items in section 5.5.1 and 5.5.3.1 to 5.5.3.4, Items 5.5.2.2 (c) and (e) in the same Section (5.5) should also be taken into consideration when deciding whether to accept restricted in-kind donations.

5.5.3.6 Authority to accept gift-in-kind donations, except for items covered by the policy CR98-68: Gifts and Memorials Program, is as follows:

- a. For valuations less than or equal to \$5,000, the appropriate manager has the delegated authority to accept.
- b. For valuations greater than \$5,000 and less than \$300,000, the Director of Finance has the authority to accept.

Note: Authority for accepting donations for these amounts would be based on the delegated authority of the responsible Deputy City Manager, in accordance with section 35 of The Regina Administration Bylaw, Bylaw No 2003- 69.

- c. For valuations greater than \$300,000, Council approval is required.

5.5.3.7 If an in-kind donation is deemed acceptable, a professional appraisal process as per section 5.5.4 of this Section is required to determine its fair market value. Subject to CRA rules and regulations, charitable donation receipts may then be issued accordingly. (See Section 5.5.5).

- a. The donation must be declined should CRA rules and regulations disagrees with the amount for which donor expects to receive a charitable donation receipt.

5.5.4 Determination of fair market value (FMV) for gifts-in-kind donations:

5.5.4.1 The valuation of in-kind donations serves the following two purposes:

- a. For management, accounting, and record keeping purposes:
 - i. General accounting practices as per PSAB would apply.
- b. For issuing charitable donation receipts to donors:
 - ii. CRA rules and regulations must be strictly adhered to for the purpose of issuing charitable donation receipts.

5.5.4.2 CRA sets the rules and regulations for the issuance of charitable donation receipts. For special circumstances regarding valuation of a donation not addressed in this document, consult with the Department of Finance and the

most current CRA rules and regulations on “Gifts and Income Tax”, document P113 (E). Non-compliances may result in the City losing the Qualified Donee status and privilege.

- 5.5.4.3 If the value of the gift is less than or equal to \$1,000, a qualified City employee with sufficient knowledge of the gift may appraise the gift, as per CRA rules.
- 5.5.4.4 If the value is greater than \$1,000, a third party (i.e. arm’s length from both the donor and the City) appraisal is required from a qualified appraiser. Applicable valuation method will be documented and forwarded to the Finance Department for their use of issuing charitable donation receipt to donor.
- 5.5.4.5 To mitigate potential disagreements with donor and CRA, in cases where the City finds the assessed value unreasonable, a second appraisal will be conducted. The average of the appraisals will be the deemed fair market value. Although this may not be required by CRA, it is considered a prudent and fair practice. This applies only to donations whose value is greater than \$100,000 or the donation is real estate.
- 5.5.4.6 Gift-in-kind donations are to be valued and credited on the date the donor relinquishes control of the assets to the City.
- 5.5.5 Issuing charitable donation receipts (Applies only to donors who require a charitable donation receipt for their generosity.)
 - 5.5.5.1 The issuance of charitable donation receipts must adhere strictly to the rules and regulations set forth by the CRA, e.g., the donation must be given on a voluntary basis; and, any advantage received would be deducted from the donated amount for the purpose of issuing a charitable donation receipt. Non-compliances may result in the City losing her Qualified Donee status and privilege.
 - a. If donations are assessed as not eligible for charitable donation receipts, the City cannot accept such donations unless the donor rescinds the requirement for a charitable donation receipt.
 - 5.5.5.2 A charitable donation receipt may not be issued for any donation if the donation is being used to confer a benefit of any kind to the donor, or any member of the donor’s family or to an individual of the donor’s choosing.

For example, if a donation was made for the purpose of repairing a specific section of the road in front of the donor’s property, this donation would not be eligible for a charitable donation receipt. On the other hand, if the donation was made to the City for infrastructure upgrade in general, then, the donation would be eligible for a charitable donation receipt to the donor.
 - 5.5.5.3 In compliance with the CRA rules and regulations for issuing charitable donation receipts, valuation method applied will be documented and forwarded along with the appraised fair market value to the Finance Department for the issuance of charitable donation receipt.
 - 5.5.5.4 Charitable donation receipts may only be issued for donations paid directly to the City.
 - 5.5.5.5 Ratio of advantage received in relation to the amount donated must comply with CRA guideline if a charitable donation receipt is required by donor.

For example, if the value of the advantage is greater than 80% of the value of the donation, no gift is deemed to have been made, and a receipt should not be issued. On the other hand, if the value of the advantage is the lesser of \$75 and 10% of the value of the donation, it is considered nominal (de minimis), and it need not be deducted from the eligible amount of the gift for receipting purposes.

- 5.5.5.6 The Finance Department will issue charitable donation receipts for income tax purposes after securing all necessary information.
- 5.5.5.7 It is the recipient department's responsibility to determine whether the donation qualifies, and if so, the eligible amount, for a charitable donation receipt. The Finance Department can be consulted for advice.
- a. The responsibility for securing the information for the purposes of issuing charitable donation receipt rests with the department that the donation was directed to.
 - b. Although the City must attain evidence to support the issuance of tax receipt, the responsibility for providing satisfactory evidence of fair market value of an eligible gift-in-kind to CRA rests with the donor.
- 5.5.5.8 Charitable donation receipt will be issued automatically for eligible monetary donations of \$25 or more. For monetary donations less than \$25 and more than \$10, charitable donation receipts may be issued upon request. No charitable donation receipt will be issued for monetary donations less than \$10 or gift-in-kind valued at less than \$25.
- 5.5.5.9 The eligible amount for issuing a charitable donation receipt is determined by the following formula:
- $$CDR = FMV_{DP} - AR$$
- CDR = the eligible amount for a charitable donation receipt
- FMV_{DP} = the fair market value of the donated property or monetary donation
- AR = Advantage (or benefits) received by or receivable for the donor because of the donation

NOTE: All costs incurred by the City associated with the appraisal of a bequest should be deducted from the fair market value of the property to arrive at the eligible amount for a charitable donation receipt.

5.6 Managing and Reporting Donations

- 5.6.1 The accounting and reporting for all donation transactions (including collection and issuance of charitable donation receipts) shall be managed by the Director of Finance in accordance with PSAB 3150, current municipal policies, and bylaws (including any conditions or restrictions placed upon the donation by the Administration and/or Council).
- 5.6.2 The City will comply with the CRA rules in the maintenance of books and records of accounting, as well as provide access to these books and records upon request. Failing to do so may result in the City losing her status of Qualified Donee.

5.6.2.1 The City must keep adequate books and records containing:

- a. Information to allow the CRA to verify revenues for which donors can claim tax credits or deductions;
- b. Information to allow the CRA to confirm that they meet the requirements for qualified donee status under the Income Tax Act; and
- c. A duplicate of each receipt containing prescribed information for each donation received.

5.6.2.2 Books and records include, but are not limited to:

- a. Financial statements; and
- b. Source documents such as cancelled cheques and bank deposit slips.

NOTE: For more information about maintaining proper books and records, including the types of records that should be kept, retention periods, and electronic records, see [Guide RC4409, Keeping Records](#).

5.6.3 In accordance with accepted practices, any costs incurred by the City associated with the receipt and administration of a bequest will be deducted from the funds received.

5.6.6.1 Where the donation has been made by credit card, the City may at its discretion apply only the net amount (i.e. less any bank fees and charges) where such charges are considered significant.

5.6.4 As per CRA rules, when property for which the donor received an official charitable donation receipt is returned, the City shall issue to the donor a revised receipt. The City shall send a copy of the revised receipt to the CRA when the amount of the receipt has changed by more than \$50.

5.6.4 For purposes of financial control and accountability, all donations must be deposited in the City's general bank account or directly to the appropriate accounts of the City. Externally (donor) restricted donations must be accounted for separately to ensure stipulated conditions are met.

5.6.5 Donations of monetary nature or property to the City carrying no specified conditions or restrictions are deemed undesignated and become contributions to general revenue of the City or assets of the City, unless otherwise directed by Administration or Council.

5.6.5.1 Corporate Accounting is responsible for proper accounting and reporting of all donations, including tangible capital asset donations.

5.6.6 All donations received must be represented in the City's financial statements.

5.6.7 The Donations Policy will be reviewed every two years by the Director of Finance to determine whether changes are required.

5.7 Donation Recognition

5.7.1 The City is committed to the highest standards of donor stewardship and accountability.

5.7.2 All donations received by the City that are valued at \$500 or more may be acknowledged and recognized by a letter of gratitude from the Finance Department. The letter of gratitude is to be sent immediately following receipt of the donation or at

the time a charitable donation receipt is requested. In addition, the City could recognise donors through other means as deemed appropriate by the City.

- 5.7.3 In accordance with *The Income Tax Act*, should the City offer an item, privilege or other benefit in return for the donation, the recognition should be of nominal value and not exceed the lesser of \$75 or 10 percent of the amount of the donation.
- 5.7.4 Corporate Communications may implement an annual communication plan, to recognize donors of City initiatives.
- 5.7.5 Subject to any disclosure required pursuant to *The Local Authority Freedom of Information and Protection of Privacy Act*, and other applicable legislation or bylaws, the City will ensure confidentiality of individual donors' names and amounts given, and any other private or personal information, with respect and, except when the donor authorizes release of such information.
- 5.7.6 Provided that the City's corporate identity is not compromised, naming rights may be assigned to a donor, upon approval by Council.
- 5.7.7 Any signage required for donations will be designed, constructed and installed in a manner that is mutually agreed upon by the donor and the City. The final decision shall be made by the City.

6.0 Roles & Responsibilities

6.1 City Council

Except otherwise stipulated by applicable bylaws, regulations, or policies, the following would apply:

- 6.1.1 Approves restricted monetary donations in excess of \$100,000.
- 6.1.2 Approves gift-in-kind donations valued in excess of \$300,000.
- 6.1.3 Assigns naming rights to donors valued in excess of \$300,000.

6.2 Deputy City Manager & CFO

- 6.2.1 Approves the Donations Policy.

6.3 Director of Finance

- 6.3.1 Approves any unrestricted monetary donations.
- 6.3.2 Approves restricted monetary donations between \$5,000 and \$100,000.
- 6.3.3 Approves restricted in-kind donations valued between \$5,000 and \$300,000.
- 6.3.4 Assigns naming rights valued less than or equal to \$300,000.

Note: Authority for accepting these donations shall be based on the delegated authority of the Deputy City Manager & CFO in accordance with section 35 of The Regina Administration Bylaw, Bylaw No 2003- 69.

- 6.3.5 Administers the Donations Policy.
- 6.3.6 Administers the issuance of charitable donation receipts.
- 6.3.7 Ensures there is proper accounting for all donation transactions.
- 6.3.8 Provides advice to recipient departments on policy and administration issues.

6.4 Recipient Department

- 6.4.1 Receives, reviews, and determines whether donations qualify, and secure relevant information, for charitable donation receipts.
- 6.4.2 Reports donations to the Finance Department.
- 6.4.3 Approves restricted monetary donations, less than \$5,000, designated for own department.
- 6.4.4 Consults with the Department of Finance for policy and administrative responsibilities.
- 6.4.5 Implements accepted conditions of donations for own department, and any relevant administrative responsibilities resulting from the donation.

7.0 Reference Material

- Charities and Giving>Qualified donees>Municipalities
<http://www.cra-arc.gc.ca/chrts-gvng/qlfd-dns/mncplts-eng.html>
- CR98-68 Gifts and Memorials Program
http://cms1/opencms/export/sites/Insite/content/open_space_mgmt/ServicesGuide/CommunityProg_Flw/giftsandmemorialspolicy.pdf
- Tangible Capital Asset Policy
- *The Income Tax Act*
- *The Regina Administration Bylaw* No. 2003-69
- *The Regina Administration Bylaw* No. 2002-57 (The Regina Code of Conduct and Disclosure Bylaw)

8.0 Appendix A

Donation Declaration Form

“NAME OF PROJECT”

“Project Description”

DONATIONS

I would like to make an unconditional donation to the City of Regina in the amount of: \$__

DONOR CONTACT INFORMATION

Title (Mr. Ms. Miss. Dr.)	First Name	Initial	Last Name
Street	City	Province	Postal Code
Email	Phone (Daytime)	Phone (Evening)	Fax

DONATION TAX RECEIPT INFORMATION

The City of Regina is a qualified donee under the *Income Tax Act* and therefore can issue tax receipts for donations made to the City of Regina. Receipts will be issued for donations of _\$_____or more. For donations less than _\$_____, receipts will only be issued upon request. The Donor's name and address must be complete and legible to receive a tax receipt. Tax receipts will be issued for the tax year in which the donation was received. Please note that it is the Donor's responsibility to be in compliance with the *Income Tax Act* and the policies of the Canada Revenue Agency. A temporary receipt will be issued by the City of Regina within a few weeks of receiving the donation. An official receipt will be sent at the end of the year in which the donation was made.

If the receipt is to be made out in the name of the donor listed in the “Donor Contact Information” section, please leave the following blank. If the receipt is to be made out in a different name, please fill in the following section:

Title (Mr. Ms. Miss. Dr.)	First Name	Initial	Last Name
Street	City	Province	Postal Code
Email	Phone (Daytime)	Phone (Evening)	Fax

CONSENT OF DONOR

The Donor acknowledges that the information provided herein is accurate and consents to the use of same in conjunction with the "Name of Project". The Donor agrees that the City reserves the sole right to determine and approve all aspects of the Project, including the Project schedule, location, details, scope, and all other corresponding aspects of planning and implementation of this project. The Donor acknowledges that if sufficient funds are not raised to proceed with the Project or the City for whatever reason does not proceed with the Project that the funds donated will not be returned to the Donor and that the City will re-allocate the funds to another parks, community or recreation project in that general area of the city.

Signature of Donor

Date

PAYMENT

Full payment must accompany this form, and can be made in person at Cashier Services, located on the main floor of City Hall, 2476 Victoria Avenue, Regina. Credit cards will not be accepted. Cheques are payable to the City of Regina and can be mailed to "_____", P. O. Box 1790, Regina, SK, S4P 3C8.

PRIVACY OF DONOR INFORMATION

The City of Regina is collecting the above information in accordance with *The Local Authority and Freedom of Information and Protection of Privacy Act* for the purpose of processing your donation and providing a tax receipt. We do not sell or share information about Donors with other organizations and the City will not be using the information provided on this form for any other purpose than what is indicated..

MORE INFORMATION

For more information on this project, please contact the City of Regina at (306) 777-7000, or visit the City of Regina website at www.regina.ca.

9.0 Revision History (Amendments)

Date	Description of Change	(Re)-Approval Required (y/n)
dd-mm-year		

2014 Regina Downtown Neighbourhood Plan Implementation Update

RDBID Presentation to City Council

March 23, 2015

Good Evening Mayor Fougere and City Council,

Thank you for the opportunity to come and address you today on behalf of Regina Downtown Business Improvement District.

We are here as a proud partner in the Regina Downtown Neighbourhood Plan. Since 2009, we have worked closely with City Administration on many of the initiatives identified in the plan. We have also collaborated with City Administration and the greater Regina community on projects that support the plan's vision for Downtown Regina. The resulting changes we see downtown – both the improvements and the challenges – can be attributed to the community's collective desire for a downtown that we can all be proud of.

The report before you summarizes the initiatives that have been made by both public and private sector to improve and support our Downtown – the heart of our City. I would like to comment on a few of these initiatives:

N10 – Devise a Downtown Waste Management Strategy

The status of this initiative states “Future”. I would like to respectfully request that this initiative be addressed soon – particularly with respect to recycling. With the growth in our summer programming in City Square Plaza, the Farmers' Markets, the Night Markets and the Food Truck program, there is now an acute need for recycling receptacles in the Plaza and Victoria Park.

B5 – Create a Façade Renewal and Improvement Incentives Program

RDBID is committed to working with the City Administration on moving this project forward. The development of a Façade Improvement Program would support our recent designation as a Main Street Saskatchewan Affiliate Community. It is our hope that priority be placed on this project in the coming year.

C.2.1 – Complete the City Square Pavilions

RDBID with the support of City Administration has engaged an architect to redesign the west pavilion. This design project will be completed by June 2015. Having access to an on-site pavilion would allow RDBID to enhance and expand our summer programming, as well as support additional programming in the fall and winter. As such, we look forward to working with the City to identify additional funding sources to support the construction of the pavilion. RDBID strongly urges that priority continue to be placed on this initiative.

C.6 – Create a signage and wayfinding strategy

The Visual Identity project was initiated as a joint project between RDBID and the City of Regina in 2014. We are pleased to report that this project is nearing completion. We hope to have the report ready for your consideration in the coming months.

A key deliverable of this project was the design of new wayfinding signage. Upon approval by the City of Regina, RDBID is prepared to develop and install prototype signs this year, with the hope of additional

installations in 2016. We will be working closely with the City on the design, installation, deployment and funding strategies for this most important project.

T.3 – Refocus Transportation Planning on Pedestrians

I've made mention in the past of the needed investment in our sidewalk infrastructure. Many of our sidewalks downtown are failing – broken, cracked, missing paver stones. We do our best to report these deficiencies in a timely manner, however, the response time needs to be improved. For instance, we had a broken sidewalk with missing paver stones on the south side of 2100 block of 11th Avenue. This is our busiest pedestrian area, not to mention that the broken area in question was right in front of a bus stop. Our request for repair took over four months to be addressed. This is unacceptable on the busiest street of downtown. Continued and timely repair of our downtown sidewalks is critical and must remain an important priority across all City departments.

T.5 – Prioritize and enable the efficient operation of public transit

Over the past two years RDBID has worked closely with the businesses and with Transit Regina to develop solutions for transit operations through Downtown. We were pleased to see the installation of the four heated and lit bus shelters along 11th Avenue and hope that similar investments would continue throughout Downtown. While not itemized in the RDNP report, RDBID would like to again state the need for a permanent transit terminal. A permanent terminal with indoor waiting facilities, public rest rooms, ticket sales and ancillary retail like a coffee or newspaper stand would further enhance transit as a viable commuting option. We would welcome the opportunity to work with the City on this project in the future.

In closing, RDBID respectfully requests the priority and resources be directed to the continued implementation of the Regina Downtown Neighbourhood Plan. I've passed around a sheet demonstrating the results of our efforts in 2014. It is important to acknowledge that many of these initiatives would not have been possible without the support of the City of Regina. Just think of how amazing these numbers will be when we have completed the implementation of this plan. Thank you for your time, consideration and continued support of Downtown and RDBID. I would be happy to answer any questions you may have.

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: 2014 Regina Downtown Neighbourhood Plan Implementation Update

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- MARCH 4, 2015**

That this report be received and filed.

REGINA PLANNING COMMISSION – MARCH 4, 2015

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

The Commission adopted a resolution to forward this report to City Council for information.

Councillors: Jerry Flegel and Mike O'Donnell; Commissioners: Phil Evans, Ron Okumura, Daryl Posehn, Phil Selenski and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 4, 2015, considered the following report from the Administration:

RECOMMENDATION

That this report be received and filed.

CONCLUSION

Since its endorsement by Council in the fall of 2009, the Administration has been working to implement the Regina Downtown Neighbourhood Plan (RDNP). Work is ongoing or complete on 27 of the plan's 32 actions (see Appendix A). In addition to public investments, policy developments and operational changes directed by the plan, the Administration has also undertaken infrastructure investments and upgrades that are consistent with the plan but not directly identified in the RDNP's action plans, which benefit the downtown.

In 2014, the 1800 block of Hamilton Street continued its transformation as construction began on Agriculture Place. There were also a number of important pedestrian-oriented, developer-led renewal projects including the addition of four new restaurants/pubs on Hamilton and Scarth Streets, the opening of a new gym on the F. W. Hill Mall and several other retail, business and personal service establishments. Permits were issued for \$18.7 million worth of new construction, alterations, and upgrades to existing developments within the downtown.

Public investments in 2014 included new transit shelters, a new pedestrian signal at Victoria Avenue and Cornwall Street, reconstruction of the 1800 block of Smith Street and a partnership with the Regina Downtown Business Improvement District (RDBID) to develop Visual Identity Guidelines which will guide the purchase and installation of site furnishings and way finding signage. Capping off the year was the sale of the City land at the corner of 11th Avenue and Lorne Street to Namerind Housing Corporation for their proposed multi-use housing, retail and office development.

BACKGROUND

Origin of the Regina Downtown Neighbourhood Plan

In September 2007, Office for Urbanism in association with UMA, Goldsmith Borgal & Company Architects, and urbanMetrics was retained by the City of Regina to consult the public, conduct research and analysis and to create a new downtown plan. The objective was to replace the existing Downtown Plan (Part G of the *Regina Development Plan Bylaw No. 7887*) by generating a new plan through a collaborative process involving a broad array of stakeholders.

Plan Purpose

The Regina Downtown Neighbourhood Plan provides a comprehensive framework for decision making related to the growth and development of Downtown for the next 20 years. The plan provides a policy framework to shape planning outcomes as new projects come to fruition and as capital investments are made. It is both a vision and an action strategy to make that vision real.

Plan Vision

The RDNP provides a rationale for decision making, giving direction to the City and key stakeholders as it reinforces the commercial character of the Downtown and transforms it into a complete and walkable neighbourhood. It functions as the key tool to leverage private sector funded public investments through the bonusing framework. It directs public sector investment, ensuring coordination among departments as capital investments are made, as well as attracting outside investment by demonstrating the commitment of the municipality to the Downtown as a priority. The vision provides certainty for City staff, Council, the development industry, and residents with respect to the future of the Downtown. Certainty, combined with a commitment to quality, is critical to attracting the kinds of outside investment which are evident in the private investment summary portion of this report.

The purpose of this report is to provide an update on the public and private sector activities that have been undertaken since the last update that was provided to Council in February of 2014.

DISCUSSION

The Regina Downtown Neighbourhood Plan focuses public sector and private sector investments in the downtown area. Since the last update in February of 2014, Administration has focused its efforts on implementing additional actions as outlined in the plan, working with the development community to review construction proposals and supporting our partners, like the RDBID, the Regina Farmers' Market, and the Regina Folk Festival in creating a vibrant downtown through programming and events, especially in downtown's heart, the City Square.

Policy Developments:

Outdoor Restaurants and Food Trucks:

The City issued eight permits for outdoor restaurants and an additional nine restaurants hosted outdoor dining on private property making the Downtown the focal point for Regina's al-fresco dining opportunities in the summer months.

In the spring of 2014, an update to the Clean Property Bylaw formalized the food truck pilot project that had been operating since 2012. 2014 saw the issuance of six food truck licenses with a similar number of additional trucks operating periodically as part of festivals and events.

Downtown Deferred Revenue Account (DDRA)

Account funds were used in 2014 to partner with the RDBID to develop Downtown Visual Identity Guidelines which will direct public sector and private sector purchase and installation of furnishings and way finding signage in the Downtown. The balance of the DDRA grew in 2014 with the first of 10 annual payments as part of the development agreement for Mosaic Tower at Hill Centre III.

Roadways Investments

1800 Block Smith Street Reconstruction

The reconstruction of the 1800 block of Smith Street was undertaken to support transit routing in the downtown. Work included the replacement of 11th and 12th Avenue intersections, new signals, pedestrian crossing lights, sidewalks, roadway surface and water main upgrades. The design includes new street trees, tree grates and tree guards and preserved existing mature trees where possible.

The City co-ordinated with SaskPower during the upgrade to accommodate the replacement of streetlights on the block.

2000 Block Broad Street

Work included asphalt resurfacing, sidewalk replacement on both sides, traffic signal rehabilitation, domestic sewer and water connection upgrades, and SaskPower duct bank rehabilitation and street light replacement.

Urban Forestry Investments

A variety of technologies providing the volume of uncompacted soil necessary for the growth and development of large urban street trees continued to be implemented as part of roadway upgrades and development agreements in 2014.

Transportation Investments:

Downtown Transportation Study (DTS) / Transit Route Review

Implementation of the DTS recommendations in conjunction with the 2013 Transit Route Review has resulted in revisions to transit services on 11th Avenue aimed at improving user experience and traffic flow on the street. Ridership continues to increase with Downtown the major destination for customers. Increased cleaning of bus shelters and a security patrol along 11th Avenue was approved by Council in 2014. Four new heated and lit shelters have been installed on 11th Avenue.

Pedestrian Improvements

A new traffic signal has been installed at the intersection of Victoria Avenue and Cornwall Street, replacing a non-signalized crosswalk to improve pedestrian safety.

Safety and Security Program Developments:

The Street Culture Outreach Program (SCOPE) worked with street-involved youth and provided business owners with a resource to turn to in 2014. The program was strengthened in 2014 based on an evaluation of the 2013 program. During May to October 2014, SCOPE had contact with 674 individual youth totalling 2054 contacts. The program's presence in the Downtown was enhanced and extended with additional arts programming delivered at the library in the fall of 2014.

Private Sector Investments:

In 2014, the 1800 block of Hamilton Street continued its transformation as construction began on Agriculture Place. The year also saw a number of important pedestrian-scaled, developer-led renewal projects including the addition of four new restaurants/pubs on Hamilton and Scarth Streets, the opening of a new gym on the F. W. Hill Mall and several other retail, business and personal service establishments. Permits were issued for \$18.7 million worth of new construction, alterations and upgrades to existing developments within the downtown.

Building Demolitions

The one-storey commercial structures located at 1842, 1850, 1854 and 1858 Hamilton Street were demolished in 2014 to make way for the Agriculture Place development. The retail frontages lost through these demolitions will be replaced as part of the new Agriculture Place development currently under construction as a requirement of the RDNP.

Housing:

Revisions to Downtown Residential Incentives Program (DRIP)

Housekeeping revisions were made to the City's *Housing Incentives Policy* (HIP) in September 2014. Incentives for residential units in the Downtown remain consistent with the previous policy including a five-year tax exemption for new purpose-built rental units and up to a \$7,500 exemption for new ownership units. Incentives for the Downtown are now included in the HIP rather than in a separate policy for the Downtown. Revisions to the HIP in 2013, made housing developments in the Downtown eligible for capital contributions of up to \$15,000 per door for affordable and below market ownership and rental units.

Land Sale and Announcement of Namerind Project

The approval of the sale of the City-owned property at the corner 11th Avenue and Lorne Street completes the land assembly necessary to accommodate Namerind Housing Corporation's plans to develop a multi-use building containing structured parking, at grade retail including a grocery store, approximately 10,000 m² of class A office space, a daycare centre and 170 housing units.

City Square Usage:

City Square bookings in 2014 increased from 2013. Eighteen groups booked the plaza and portions of Victoria Park 383 times. The RDBID organized, managed and supported several different programs throughout the summer months resulting in 131 events from

February to October. The SCOPE project engaged youth on 114 evenings from May to September. The Regina Farmers' Market held 55 markets with an estimated attendance alone of more than 600,000 people. The remainder of the bookings were for individual festivals and events including the Regina Folk Festival which reported attendance of more than 36,000 people. The number of set-up days, where the plaza was occupied by preparation for events, was down almost 90 percent from 49 instances in 2013 to five in 2014.

Month	Activities / Events / Event days	Set-up Days
January	31 (skating)	
February	4 + 28 (skating)	1
March	15 (skating)	
May	30	0
June	69	0
July	80	0
August	70	4
September	51	0
October	5	0
Total	383	5

Estimated attendance figures for 2014 events and activities are in excess of 730,000 visits, details are provided in Appendix B.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

There are significant environmental benefits from the public implementation and private sector adherence to the RDNP. Infrastructure renewal projects such as sewer and water main relining improve the operations and capacity of our existing infrastructure with minimal construction-related waste and green house gas emissions. Improvements to the urban forest through the implementation of modern tree planting techniques will allow the city to reap the benefits of large urban trees for generations as they clean the air and water, reduce the urban heat island effect, improve storm water management, and help to create inviting places to be for citizens and local wildlife. Private sector developments, especially those with a mix of uses, including residential, have the potential to reduce vehicle miles travelled, green house gas emissions, and impacts on our roadway infrastructure, for residents who live and also work downtown. Adaptive reuse of buildings reduces demand on the City's landfill and greenhouse gas emissions through the reduction of waste from building demolition. Commercial and residential infill in existing serviced areas like Downtown also helps to reduce the need to continually expand the City's physical and environmental footprint through peripheral development, reducing the need for additional roadways and other infrastructure.

Policy and/or Strategic Implications

The strategic implications of implementing the Regina Downtown Neighbourhood Plan include an improved financial situation for the City through increased tax revenues on already serviced land. Infill development helps to reduce the city's environmental footprint through increased density, reduced transportation and other infrastructure and an improved urban forest. The private sector development that has occurred since the plan's endorsement has also led to an increase in jobs, and economic activity in the Downtown. From a private sector perspective, the plan established a clear, level playing field for developers helping to safeguard their investments in downtown by ensuring that future developments meet or exceed the plan's built-form guidelines. The ongoing operational investment in the City Square plaza helps to reinforce the city's cultural sector by providing an additional venue for performances and all types of cultural expression.

Other Implications

None with respect to this report.

Accessibility Implications

Improvements to the accessibility of Downtown have been included in the roadways and traffic signal construction and maintenance projects outlined above. Projects have included reconstruction of some curb ramps to improve access for citizens with mobility impairments and the installation of Digital Acoustic Pedestrian Signals (DAPS) to improve safety at many important intersections for members of the blind and low vision community as well as countdown timers which help all pedestrians.

COMMUNICATIONS

As Downtown continues to grow and change, communication is a key component to the process. Communication strategies have and will continue to be developed for individual projects including plans for public education and ongoing engagement with the public and key stakeholders.

DELEGATED AUTHORITY

None with respect to this report.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary

Appendix A: Regina Downtown Neighbourhood Plan Action Items

Current Status Report

March 2015

The Regina Downtown Neighbourhood Plan Action Plan recommended time frames are:

Immediate: Initiate within two years
Near-Term: Initiate within two to five years
Medium-Term: Initiate within five to ten years
Long-Term: Initiate within ten years

Leadership				
Item	Action	RDNP Time Frame	Status	Comments
L.1	Establish a City Centre Branch and Manager	Immediate	Complete	2014 Status: The City Centre Branch was established in the winter of 2008. The branch was renamed the Neighbourhood Planning Branch in 2012 and the responsibilities of the branch expanded to include social development policy and housing policy. This branch is responsible for monitoring the progress of the RDNP implementation and for ensuring coordination between departments as business plans are established. The branch now comprises a Manager, three Senior City Planners, one Coordinator of Social Development, two City Planner IIs and Planning Assistant.
Neighbourhood				

Item	Action	RDNP Time Frame	Status	Comments
N.1	Establish a Residential Pilot Project	Immediate	Ongoing	<p>2013 Status: With the implementation of the Comprehensive Housing Strategy Administration has continued to encourage increased residential development Downtown and to talk to developers about a the need for a diversity of residential units that would include mixed-use development, student housing and developments that combine below market and market rental and ownership units. All of these would be new forms of development in the Downtown and are encouraged through the City's housing incentives. With revisions to the <i>Housing Incentives Policy</i> (HIP) approved July 29, 2013, capital contributions are now available for below-market rental and ownership units in the Downtown. Revisions to the Downtown Residential Incentives Program (DRIP) forthcoming in Q4 of 2013 will continue to encourage Downtown residential development by offering tax incentives for rental and ownership units.</p> <p>2014 Status: Residential developments continue to be proposed in the Downtown, the latest being the Namerind project at 11th Avenue and Lorne Street. The viability of Downtown residential development has been proven through studies, developer proposals and built projects. Staff members continue to support developers through the urban design review process and business as usual responses to inquiries.</p>
N.2	Create a Downtown Housing Strategy	Immediate	Complete	<p>2013 Status: Both the Comprehensive Housing Strategy and the growth plan for the OCP have brought attention to the City's housing needs,</p>

				<p>especially the need for residential infill in and around the Downtown. Background research and analysis undertaken as part of the OCP support the RDNP's established target of accommodating 5,000 new residents in the Downtown. The City's housing incentives including the DRIP and HIP will help to encourage residential development and housing diversity in the Downtown.</p> <p>Revisions to the HIP approved in July 2013 provided capital incentives for below market ownership or rental units in the Downtown, an area previously not eligible for capital incentives. Future changes to the DRIP will target tax incentives for purpose-built rental units and moderate ownership units in Downtown by capping eligible incentives for market units. The revised HIP and DRIP should contribute to an increase in residential development and a greater diversity of housing in the Downtown</p> <p>2014 Status: Housekeeping revisions were made to the HIP in 2014. Incentives for Downtown are now included in the HIP rather than in a separate policy document. Both capital contributions for below-market and affordable rental and ownership units as well as tax incentives for market rental and ownership units have been maintained. No new applications for housing incentives in Downtown were received in 2014. The <i>Comprehensive Housing Strategy</i> addresses housing on a city-wide basis and includes component strategies to support housing in the Downtown. A stand-alone Downtown housing strategy is no longer contemplated at this time.</p>
N.3	Rezone the Downtown as a Direct Control District (DCD)	Immediate	Future	<p>2012 Status: The Current Planning Branch drafted amendments to adopt a</p>

				<p>new Part G (Regina Downtown Neighbourhood Plan) of the OCP, and to develop new Zoning Bylaw standards to implement the Built-Form Framework contained in the <i>Regina Downtown Neighbourhood Plan: Walk to Work</i>. The amendments were approved by City Council on August 20, 2012 and await ministerial approval from the Province.</p> <p>2013 Status: The adoption of the D-zone as a DCD will be addressed as part of the upcoming zoning bylaw review</p> <p>2014 Status: No change</p>
N.4	Include an urban design review step in the development permitting review process.	Immediate	Complete	<p>2013 Update: The Planning Department adopted an urban design review process for all Downtown development proposals following the adoption of the RDNP. In the review of each proposal an internal urban design team approach is taken to apply the Built-Form Framework to these developments.</p>
N.5	Reflect Downtown as a complete community in City Policy	Immediate	Complete	<p>2012 Status: Amendments to Part A of the Regina Development Plan were advanced to City Council for approval on August 20, 2012 to reflect the Downtown as a complete community in city policy.</p> <p>2013 Status: An underlying premise of <i>Design Regina, the Official Community Plan</i> (OCP) that replaces the Regina Development Plan, is to foster the creation of complete neighbourhoods throughout the community. This includes the Downtown as a neighbourhood in and of itself, per the Downtown Neighbourhood Plan, as well as considering its role as part of</p>

				the broader City Centre area. Policy to enable the development of complete neighbourhoods is articulated in the new OCP and supported by guidelines that are attached as an appendix.
N.6	Encourage community gardens Downtown as part of new residential projects	Medium	Ongoing	<p>2012 Status: Community gardens are currently permitted in all parks and open spaces throughout the City of Regina, including in the Downtown, space permitting, as governed by Regina's Community Garden Policy. Consideration will be given to future changes to the bonusing provisions in the <i>Zoning Bylaw No. 9250</i> to add community gardens as a bonusable amenity.</p> <p>2013 Status: No change</p> <p>2014 Status: No change</p>
N.7	Create a Downtown Urban Forest Strategy	Medium Term	Future	<p>2012 Status: This action item is included in Forestry and Pest Management's Strategic Plan for 2012-2013.</p> <p>2013 Status: Due to emerging priorities and staff capacity issues, this item has been put on hold, however, modern tree planting techniques including the use of technologies like Silva Cells, are now routinely required in both private sector and public sector developments in the Downtown.</p> <p>2014 Status: No Change</p>
N.8	Encourage location of unique	Near	Ongoing	2012 Status:

	community services and offices of non-profit organizations			<p>Through the application of bonusing, a community meeting room for non-profit groups was included in the Hill Centre Tower III project and a day care use was provided in the office tower approval for the northeast corner of 12th Avenue and Rose Street. This action item will be addressed as opportunities arise through the bonusing provisions in the consideration of development proposals.</p> <p>2013 Status: No change.</p> <p>2014 Status: No change.</p>
N.9	Coordinate existing and developing initiatives for Downtown safety and security	Medium	Ongoing	<p>2013 Status: A Downtown Security Task Force was established by the RDBID to address issues of Downtown safety and security. Initiatives in 2013 included:</p> <ul style="list-style-type: none"> • The relocation of RDBID offices to the FW Hill Mall so that staff could be more proactive in addressing issues in the City Square. • Monthly meetings between the RDBID and the Regina Police Service (RPS). • Increased RPS presence in the Downtown, including bike patrols, beat patrols and office space in the RDBID's offices on the F.W. Hill Mall. • Info-on-the-go team to act as additional 'eyes and ears' for the RPS. <p>As a response to 2012 issues and concerns, the City initiated the Street Culture Outreach Project Experience (SCOPE) to work with street involved youth and provide business owners with a resource to turn to. The program, which operated Monday to</p>

				<p>Saturday from 3 to 11 p.m, focused on meeting immediate needs, getting youth involved in programming, managing behaviours and being a resource to business owners. 221 individual youth accessed the program during the first six weeks of operation. The program was highly successful in preventing conflicts in the Downtown between the general public and business owners and the youth with limited options who were attracted to the Downtown. The program was supported by a Social Development Community Investment Grant from the City, gifts in kind from local businesses and a capital contribution from the RDBID.</p> <p>2014 Status: The Street Culture Outreach Program (SCOPE) continued to work with street-involved youth and provided business owners with a resource in 2014. The program was strengthened in 2014 based on an evaluation of the 2013 program. During May to October 2014, SCOPE had contact with 674 individual youth totalling 2054 contacts. The program's presence in the Downtown was enhanced and extended with additional arts programming delivered at the library in the fall of 2014.</p>
N.10	Devise a Downtown Waste Management Strategy	Long Term	Future	
N.11	Revise the Winter Maintenance policy to Prioritize the Downtown	Immediate	Ongoing	<p>2012 Status: Winter maintenance standards were updated in 2010 to focus more on snow removal in the Downtown. Clearing and removal of snow from sidewalks continued to be an issue. The city worked with the RDBID as well as bylaw enforcement to increase compliance of business / property owners. Future reconstruction of sidewalks will seek to reduce clutter to allow better access for snow clearing equipment.</p>

				<p>2013 Status: No additional revisions to the <i>Winter Road Maintenance Policy</i> were made in 2013; however, Winter Maintenance Services continues to provide an enhanced level of service for snow clearing in the Downtown area by beginning ploughing and removal operations within 24 hours of the end of each snowfall. In addition, meetings with the RDBID were conducted to work collectively to solve winter related issues. Staff is worked with Parking Services and Bylaw and Licensing Services to determine an appropriate response to parking related issues that hamper snow clearing efforts.</p> <p>2014 Status: No change.</p>
N.12	Conduct a servicing review for Water, Waste Water and Storm Water Capacity in the Downtown	Near	Complete	<p>2012 Status: Capital funding was received to complete this study in 2012, led by Infrastructure Planning with staff involved from City Operations, Fire and other areas of the City as required.</p> <p>2013 Status: A final draft of the report has been received by the City. The report identifies necessary phased infrastructure upgrades to support the addition of up to 7,500 new residents and 12,300 additional office workers in the study area (Winnipeg-Elphinstone Streets, Saskatchewan Drive - College Avenue).</p> <p>2014 Status: Project Complete.</p>
Business				

Item	Action	RDNP Time Frame	Status	Comments
B.1	Identify 'Clusters' or 'Blocks' of uses	Near	Ongoing	<p>2014 Status: The Downtown Visual Identity Guidelines and Wayfinding Strategy will help to identify blocks of uses (eg. fashion block, cooks' block, civic block, children's block etc.) in the Downtown. When implemented the wayfinding signage will include business directories for each block.</p>
B.2	Establish a permanent public market venue Downtown	Near	Ongoing	<p>2012 Status: With the opening of the City Square Plaza, the City established a permanent outdoor public market venue in Downtown Regina. The plaza allowed the market to continue to expand their vendor numbers and the food types offered. Vendor numbers were 92, up 8 from 2010 and up 30 from 2007. A permanent indoor venue in the Downtown remained a future goal, and the market was encouraged to explore opportunities in some of the proposed developments planned for the heart of Downtown.</p> <p>2013 Status: Vendor numbers in 2013 increased to 110 plus an additional 30 vendors categorized as renters. Attendance numbers also increased significantly. The number of market days in 2013 increased with the addition of three night markets.</p> <p>2014 Status: The Regina Farmers' Market continued to expand its presence in the Downtown in 2014 with 50 day markets, five 'Market Under The Stars' night markets, and the relocation to Downtown of their fall/spring markets from the Cathedral neighbourhood to the Shrine Centre on Hamilton Street.</p>

B.3	Conduct annual surveys directed at measuring changes in employment composition, market composition and vacant properties	Immediate	Ongoing	<p>2012 Status: Preliminary discussions were initiated with the RDBID about their leading this action item.</p> <p>2013 Status: RDBID completed an Economic Dashboard for Downtown, a Storefront Vacancy Inventory and planned to update the Downtown portion of the <i>Where Business Grows, Business Development and Employment Trends (2010)</i> report in 2014.</p> <p>2014 Status: The RDBID has updated the <i>Where Business Grows</i> report with the <i>Population, Employment and Business Intelligence for Downtown Regina</i> report. The RDBID also updated their Storefront Vacancy Inventory.</p>
B.4	Foster a Symbiotic Partnership Between Businesses and Artists	Immediately	Ongoing	<p>2013 Status: RDBID provided support to the Creative City Centre's en plein air project which placed art in empty storefronts. The Regina Tornado Legacy Group completed art installations from the Regina Tornado Legacy Project. The RDBID partnered with arts organizations such as Creative City Centre, Sask Filmpool and Neutral Ground Gallery to activate Downtown during Culture Days.</p> <p>The Administration addressed this item through capacity building and strengthening partnerships with the Mayor's Arts and Business Awards by providing resourcing to the event and through staff support of the 'Artsvest' program, which added additional funding and incentives to arts organizations to find private sponsors (2013-Q2 2014)</p>

				<p>The Administration also directly invested funding in non-profit organizations through the Community Investment Grants program. Dozens of festivals and arts organizations working to connect private business and artists via programming were supported with over \$1.3 million worth of financial investment. In addition, three organizations received financial support for their strategic plans.</p> <p>2014 Status: The Administration addressed this item in several ways, guided by the community engagement process stemming from the development of the Regina Cultural Plan through:</p> <ul style="list-style-type: none"> • Strengthening the Mayor's Arts and Business Awards by providing resourcing to the event. • Staff support to the 'Artsvest' program from the Business for the Arts, which adds additional funding and incentives to arts organizations to find private sponsors. • Investments in non-profit organizations through the Community Investment Grants program. • \$1.3 million worth of financial investment to support festivals and arts organizations working to connect private business and artists via programming. • financial support for three organizations to develop strategic plans. • Development of a new City Square Vision to aid in effective planning and policy to support arts and private sector businesses to activate and leverage the City's investment in Victoria Park and the Plaza in support of their mandates.
B.5	Create a Façade Renewal and Improvement Incentives Program	Near	Ongoing	<p>2012 Status: A draft policy for the implementation of this action item was developed. Neighbourhood Planning Branch staff are worked</p>

				<p>with the RDBID to develop a funding structure and timelines for the program.</p> <p>2013 Status: No progress was made in 2013 towards developing a funding structure for a Façade Renewal and Improvement Incentives program. However, changes were made to <i>The Zoning Bylaw No. 9250</i> to allow for off-site expenditure of development agreement funds for façade renewal. Harvard Developments made use of this change in 2013 as part of its development agreement for Agriculture Place, to make improvements to the NW corner of the Century Building by replacing smoked glass with transparent glass allowing the activity inside the building to be visible to the street.</p> <p>2014 Status: No change.</p>
Culture				
Item	Action	RDNP Time Frame	Status	Comments
C.1	Create a City of Regina Cultural Plan	Near	Ongoing	<p>2012 Status: The Regina Culture Plan will scope the current state of the cultural landscape; resources (heritage, programs, festivals), infrastructure, functioning relationships, economic indicators, social impacts and needs. After identifying the roles and potential partnerships between governments, the community and the private sector, recommendations and relevant, effective policy can be implemented. The plan calls for significant community input throughout the scoping, identification and</p>

				<p>implementation phases. The City is currently creating the Culture Plan project team and investigating the most efficient and effective forward path for aligning the plan with the OCP.</p> <p>2013 Status: A preliminary draft of the Cultural Plan has been completed. The final report is expected to be brought before Council in early 2014.</p> <p>2014 Status: The Cultural Plan came forward to Community and Protective Services Committee on November 5, 2014. The Plan provides strategic direction for the arts, cultural heritage, cultural industries and interculturalism. It was deferred by Council to Administration for further engagement work in 2015.</p>
C.2	Complete the City Square Project	Near	Complete	<p>2014 Status: The project has been completed.</p>
C.2.1	Complete the City Square Pavilions	Near	Ongoing	<p>2012 Status: Discussions were held between the Administration and an external partner organization to fund the construction, on-going management and operations of the Welcome Services Pavilion. Construction was proposed for summer of 2013, funding dependant. Pavilion functions will be determined as part of the City Square programming and Management Strategy process.</p> <p>2013 Status: Discussions regarding the development of the pavilions were on hold until the completion of the City Square Programming and Management Strategy which will clarify the functions of the pavilions.</p>

				<p>2014 Status: The RDBID has engaged an architect to redesign the west pavilion to support plaza programming and events.</p>
C.3	Create a City Square Programming and Management Strategy	Near	Ongoing	<p>2012 Status: Draft Strategy was completed in spring 2012. Community Services monitored the strategy's implementation and will develop a final strategy and comprehensive bylaw in 2013.</p> <p>2013 Status: Due to staff turnover and competing priorities no additional progress was made on this issue in 2013.</p> <p>2014 Status: The City Square Vision Document, developed with input from the RDNP and community engagement from the Cultural Plan process established the governance and forward programming strategies, including the key stakeholders in the process.</p>
C.4	Revise the approach to heritage management	Near	Ongoing	<p>2013 Status: The Cultural Plan and the Cultural Heritage Management Strategy were underway. Critical to success in implementing cultural heritage planning was developing a shared base of knowledge inside the municipality – across municipal departments and with Council.</p> <p>2014 Update: The Cultural Plan (CP) and Cultural Heritage Management Strategy (CHMS) came forward to Community and Protective Services Committee on November 5, 2014. The CHMS provided strategic direction for the future management of cultural heritage resources. It was deferred by Council to Administration for further engagement work in 2015.</p>

C.4.1	Update Heritage Inventory to include modern architectural forms and heritage landscapes	Near	Complete	<p>2012 Status: Inventory of modern architectural forms (i.e. buildings) for Downtown is complete. The consultant report <i>City of Regina – Regina’s Recent Past: 1930-1970</i> was provided which includes a Historic Context Report, Statements of Significance (SOS), and a comprehensive list of properties in the Downtown from this time frame.</p>
C.4.2	Create an inventory of heritage features worth retaining for each building on the Heritage Holding Bylaw	Immediate	Complete	<p>2013 Update In 2013, the inventory was replaced with SOSs for buildings on the Heritage Holding Bylaw. Each SOS contains a list of elements that must be retained, and often includes the three-dimensional form and massing of a building.</p>
C.4.3	Raise awareness and understanding of current heritage management policies, guidelines and incentive programs	Near	Ongoing	<p>2013 Update In 2013, the City engaged stakeholders and the public through the process to prepare the OCP, the CP, and the CHMS. In undertaking this engagement, awareness and understanding of existing and new policies and programs has been raised.</p> <p>2014 Status: The Heritage Building Rehabilitation Program was approved by City Council in August, 2014. Consultation as part of the development of the new program helped to raise awareness in the community of the program, policies and incentives. There will be some administrative changes to the new Heritage Building Rehabilitation Program in 2015 to clarify the intent of some of the sections from an administrative position before a public awareness program is implemented.</p>
C.4.4	Assemble a compiled heritage management strategy, presented in a form	Near	Ongoing	<p>2013 Update In 2013, Consultants were retained to prepare the Cultural Heritage Management Strategy.</p>

	that is easily accessible to the public			<p>2014 Status: The Cultural Plan and Cultural Heritage Management Strategy came forward to Community and Protective Services Committee on November 5, 2014. The CHMS provides strategic direction for the future management of cultural heritage resources. It was deferred by Council to Administration for further engagement and work into 2015.</p>
C.4.5	Amend the tax structure that currently encourages and provides incentive for landowners to remove heritage buildings and build parking lots	Near	Ongoing	<p>2012 Status: Amendments to the Zoning Bylaw approved by City Council on August 20, 2012 removed the permitted land use status for principal-use surface parking lots in the Downtown. Future principal-use surface parking lots in the Downtown are no longer permitted.</p> <p>2013 Update: The demolition of the building at 1755 Hamilton, although not a heritage building, was replaced with a parking lot accommodated through a temporary Contract Zone agreement.</p> <p>2014 Update: The Heritage Building Rehabilitation Program was approved by City Council in August, 2014. The new program extended the tax exemption period to a maximum of 10 years for any municipally designated heritage property and removed the cap of \$250,000 for properties in the Downtown. In addition, sites where a heritage building has been demolished are excluded from eligibility for tax exemption as per revisions to the HIP approved in September 2014.</p>
C.4.6	Demand the highest standards of design and	Near	Complete	<p>2013 Update Design and compatibility of new development adjacent to a</p>

	compatibility of all new development in a heritage context			heritage property or in the Victoria Park Heritage Conservation District was addressed in the Amendments to the Zoning Bylaw approved by City Council in 2012.
C.4.7	Develop a specific policy that makes the connection between heritage policy and the fulfilment of other Downtown goals.	Near	Ongoing	<p>2013 Status: The Cultural Heritage Management Strategy will provide direction on the development of heritage policy that will make the connection between heritage conservation and the fulfillment of other goals both in the Downtown Plan and in the development of the City Centre (of which Downtown is a part) as a complete neighbourhood.</p> <p>2014 Status: The Cultural Plan and Cultural Heritage Management Plan came forward to Community and Protective Services Committee on November 5, 2014. The Plan provides strategic direction for the arts, cultural heritage, cultural industries and interculturalism. It was deferred by Council to Administration for further engagement and work into 2015.</p>
C.4.8	Formally adopt the Federal standards and Guidelines for heritage and align heritage policy language with those standards.	Near	Complete	<p>2013 Update The <i>Standards and Guidelines for the Conservation of Historic Places</i> were adopted as Council policy through an amendment to <i>Regina Development Plan Bylaw No. 7877</i> in 2012.</p>
C.4.9	Expand the boundaries of the Victoria Park heritage Conservation District	Near	Future	<p>2013 Status: The Cultural Heritage Management Strategy will provide direction on the expansion of the District.</p> <p>2014 Status: The Cultural Plan and Cultural Heritage Management Plan came forward to Community and Protective Services Committee on November 5, 2014. It was deferred by Council to Administration for further engagement and work into 2015.</p>

C.4.10	Update the design guidelines that accompany Part G of the Regina Development Plan	Near	Ongoing	<p>2013 Status: The Cultural Heritage Management Strategy will provide direction on updates to design guidelines contained within the Commercial Zone Regulations for the Downtown Zone in Chapter 7 of <i>The Zoning Bylaw No. 9250</i>.</p> <p>2014 Status: The Cultural Plan and Cultural Heritage Management Plan came forward to Community and Protective Services Committee on November 5, 2014. It was deferred by Council to Administration for further engagement and work into 2015.</p>
C.5	Establish a University of Regina presence in the Downtown.	Immediate	Future	<p>2013 Status: Staff had preliminary discussions with a developer regarding a proposed student housing development one block beyond the boundary of Downtown. Development of housing geared to students would both increase the presence of students in the Downtown and could establish a precedent for additional student housing.</p> <p>2014 Status: A potential project for student housing on a city-owned site just south of Downtown has not gone forward.</p>
C.6	Create a Signage and Wayfinding Strategy	Near	Ongoing	<p>2012 Status: Neighbourhood Planning Branch staff partnered with the RDBID to develop materials to implement this strategy. The first signs may be installed in 2013. The Downtown Transportation Study contains recommendations with respect to wayfinding that will be integrated with the work being completed by the Neighbourhood Planning Branch.</p> <p>2013 Status: RDBID drafted a pedestrian wayfinding system for Downtown.</p>

				<p>RDBID also worked on a branding project to address the design of the signage. Installation was anticipated for 2014.</p> <p>2014 Status: In partnership with the RDBID a consultant was engaged to develop Downtown Visual Identity Guidelines. A component of that project was the development of some of the elements of a wayfinding system.</p>
C.7	Create a Patio Management Strategy	Immediate	Complete	<p>2012 Status: Changes to Schedule G of <i>The Clean Property Bylaw</i> were brought forward in early 2013.</p> <p>2013 Status: Amendments to Schedule G Outdoor Restaurant Regulations of <i>The Clean Property Bylaw No. 9881</i> were approved by Council April 29, 2013. The revised bylaw coupled with staff outreach efforts resulted in five new outdoor restaurants Downtown in 2013.</p>
C.8	Civic Heart Revitalization Working Group	Near	Future	
Transportation				
Item	Action	RDNP Time Frame	Status	Comments
T.1	Study the cost and impact of converting all one-way, east-west streets to two way streets both in Downtown and immediately south of	Immediate – Near	Ongoing	<p>2012 Status: As part of the development of the City Square Project, 11th and 12th Avenues were converted to two-way traffic in the spring of 2010. The performance of 11th and 12th Avenues and the feasibility of converting other streets to two-way operations</p>

	Downtown			<p>were reviewed as part of the Downtown Transportation Study (DTS).</p> <p>2013 Status: Phases Two and Three of the DTS studied the streets that are bounded by Albert Street to the west, Saskatchewan Drive to the north, Broad Street to the east and College Avenue to the south. The final report included a ten year capital project action plan and recommendations on the conversion of further one-way to two-way streets.</p> <p>2014 Status: The DTS is complete. The final report was received by the City and approved by City Council in April 2014. The report identifies necessary phased upgrades over the next few years to improve traffic flow in the Downtown.</p>
T.2	Create Alternative Street Standards	Near	Ongoing	<p>2012 Status: Staff in the Development Engineering Department led this initiative in conjunction with staff from Public Works, Planning and Sustainability and Transit. The DTS identified appropriate street standards for key locations.</p> <p>2013 Status: No change.</p> <p>2014 Status: The draft Transportation Master Plan (TMP) is ready and is currently under review. The TMP incorporates a complete street framework which identifies policies to direct the design of road networks for all road users.</p>
T.3	Refocus Transportation	See Below	Ongoing	See below

	Planning on Pedestrians			
T.3.1	Set new Standards for Downtown sidewalk materials and surfaces	Immediately	Complete	2013 Status: Downtown sidewalk materials standards have been changed from a mixture of paving materials to plain concrete from curb to building face. Sidewalks are being replaced as part of regular maintenance activities, roadway upgrades and through private development agreements.
T.3.2	Change sidewalk maintenance policies to ensure the highest standard	Near Term	Ongoing	2013 Status: The RDBID provides sidewalk sweeping and litter pick-up within the Downtown on a regular basis. 2014 Status: No change.
T.3.3	Provide wider sidewalks	Near Term	Ongoing	2013 Status: As part of roadway reconstruction sidewalk widths are assessed and increased where possible. 2014 Status: No change.
T.3.4	Improve Visibility of Crosswalks	Immediately	Ongoing	2014 Status: The unsignalized crosswalk at Cornwall Street and Victoria Avenue has been upgraded with a pedestrian half-signal to improve visibility and safety at this intersection.
T.3.5	Add corner bulbs to minimize street crossings	Immediately	Ongoing	2013 Status Corner bulbs have been added at 12 th Avenue and Hamilton Street, and 12 th Avenue and Lorne Street. Opportunities to add additional bulbs will be considered as part of all roadway and private sector developments

				2014 Status: No change.
T.3.6	Adjust signal timing on the main arterials to shorten wait times for pedestrians	Immediate	Ongoing	2013 Status: Signal timing was adjusted on Victoria Avenue in the Downtown to reduce signal lengths by half, which reduced wait times for pedestrians at these intersections by half. Pedestrian countdown timers were installed at all intersections in the Downtown to enhance pedestrian safety. 2014 Status: No change.
T.3.7	Improve Underpass Conditions (Albert & Broad):	Near	Future	2012 Status: A capital request for improvements to the intersection of Saskatchewan Drive and Albert St was submitted. Improvements to the Albert St. underpass may be contemplated as part of this work, or an additional capital request for improvements may be made upon completion of the intersection upgrades. Improvements to the Broad St. underpass are unlikely to occur until development plans for the former CP multi-modal facility lands have been finalized. 2013 Status: No change. 2014 Status: No change.
T.4	Prioritize Cycling Within Transportation Planning	Near – Medium	Ongoing	2012 Status: A Transportation Master Plan (TMP) for the City was

				<p>developed as part of the OCP process. The TMP, when complete, will address cycling infrastructure throughout Regina, including in the Downtown. The need for improved cycling facilities was identified in Phase One of the DTS, with related recommendations expected in the final report.</p> <p>2013 Status: The cycling policies and draft cycling network for the TMP were under development. They were reviewed internally with staff then taken to public & stakeholders in late October. This information included Downtown specific routes/policies, and was coordinated with the DTS's recommendations for accommodating cyclists Downtown. The TMP was expected to go to Council in early 2014.</p> <p>The Transportation section of the Development Standards Manual was revised as part of the TMP and includes recommendations for planning for cyclists in new neighbourhoods and as part of new developments.</p> <p>2014 Status: The draft TMP is ready and is currently under review. The TMP incorporates a complete street framework which identifies policies to direct the design of road networks for all road users and also the design of complete neighbourhoods. It includes policies to encourage and promote active transportation as well as the need to update the development standards manual to include standards to address active transportation related issues. Also included in the TMP is a policy to create and increase the awareness of active transportation opportunities within the city.</p>
T.4.1	Establish a Bike to Work Week	Near	Complete	<p>2012 Status: The City participated in the Commuter Challenge, a week long</p>

				<p>national event aimed at encouraging commuters to explore alternatives to the single occupancy vehicle. Since 2009, Bike to Work Regina a local non-profit organization, has organized a week-long event in May of each year.</p> <p>2013 Status: The City participated in a limited way in the 2013 Commuter Challenge, due to staff resource constraints. Stronger participation was planned in 2014.</p> <p>In 2012, Bike to Work Regina changed their name to Bike Regina Inc. They expanded their board, their membership, and their range of activities. Activities now include: bike valet at community festivals and Downtown events, a regular presence at Saturday Farmers Market, monthly community bike rides and commuter workshops.</p> <p>2014 Status: The City participated in the Commuter Challenge, a week-long national event aimed at encouraging commuters to explore alternatives to the single occupancy vehicle.</p> <p>Bike Regina continues to have an active presence in Regina around commuter cycling. Activities now include: bike valet at community festivals and Downtown events, a regular presence at Saturday Farmers Market, monthly community bike rides, and commuter workshops.</p>
T.4.2	Provide readily available secure bike parking, lockers and shower facilities	Medium	Ongoing	<p>2012 Status: Current bylaws require that 5 percent of the approved number of parking stalls in any development be bicycle stalls. All of the developments planned or under construction in the Downtown met these requirements. In addition to bicycle parking, plans for</p>

				<p>Hill Tower III included the provision of shower and change facilities. As part of the development of a suite of site furnishings for Downtown, additional on-street bike racks were planned to be added over the next few years.</p> <p>2013 Status: No change.</p> <p>2014 Status: The Downtown Visual Identity Guidelines project includes the design and location planning for additional street furnishings including bike racks.</p>
T.4.3	Update the cycling network plan and integrate it into the city-wide transportation plan	Near	Ongoing	<p>2012 Status: A Transportation Master Plan (TMP) for the City is being developed as part of the OCP process. The TMP, when complete, will address cycling infrastructure throughout Regina, including in the Downtown. The need for improved cycling facilities has also been identified in Phase One of the Downtown Transportation Study, with related recommendations expected in the final report.</p> <p>2013 Status: The cycling policies and draft cycling network for the TMP were under development. They were reviewed internally with staff and then taken to public & stakeholders in late October. The information included some Downtown specific routes/policies, coordinated with the recommendations of the DTS for accommodating cyclists Downtown. The overall TMP was expected to go to Council in early 2014.</p> <p>2014 Status: The draft TMP is ready and currently under review. The TMP includes an identification of additional</p>

				cycling routes in Downtown and other areas within the city and also filling in the gaps currently existing in both the on-street and off-street road network. Included also in the TMP are policies to direct the development and maintenance of these infrastructures.
T.5	Prioritize and enable the efficient operation of public transit	Near	Ongoing	<p>2012 Status:</p> <p>The rerouting of transit through the Downtown was studied and ultimately implemented in the spring of 2010. Virtually all routes now serve City Hall / the Regina Public Library, and destinations along 11th Avenue including the Cornwall Centre and Service Canada, representing a significant service improvement for riders. Vehicle flow through the Downtown remained a challenge. Staff monitored the impacts of reopening of 12th Avenue through the City Square plaza, and made adjustments to transit service as necessary.</p> <p>Reconstruction of the 1800 block of Lorne Street began in 2012. Reconstruction of this block is a required, but unplanned outcome of the routing of transit between 11th and 12th Avenues on the 1800 blocks of Lorne and Smith.</p> <p>Improvements in transit times to the Downtown were not expected until the routing recommendations of the Transit Investment Plan were implemented.</p> <p>The need for improvements and modifications to public transit to, from and within the Downtown was identified in the DTS and the TMP, with related recommendations anticipated from both projects.</p> <p>2013 Status:</p>

				<p>Analysis done through the Downtown Transportation Study (DTS) has confirmed the recommendations from the Transit Route Review for transit routing through the Downtown. Further work on maximizing efficiency for transit operations Downtown is continuing. As part of the Phase II and Phase III report for the DTS, a feasibility review of a shuttle system for Downtown transit will be considered.</p> <p>The transit policies and draft transit network for the TMP were under development. They were reviewed internally with staff and then taken to public & stakeholders in late October. This information included some Downtown specific routes/policies, though much will be taken from the DTS's recommendations for accommodating transit Downtown. The overall TMP was expected to go to Council in early 2014</p> <p>2014 Status: The Downtown Transportation Study is now complete. The report has confirmed the recommendations from the Transit Route Review and highlighted recommendations for transit operation in the Downtown.</p> <p>The TMP outlines some specific performance standards and future routes with Downtown being the most important focal point in the City.</p>
T.6	Conduct a Comprehensive Parking Study of Downtown	Immediate	Ongoing	<p>2012 Status: An RFP was issued in early September to conduct a review of parking services at the City and develop a Downtown and vicinity parking strategy. The strategy will identify policies, practices and technology that will influence and/or address supply and demand issues. Recommendations for implementation will be identified late in second quarter, 2013.</p>

				<p>2013 Status: The <i>Strategic Review of Parking Services and Downtown and Vicinity Parking Strategy</i> project was awarded to the consultant firm of MMM Group in November 2012. Project work began in January 2013, by analyzing the City's current structure for managing parking services and providing recommendations for consolidation. Work on Phase Two of the parking strategy commenced during the summer of 2013, and identified policies, practices and technology that influence and/or address supply and demand issues in the Downtown and vicinity. The parking project was scheduled to be completed in Q3, with the recommendations for implementation to be identified in Q4, or early in 2014.</p> <p>2014 Status: Completion of the <i>Strategic Review of Parking Services and Downtown and Vicinity Parking Strategy</i> occurred in the spring of 2014. Implementation of the recommendations identified in the study have been scaled back and may require additional work to be done by the Administration. At this time, the study is currently on hold pending further direction from ELT.</p>
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Appendix B: City Square Activity / Event Summary

Events	2012	2013	Number of Events 2013	Average Participation 2013	Active Participants 2014	Passive Participants (Spectators) 2014	Number of Events 2014	Average participation 2014	% Increase
Disc Golf		N/A			270	703	4	68	N/A
Exploration Days		414	11	38	888	1,938	12	74	114%
Chess in the Park		442	11	40	902	2,851	15	60	104%
Quidditch		N/A			71	2,594	4	18	N/A
Words in the Park		411	6	69	997	2,389	8	125	143%
Sunshine and Salutations		292	8	37	444	1,939	10	44	52%
Yoga Party		937	9	104	1,791	3,267	12	149	91%
Sepak Takraw		N/A			175	3,439	7	25	N/A
Salsa on the Plaza		1,596	11	145	3,927		12	327	146%
Art in the Park		203	8	25	220	688	5	44	8%
Saturday Morning Yoga		N/A			93	214	3	31	N/A
Culture on the Plaza		1,138	3	379	1,152		3	384	1%
Tai Chi in the Park		54	2	27	120	496	6	20	122%
Ride (Gold's Gym)		N/A			112	2,153	3	37	N/A
Ice and Fire Carnival					694		1		
Victoria Park Skating Rink		1,000			2,484		74		
SCOPE					2,054		114		
Regina Farmers' Market		565,000			600,000		50	12,000	
Market Under the Stars		45,000			35,000		5	7,000	
Conexus Freestyle Friday					no data		1		
Mayor's run/walk for Fitness					450		1		
Jazz Fest		3,300			no data	2,000	1		
Mini Indy					75	-	1		
World Refugee Day					no data	100	1		
Soccer Nation					no data	300	1		
SAM Downtown					no data		2		
Five Hole for Food					no data	150	1		
Queen City Ex Downtown					no data		2		
I Love Regina Day		3,000			4,000		1		
NAIG Cultural Village					no data		1		
Regina Folk Festival		35,000			36,669		1		
Trifecta Music Festival					no data		1		
Awakening the Dragon					no data	250	1		
Friends Festival					no data	400	1		
Zombie Walk					150		1		
Total	2,300	5,487			692,738	25,871	366		
Cinema Under the Stars	2,017	5,815	7	831	9,183		7	1,312	58%
Concert Series	3,500	6,204	10	620	9,150		10	915	47%
Grand Total	7,817	17,506	86		711,071	25,871	383		

March 23, 2015

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

Re: Proposed Cost Sharing Agreement for Regina Bypass Project

RECOMMENDATION

1. That City Council authorize the City Manager & Chief Administrative Officer to negotiate and finalize a Cost Sharing Agreement and such other Agreements as may be necessary between the City of Regina and the Government of Saskatchewan respecting the construction of proposed interchanges at 9th Avenue North/Regina Bypass, and at Hill Avenue/Regina Bypass.
2. That the City Clerk be authorized to execute the agreement with the Government of Saskatchewan after review and approval by the City Solicitor.
3. That the City Manager bring forward a future informational report to City Council outlining the details of the Cost Sharing Agreement that is reached with the Government of Saskatchewan.

CONCLUSION

To help facilitate the development of the Regina Bypass project (Bypass), Administration recommends that Council delegate to the City Manager and Chief Administrative Officer the authority to negotiate with the Government of Saskatchewan, Ministry of Highways and Infrastructure (Province) a Cost Sharing Agreement associated with the construction, operation and maintenance of proposed interchanges located at:

- 9th Avenue North and Regina Bypass (9th Avenue interchange);
- Hill Avenue and Regina Bypass (Hill Avenue interchange).

The Province seeks municipal funding contributions towards the construction of the above noted interchanges because they form components of the proposed new Bypass that intersect with, and provide direct access to, municipal roadways. The delegation of authority to negotiate will provide an opportunity to seek cost sharing solutions that better reflect the City of Regina's (City) interests and financial requirements.

BACKGROUND

The Province is in the process of finalizing plans through a public-private partnership (P3) to construct a highway bypass around the west, south and east peripheries of the city (see Appendix A). Although the project will be substantially funded by the Province, contributions are being sought from affected municipalities where the proposed Bypass will intersect and provide direct access to municipal roadways. This report focuses on the proposed 9th Avenue and Hill Avenue interchanges as these are the only two junctions within the proposed Bypass network where the

Province has requested funding from the City. The RM of Sherwood (RM) has also been asked to contribute financially to the proposed 9th Avenue and Hill Avenue interchanges. While the Dewdney Avenue interchange falls into the category of a municipal roadway/bypass connection, the Province has agreed to fund that interchange in full because it provides direct connection to the Global Transportation Hub (GTH).

Although the City has previously commented on the technical aspects of the Bypass, detailed discussions regarding funding have only recently begun (2014, Q4). It is the position of Administration that the Province should fund all aspects of the Bypass project, as that scenario aligns with the Province's mandate to support the economic growth of the province. Initial discussions have revealed that the Province is unlikely to assume full funding responsibility for Bypass interchanges that provide direct benefit/access to municipal roadways. Due to the Province's position, the City will have to consider some form of financial support to ensure that the 9th Avenue interchange is designed and constructed to meet the City's transportation needs.

Recently, the City has been assessing the benefit of the proposed 9th Avenue and Hill Avenue interchanges, and has been considering and discussing with the other parties what a fair cost sharing arrangement might look like. The City recognizes that although there is not an immediate need for the proposed interchanges, there will be an eventual need in order to manage future growth. Administration further recognizes that due to the nature of the P3 negotiations, planning for the complete Bypass will be finalized in the near future, including design solutions and funding arrangements. In order to ensure future traffic management needs are provided for the City would benefit from an agreement that is structured to protect its long term interests. It is the intent of the Province to select the P3 partner and begin construction this summer with opening projected by Fall 2017 and completion by Fall 2018.

DISCUSSION

Cost Sharing Request – Province

The Province has presented a cost sharing arrangement for the proposed 9th Avenue and Hill Avenue interchanges based on the rationale that all benefiting jurisdictions should contribute; however, the contributions should be commensurate with the amount of benefit that may be derived. (That is: the amount contributed by each party should reflect the degree of benefit, assuming that each party will realize differing levels of benefit.) The Province made the following assumptions:

- That cost sharing will only be sought where the proposed interchange provides direct benefit/ access to, municipal roadways.
- That the amount contributed by each party should reflect the degree of benefit, assuming that each part will realize differing levels of benefit.
- There are three “categories” of benefit, and each have a different weight in terms of how they equate to funding:
 - Share of traffic volumes by each jurisdiction - 20% weighting
 - Economic development enjoyed by each jurisdiction - 50% weighting
 - Access convenience enjoyed by each jurisdiction - 30% weighting

- That the calculations made by the Province, as shown in Appendix B, illustrate the degree to which each jurisdiction benefits/will benefit from share of traffic, economic development and access convenience. The calculations translated to a cost contributions based on the weighting assigned to each “benefit” (also shown in Appendix B).
- That the contributions by the Province include the GTH’s contributions.
- The City can repay its capital contribution in annual payments over a period of up to 30 years (with interest equal to the long-term borrowing rate of the Government of Saskatchewan).
- The Ministry will designate all Bypass mainlines, interchanges and interchange bridge structures as provincial highways. The Ministry indicated that municipalities will be responsible for municipal roadways.

Based on the above noted rationale and methodology, the Province is proposing the following cost sharing arrangement:

Province’s Bypass Interchange Cost Sharing Proposal				
	9th Avenue Interchange	Hill Avenue Interchange	Total/ Jurisdiction	Share of Total
City	\$19,453,424	\$3,924,075	\$23,377,499	35.4%
RM of Sherwood	\$1,272,637	\$8,466,762	\$9,739,399	14.8%
Province	\$21,273,940	\$11,609,163	\$32,883,103	49.8%
		TOTAL COST	\$66,000,001	100.0%

The Province has indicated that the above noted costs are estimates only and that the final specific costs will not be known until the P3 development partner is selected. The Province has suggested that the City’s share would be the lower of the amounts in the above table or the 35.4% of the total cost of the interchanges although this has not been confirmed. The Province has further indicated that they are willing to front-end all costs and that the City could pay back the City contribution over a period of 30 years with interest equal to the long-term borrowing rate of the Government of Saskatchewan.

Cost Sharing Rationale – City of Regina

The City Administration has reviewed and considered the Province’s proposed cost sharing arrangement, and has the following comments:

- The City generally supports the notion that the Province should be responsible for funding all components of the proposed interchanges as this scenario aligns with the Province’s mandate to support the economic growth of the province.
- The rationale for determining and quantifying “benefit” is arbitrary; further, the City has not had an opportunity to verify the Province’s calculations. Considering the arbitrary and qualitative nature of the variables, assigning absolute quantities is not possible.

- There is no immediate need for the proposed interchanges; Hill Avenue interchange does not have any real importance for the City for the life of the current growth plan. The 9th Avenue interchange does have importance for the City's current growth plan primarily related to accessing the GTH although the project may not be technically warranted until a future date during the 30 year P3 contract.
- That the Province contributes a larger share than proposed to better recognize the benefit to the provincial economy and to ensure a more equitable solution considering that other benefitting municipalities are not being asked to contribute.

Notwithstanding the above, it is understood that the Province will continue to expect the City and the RM to provide a financial contribution to the project. Further, the Administration does recognize a future value to the City resulting from the interchanges and recommends engaging in an agreement negotiation to address the City's long term interests. If the P3 proceeds without City financial participation the City may lose an opportunity to secure design elements that benefit the City's long-term road network.

Moving forward, Administration recommends further negotiations based on a revised cost sharing rationale. If Council agrees, the City will negotiate a revised agreement and report back to Council at a future meeting.

RECOMMENDATION IMPLICATIONS

Financial Implications

Final costing of the Bypass project will be determined through the Province's P3 process. The City has been asked to contribute:

	9th Avenue Interchange	Hill Avenue Interchange	Total	Share of Total
City	\$19,453,424	\$3,924,075	\$23,377,499	35.4%

Once the 9th Avenue and Hill Avenue interchanges are constructed, the City may also have to advance other capital projects such as the extension of 9th Avenue North to the Bypass and Hill Avenue to the RM of Sherwood in near term budget.

In addition, the Province has indicated that it will be responsible for the operations, maintenance, and rehabilitation of all Regina Bypass structures. The final cost sharing arrangement could have impact to future operating budgets for both the interchange locations and the connecting roadways.

Environmental Implications

None with respect to this report.

Strategic Implications

The proposed 9th Avenue and Hill Avenue interchanges are noted in *Design Regina: The Official Community Plan Bylaw 2013-48* as contributing towards the City's long term road network. The 9th Avenue interchange falls partially within the City's current boundary and directly benefits the current growth horizon. Failure to secure a design for the proposed 9th Avenue interchange could jeopardize the City's long term traffic planning. The ability of the City to influence design may be dependant on some form of cost sharing.

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 recommendations contained in this report require City Council approval.

Respectfully submitted,



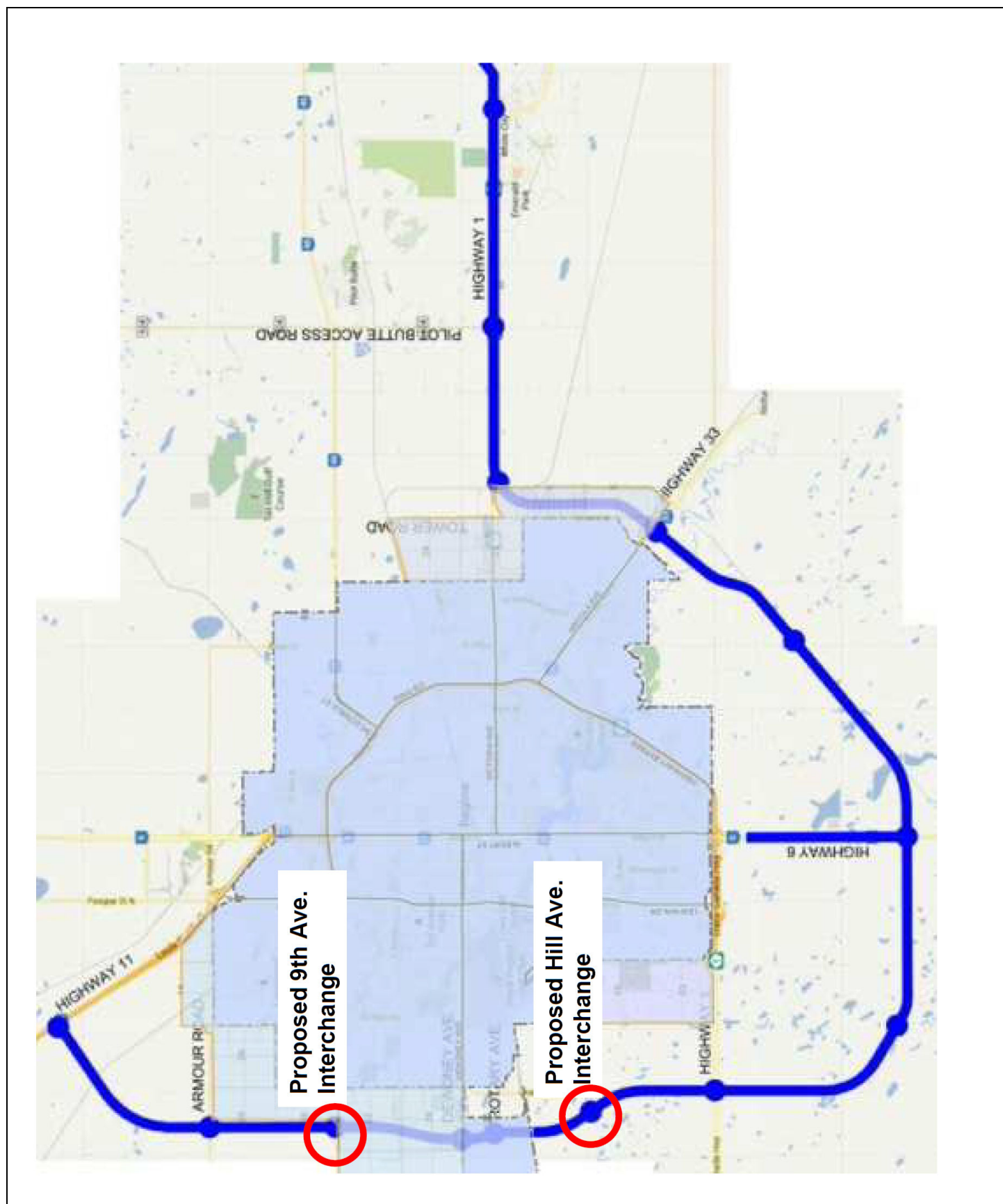
Shanie Leugner, A/Director
Planning

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning & Development

Appendix A – Location Map – Proposed 9th Ave and Hill Ave. Interchanges



Appendix B – Funding Scheme for Province’s Proposed Cost Sharing Proposal

9th Avenue North cost-share formula details

Table 1: 9th Avenue North Traffic Splits

Jurisdiction Origins and Destinations	Peak Traffic Share (AM & PM Combined)
City to/from GTH	48.7%
City to/from RM	11.7%
City to/from Highway	12.6%
City to/from City	10.1%
RM Sherwood to/from GTH	0.9%
RM Sherwood to/from Highway	2.4%
RM to/from RM	0.3%
Highway to/from GTH	10.2%
Highway to/from Highway	3.0%

Table 2: 9th Avenue North Economic Development Benefit Split

Jurisdiction	Benefit
City	50%
RM Sherwood	0%
Province (GTHA + Highways)	50%

Table 3: 9th Avenue North Access Impacts

Jurisdiction	Benefit
City	40%
RM Sherwood	5%
Province (GTHA + Highways)	55%

Table 4: 9th Avenue North Cost Share Calculation

Jurisdiction	Traffic Split	Economic Development	Access Impacts	Combined Share	Cost
Weighting	20%	50%	30%	100%	N/A
City	47%	50%	40%	46%	\$19,453,424
RM Sherwood	8%	0%	5%	3%	\$1,272,637
Province	46%	50%	55%	51%	\$21,273,940
Total	100%	100%	100%	100%	\$42,000,000

Hill Avenue cost-share formula details

Table 5: Hill Avenue Traffic Splits

Jurisdiction Origins and Destinations	Peak Traffic Share (AM & PM Combined)
City to/from GTH	29.1%
City to/from RM	19.2%
City to/from Highway	13.8%
City to/from City	13.2%
RM Sherwood to/from GTH	3.6%
RM Sherwood to/from Highway	4.5%
RM to/from RM	1.2%
Highway to/from GTH	12.3%
Highway to/from Highway	3.1%

Table 6: Hill Avenue Economic Development Benefit Split

Jurisdiction	Benefit
City	0%
RM Sherwood	50%
Province (GTHA + Highways)	50%

Table 7: Hill Avenue Access Impacts

Jurisdiction	Benefit
City	25%
RM Sherwood	25%
Province (GTHA + Highways)	50%

Table 8: Hill Avenue Cost Share Calculation

Jurisdiction	Traffic Split	Economic Development	Access Impacts	Combined Share	Cost
Weighting	20%	50%	30%	100%	N/A
City	44%	0%	25%	16%	\$3,924,075
RM	14%	50%			\$8,466,762
Sherwood			25%	35%	
Province	42%	50%	50%	48%	\$11,609,163
Total	100%	100%	100%	100%	\$24,000,000

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Grow Regina Gazebo

**RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES
COMMITTEE - MARCH 11, 2015**

1. That City Council approve the acceptance of a donation of a gazebo from Ceramsky Artworks Ltd. for placement in the McLeod Park Community Gardens which are operated by Grow Regina Community Gardens Inc.
2. That the Chief Operating Officer, or his or her designate, be delegated the authority to negotiate and approve an agreement with Ceramsky Artworks Ltd. for donation of the gazebo.
3. That the Chief Operating Officer, or his or her designate, be delegated the authority to negotiate and approve an amendment to the City of Regina's current lease agreement with Grow Regina Community Gardens Inc. as further detailed in this report.
4. That the Chief Operating Officer, or his or her designate, be delegated the authority to approve submission of an application and any required agreement for any applicable tax incentives as further detailed in this report.
5. That the City Solicitor's Office be directed to prepare the agreements as negotiated by the Chief Operating Officer or designate.
6. That the City Clerk be authorized to execute the agreements and tax incentive application on behalf of the City of Regina.

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE – MARCH 11, 2015

Yvette Crane, representing Grow Regina Community Gardens Inc, addressed the Committee.

The Committee adopted a resolution to concur in the recommendation contained in the report. Recommendation #7 does not require City Council approval.

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

The Community and Protective Services Committee, at its meeting held on March 11, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That City Council approve the acceptance of a donation of a gazebo from Ceramsky Artworks Ltd. for placement in the McLeod Park Community Gardens which are operated by Grow Regina Community Gardens Inc.
2. That the Chief Operating Officer, or his or her designate, be delegated the authority to negotiate and approve an agreement with Ceramsky Artworks Ltd. for donation of the gazebo.
3. That the Chief Operating Officer, or his or her designate, be delegated the authority to negotiate and approve an amendment to the City of Regina's current lease agreement with Grow Regina Community Gardens Inc. as further detailed in this report.
4. That the Chief Operating Officer, or his or her designate, be delegated the authority to approve submission of an application and any required agreement for any applicable tax incentives as further detailed in this report.
5. That the City Solicitor's Office be directed to prepare the agreements as negotiated by the Chief Operating Officer or designate.
6. That the City Clerk be authorized to execute the agreements and tax incentive application on behalf of the City of Regina.
7. That that this report be forwarded to the March 23, 2015 meeting of City Council for approval.

CONCLUSION

Grow Regina Community Gardens Inc. (Grow Regina) is a registered non-profit volunteer-driven corporation with a mandate to promote economic, social and cultural wellbeing through community gardening. Grow Regina is proposing the construction and installation of a gazebo, designed by local artist Victor Cicansky of Ceramsky Artworks Ltd., in the community gardens in McLeod Park. In addition to providing shelter, the gazebo would be used for culinary demonstrations, musical performances, literary readings, informative lectures related to gardening, as well as other programmed events. Grow Regina and Victor Cicansky are requesting the City of Regina's (City) consideration of this proposal prior to the fundraising and construction processes. Administration recommends that Council approve acceptance of the donation of the gazebo from Victor Cicansky and to apply for a Certification of Cultural Property from Canadian Heritage, if eligible.

BACKGROUND

In October 2007, Grow Regina began leasing McLeod Park as a site for its community gardens. The organization now has more than 300 members and has been responsible for all capital upgrades on the site including the installation of garden plots and irrigation, as well as two sculptures located at the entrance to the park called the "The Gates", designed by Victor Cicansky.

On January 8, 2015, after months of discussions with Administration, Grow Regina requested through the City Clerk that Council consider acceptance of a donation of a gazebo, designed by Victor Cicansky (the Artist), and approval of its installation in McLeod Park. As part of this arrangement, the organization has requested that the City include the asset in its Civic Art Collection (the Collection) and apply for the Certification of Cultural Property from Canadian Heritage as a tax incentive for the project. The tax certification process is set out in the federal *Cultural Property Export and Import Act* and is intended to encourage the transfer of cultural property from private hands to the public domain. Applications are submitted by designated organizations (which include public authorities such as cities) on behalf of the donor and are adjudicated by a review board.

DISCUSSION

Administration has explored the request for the inclusion of the proposed gazebo at McLeod Park, the provision of a tax receipt for the donation of the structure and the process for obtaining a Certificate of Cultural Property. The Community Services Department has met with and discussed the project with Grow Regina and the Artist, who has presented two possible designs that take into consideration capital and maintenance costs. The first is a more costly option, which has a roof that is the artist's interpretation of a tree canopy with laser cut steel wall panels depicting vegetables, similar to Appendix A. The second design is a less costly option that, while keeping the original roof design, changes the wall panels to horizontal railings with composite wood benches attached for seating, see Appendix B. At this time Grow Regina has indicated to Administration that the selection of a design will be based on the success of their fundraising campaign.

The following would apply to the terms of the donation:

- 1) Grow Regina and the Artist would be responsible for the design and construction of the gazebo in McLeod Park;
- 2) The gazebo would be a 25' laser cut, powder coated steel structure with a fully accessible concrete paver base;
- 3) The location of the gazebo would be as illustrated in the site plan (Appendix C), which would form part of the addendum to the lease agreement;
- 4) Facilities Management Services Department would act as an approval agent, reviewing drawings and inspecting installation to ensure the gazebo meets Professional Engineering Standards, as well as City construction standards;
- 5) The lease agreement would be amended to indicate the addition of the gazebo as a leased City asset within McLeod Park, at no cost to Grow Regina;
- 6) The City, as owner of the gazebo, would perform maintenance of the gazebo, at its own cost; and
- 7) The City will have the right to move or remove the gazebo for municipal purposes, if it is damaged or destroyed, or at the end of its useful life, as determined by the City.

An art valuation needs to be undertaken to establish a value for the asset for the purposes of applying for a Certification of Cultural Property for income tax purposes and/or issuing a municipal tax receipt. Therefore, once ownership of the gazebo has been transferred to the City, Administration would secure the services of an expert to provide an art valuation of the historical, aesthetic and social value of the gazebo. The expert would evaluate the gazebo based on the requirements put in place by Canadian Heritage for the Certification of Cultural Property.

In general the evaluation would include consideration of the criteria for cultural significance and national impact, as well as a financial appraisal. Costs for this work are estimated at \$1,500 due to the detailed information required.

Upon completion of the professional evaluation, and if the gazebo appears to meet with the guidelines for Certification as Cultural Property and is recommended for acquisition to the Collection, it would be accepted as part of the Collection and the Administration would make application to Canadian Heritage for Certification of Cultural Property for income tax purposes. If the application is successful, the Government of Canada will issue tax certification to Ceramsky Artworks Ltd. This certification is advantageous to Ceramsky Artworks Ltd as it provides non-refundable tax credits for the full fair market value of the gazebo. If the application to Canadian Heritage is unsuccessful, then the City will issue a municipal tax receipt to Ceramsky Artworks Ltd. for the fair market value of the donated gazebo.

In addition, accepting this donation would require an increase in the City's annual operating budget of \$2,000 to ensure that the gazebo is maintained and sustained at level appropriate for a work in the Collection. This maintenance would include general and detailed repairs, repairs due to vandalism, repainting, graffiti removal, replacing or resetting concrete pavers, conducting structural integrity evaluations and their maintenance.

It should be noted that through the process, Administration also explored the option of Grow Regina taking responsibility for maintenance costs; however due to capacity issues with the organization, the organization is not able to commit to maintenance of the asset. Administration believes that the initiative would be at risk for moving forward if the City were to push for this option. Given that this is a gazebo that is being designed by an internationally recognized artist with local connections, Administration is recommending approval of the donation.

RECOMMENDATION IMPLICATIONS

Financial Implications

The one-time cost of \$1,500 for the art valuation can be accommodated within the City's current operating budget.

The on-going annual maintenance costs will require an operating budget increase of \$2,000. This funding would be used for general repairs, repairs due to vandalism, repainting, graffiti removal and replacing or resetting concrete pavers. The request for this increased level of funding will be referred to the 2016 operating budget process.

If the Gazebo is damaged, destroyed, or when it is at the end of its useful life, there will be a cost to the City to remove and decommission it. This cost can not be reasonably estimated at this time.

Environmental Implications

There are no environmental implications associated with this report.

Policy and/or Strategic Implications

The gazebo that is proposed by Grow Regina is a shelter that has been included in their lease agreement plan since 2007. The addition of the gazebo at McLeod Park also supports the priority of developing complete neighbourhoods identified in *Design Regina: The Official Community Plan Bylaw No. 2013-48*. This particular community garden is a hub for the surrounding neighbourhoods, which is enhanced by its connectivity through the multi-use pathway system. By clustering the gazebo with the existing neighbourhood hub, it will allow space for Grow Regina to program cultural activities, gardening lectures and culinary demonstrations for the users of the garden, as well as the general public adding to the vibrancy of the space.

Accessibility Implications

The City has worked with Grow Regina and the Artist to ensure that the gazebo is designed to allow for full accessibility, particularly for people with disabilities.

COMMUNICATIONS

If a decision were to be made to move forward with the inclusion of the gazebo at the Grow Regina site, consultations with the adjacent residents would be conducted in accordance with the current Community Gardens Policy.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

COMMUNITY AND PROTECTIVE SERVICES COMMITTEE



Ashley Thompson, Secretary



Gazebo Project
Christy 2010

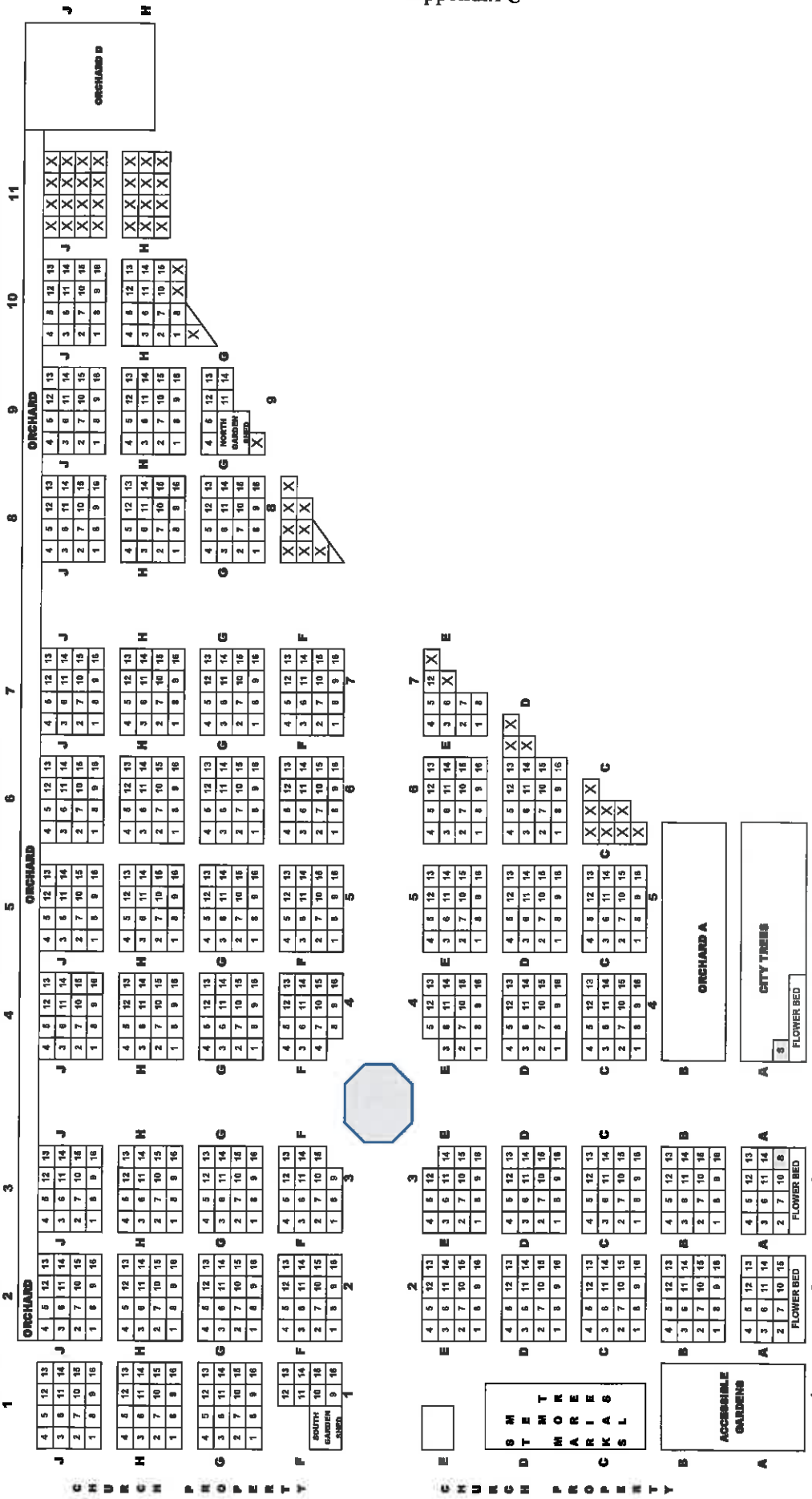
YARA GROW
REGINA COMMUNITY GARDEN



WEST ELEVATION - TREES AND HOUSES

WEST ELEVATION - TREES AND HOUSES

WEST ELEVATION - TREES AND HOUSES



3600 BLOCK QUEEN STREET

YARA - GROW REGINA COMMUNITY GARDEN

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Development of Southeast Lands

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 11, 2015**

1. That the City of Regina develops the portion of the Southeast Lands that is in the 235,000 population growth scenario, through a contracted land development manager as outlined in Option 3 of this report.
2. That the City Manager or his delegate be authorized to enter into a contract for land development management services for the Southeast lands as described in this report.

EXECUTIVE COMMITTEE – MARCH 11, 2015

The following addressed the Committee:

- Chad Jedlic, representing Harvard Developments Inc.; and
- Stu Niebergall, representing Regina & Region Home Builders Association

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, Shawn Fraser, Bob Hawkins, Wade Murray and Mike O'Donnell were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on March 11, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That the City of Regina develops the portion of the Southeast Lands that is in the 235,000 population growth scenario, through a contracted land development manager as outlined in Option 3 of this report.
2. That the City Manager or his delegate be authorized to enter into a contract for land development management services for the Southeast lands as described in this report.
3. That this report be forwarded to the March 23, 2015 City Council meeting for approval.

CONCLUSION

The recommended approach for the development of the Southeast Lands, within the 235,000 population growth scenario, is to use a contracted land development manager. This will provide a similar rate of return as developing the land internally however will reduce the strain on existing resources and capitalize on external expertise to manage the land development. It is estimated that this option would provide at least \$30 million more in revenue than a 50/50 joint venture.

The difference in revenue to the City for development of the South East Lands from a contracted development manager to a 50 % joint venture is at least \$30 million. In context \$30 million is approximately equivalent to a cumulative 15% property tax increase (ie a 3% property tax increase for five years).

BACKGROUND

Through report CR12-126, on August 20, 2012, Council approved the acquisition of the Southeast Lands from the Saskatchewan Housing Corporation (SHC) for \$7.76 million. The purchase price was negotiated based on the interest the City had in the land title (5 %), the share of profits from development that the City would receive under the development agreement with SHC (75%) and the market value of the land at the time of the sale of \$13.7 million. The sales agreement with SHC, as outlined in CR 12-126, restricted the City's ability to sell the Southeast Lands as there is a right of first refusal for SHC to buy the property back, should the City wish to sell the land rather than develop it. As such, the report recommended *"That a further report be provided to Executive Committee in Q4 of 2012 outlining the potential models for developing these lands, including the risks, benefits and the next steps."*

The Southeast Lands include 128.4 acres that are within the 235,000 population growth scenario as identified in subject B in Appendix A, which would be developed as Phase 1. There is an existing approved concept plan in place and the intention is to submit an amendment to the concept plan. The lands include another 129.09 acres that are located within the 300,000 population growth scenario which would be developed as a future phase. Analysis of the opportunity and risks for the future phases are outside the scope of this report.

To assist in its consideration of the development options for the Southeast Land, the City retained G.P. Rollo & Associates, Land Economists (GPRA) to prepare a Development Opportunity Study to determine the demand for the lands, revenue potential and risks in pursuing alternate development options. The GPRA report (attached as Appendix B) recommended that the City pursue development of the Southeast lands by hiring a development manager.

DISCUSSION

The southern portion of the Southeast Lands (see Subject Property B in Appendix A) can be developed immediately. The site is 128.4 acres and is expected to net approximately 90 acres of developed land. Based on the preliminary land use design, this land could support up to 978 housing units (200 single family lots, 400 townhouse lots and 378 multi-family units). The projected costs and cash flows for the development of 128.4 acres, assuming a construction start in 2015, are provided in the following table:

Year	Project Costs	Revenue	Cumulative Cash Flow
2015	\$20.2 million		-\$20.2 million
2016	\$17.2 million	\$14.8 million	-\$22.6 million
2017	\$8.9 million	\$62.7 million	\$31.2 million
2018	\$10.8 million	\$17.9 million	\$38.6 million
2019		\$19.7 million	\$58.0 million
	Total Cost	Total Revenue	Net Revenue
Total	\$57.1 million	\$115.1 million	\$58 million

Note: Estimates from G.P. Rollo & Associates, Land Economists “Development Opportunity Study, Southeast Lands September 2013” Appendix B. Estimates do not include initial land cost, costs for an external land development manager estimated to be \$2.9 million, or costs and revenues for a joint venture option

In preparation for development of the area with the 235,000 population growth scenario, the City, as a land owner, has worked in cooperation with the other area land owners and external consultants on the Southeast Secondary Plan. The City, as land owner, has also worked in cooperation with adjacent land owners on the Concept Plan for the area. This included various required studies such as traffic, topography, and environmental as well as design and engineering work for land use, water, storm water, and wastewater. It is anticipated grading work on the site could occur in 2015.

Risk

Typical risks in land development and how they apply to this project are as follows:

- a) Land value risk: land acquisition costs and the risk that the value of acquired land changes, due to market circumstances. In this case the land was purchased by the City in 2012 and the market value has since increased substantially.
- b) Land exploitation risk: the risks associated with environmental issues when considering land development. This site is a green field development and an environmental assessment has been completed on the land with no issues found.
- c) Planning risk: the risk that planning permission may not be received, or that this process takes longer than expected. In this case, the land is within the 235,000 population growth scenario of the Official Community Plan (OCP) and development is allowed to occur. A Secondary Plan and Concept Plan are underway with consultants preparing the plans on behalf of the land owners. The consultants have been working with the Planning and the Development Services Departments on the land use and technical solutions to infrastructure as well as community stakeholders. It is anticipated the Secondary Plan and Concept Plan will be ready to be submitted in Q2 of 2015.
- d) Construction risk: this regards pricing, design, quality and possible delays. This is a risk that will need to be monitored and actively managed.
- e) Revenue risk: there are many factors that influence revenue-related risk. These include yields, rent levels, sales price levels, inflation and interest rate levels, demand and supply.

The estimates used for revenues are using conservative sale price levels and other assumptions. Interest rate levels and the supply and demand will need to be monitored with the phasing strategy reviewed as required.

While demand can change, the economic forecast for 2015 has identified a decreasing but still strong market. Colliers 2015 Real Estate Review and Forecast dated February 4, 2015 projects approximately 2,100 housing starts in 2015 for the Regina Region which is slightly lower than 2014 but still at a strong level. The forecasted population growth for Regina is just under 2.5%. The Real GDP growth forecast for Regina in 2015 is projected to be 3.5%.

Canada Mortgage and Housing Corporation's Housing Market Outlook states "Regina is forecast to see total housing starts decline to 2,090 in 2015 and 2,050 in 2016 after posting 2,223 starts in 2014."

While both reports project a decline in the market over last year it is still a healthy market that is well above the historical average of the last 10 years. For context there was about 1600 starts in 2011 and about 900 in 2009.

The Conference Board of Canada, in a news release in October 2014 states: "Edmonton, Saskatoon, Calgary and Regina are positioned to be the fastest growing census metropolitan area (CMA) economies in Canada this year and next". "While economic growth in Edmonton, Saskatoon, Calgary, and Regina will cool from the red-hot pace seen in recent years, growth will remain brisk by national standards," said Alan Arcand, Associate Director, Centre for Municipal Studies.

If there is a change in the market demand, then the phasing strategy would be reviewed to ensure the business model reflects the current risk and opportunity.

f) Duration risk: the duration is a consequence of other risks that can delay the time it takes for a project to generate financial returns. Duration or project delays can impact interest costs, but can also cause other problems; A delay could also mean that the project has to face adverse market circumstances. The more financial leverage is used the greater the impact of time delays. In this case there is no plan to leverage the investment so duration risk is lower. However, duration risk can impact the expected timeframe for return on the investment to be realized.

g) Political risk: the risk that the project encounters problems due to a change in government, regulations, etc. The planning process for the project is following the updated OCP. The interim phasing and financing plan has identified that this land can be developed now. There is low risk of regulations changing that would impact this project.

As the City is the owner and developer, there is a risk that the project could be paused, or have the scope altered in response to input by other land developers in the community concerned about the effect of City development on market conditions. This risk is within the control of the City through City Council.

h) Partner risk: the risk that a partner in the project cannot meet its obligations or disagrees on the way forward.

The recommendation is to use an external land manager. This model is a fee for service model that has less risk than a joint venture agreement that is reliant upon the commitment, and performance of an external partner. A joint venture would add the risk of reliance upon a partner to perform and also introduces the potential for motivation conflicts caused by other projects the partner may be involved in.

i) Legal risk: covers a broad area of topics related to: increased costs due to additional legal review around contracts and sales agreements, potential legal action due to liability risks (e.g. infrastructure) or contract disputes (e.g. contractors or lot purchasers). These are typical legal risks with respect to land development which the City currently has with our current land development projects. This development has currently not identified any new or extraordinary legal risks through the evaluation of these lands.

j) Human Resource Capacity Risk: This covers the risk of not having enough staff capability with expertise, ability and sufficient capacity to deliver on the project. The City has some skills and limited expertise, but would need to ramp up these types of staff resources to ensure capacity to deliver the projects if third party resources cannot be contracted.

The City owns the land and in cooperation with other adjacent land owners has engaged planning and professional consultants to ensure the required applications for zoning and public engagement processes are followed.

The City has no further costs to acquire, finance or hold the land. Further investment is required for the land development construction which includes, design, engineering, grading, construction of underground infrastructure, construction of surface infrastructure, and service agreement fees. Further expenses also include registering plans of subdivision and marketing costs. The total cash flow exposure is about \$22.6 million which reflects the potential total costs invested before revenue is returned and excludes land costs. Once the costs are incurred and construction of infrastructure occurs the asset has increased value and, if necessary, can be disposed of for a full cost recovery.

The risk of this project is associated with how quickly the return on the investment will occur. This is not a case of land speculation but one of investing in infrastructure to transform the land and capture the value lift that occurs with land development. The current market value of the land is estimated to be \$29 million and the value would increase as development occurs. While market conditions can change, the land is permitted, under the OCP Phasing and Financing Interim Plan and it is estimated that the investment would start returning revenue within two years and would have a positive cash flow in three years. Once the investments are made to transform the raw land to developed land the value of the asset has increased thereby reducing the risk exposure.

Development Methods/Options

A report, prepared by G.P. Rollo & Associates, Land Economists, recommended that the City pursue development of the Southeast Lands by hiring a development manager rather than pursuing a joint venture development. The report by G. P. Rollo & Associates (GPRA) stated:

“While the City would take on a higher risk from hiring a development manager than pursuing a joint venture, GPRA believes that these risks can be managed equally well with a development manager or a joint partner. Furthermore GPRA believes the City should be able to hire a development manager with similar experience to that of the City’s housing development companies.”

The Administration considered four methods as options to develop the Southeast Lands:

Option 1 Sell the Southeast Lands

The purchase agreement and the terms for the termination of the joint land development agreement with SHC provides the SHC a right of first refusal should the City wish to sell the land. If the City wished to dispose of the land it must be offered to SHC at the original purchase price of \$7.63 million. This price was negotiated based on the interest the City had in the land on title (5%), the share of profits from development that the City would receive under the development agreement with the SHC (75%) and the market value of the land at the time of the sale of \$13.7 million. The funds from the development agreement (75%) were to be used for funding the City's housing programs and expenditures required approval of SHC Board of Directors.

The purpose of the clause, was to provide some assurance to the SHC that the City would develop the land, if the City were to exercise its right of first refusal as the land was sold at a negotiated rate discounted to reflect the development agreement. This clause was in place, so that if the City decided not to develop the land but sell the land, then the SHC would be able to restore their 95% ownership position. Given that the SHC originally advised the City they wished to terminate the land development agreement and sell the lands, it is unlikely that the SHC would re-enter land development. It is an option that the SHC would repurchase the land, and then offer the land for sale as the market value of the land has increased substantially since the City purchased the land from the SHC. The City share of a new land sale by the SHC would be subject to negotiation as the land development agreement had the obligation of the SHC to share revenue (75%) and the ownership position the City had on title was 5%. The current market value of the land is estimated to be \$29 million. While it is uncertain what the City would receive for its share of sale proceeds as it is dependent upon re-negotiating with the SHC for a share based on termination of the land development agreement that had the city receiving 75% of the net profits of the land and having 5% share of the land ownership on title.

Advantages

- No land development risk.
- Avoids any concerns from the public or development industry of the City developing land.

Disadvantages

- No opportunity for revenue from land development. There is a lift in value that occurs with servicing and subdivision that the City would be choosing to forego.
- The City and SHC would need to determine how to disengage the development agreement and joint ownership of the land.
- Uncertainty about what the City's share of revenue from the sale of land would be.

Option 2 Develop the Land with the City's Internal Resources

The land could be developed with the City's internal resources. The City would provide the capital costs and would ensure there was internal capacity with the skills required to manage the development of the land. This would require additional staff to ensure capacity to deliver. The

City has experience with land development project management and under this option would use external consultants for planning, engineering and marketing of the land with city staff overseeing the budgeting, planning, sequencing, contract management and risk management.

Advantages

- The existing structure and funding mechanisms could be used.
- Projects can be prioritized and executed within existing structure.
- City retains 100% of the profits estimated to be \$60 million.

Disadvantages

- Risk on execution due to competing tasks and projects.
- Staff resources and capacity are required to focus on the planning, executing and monitoring of projects.
- Duplication of land development skills with expertise that is difficult to recruit.
- The City has no recent experience in large scale residential development and the City would need to bolster the staff resources.
- Political influence on timing for decisions, funding, process and method of delivery that is subject to rapid change.

Option 3- Hire an External Contracted Land Development Manager

This approach is how Windsor Park, the previous phase of the Southeast Lands was developed jointly by the City and the SHC. The land development manager would produce budgets, handle sequencing, marketing and manage the risk with oversight from City staff who would coordinate these activities into the City budget and contract management processes.

Advantages

- This type of arrangement was used successfully by the SHC to develop the Windsor Park lands jointly owned with the City.
- Projects can be prioritized and executed within existing structure.
- Less strain on existing City resources.
- The contractor will have extensive expertise with residential development projects.
- City retains 95% of the profits estimated to be \$60 million (see note in table below).

Disadvantages

- The typical land development management project management agreement cost is 3% to 5% of revenue.
- Staff resources and capacity are still required to focus on managing the contract and ensuring the decisions and actions are aligned with the direction and contract.
- Political influence on timing for decisions, funding, process and method of delivery that is subject to rapid change.

Option 4 Joint Venture with a Private Development Corporation

This approach would have each partner contribute to the cost of the development and receive a share of the net profits based on the share of investment. It is typical to have joint ventures at 50% shares.

Advantages

- The amount of financial risk exposure can be reduced by private partner sharing in costs.
- Can benefit from private sector experience in residential land development for project management and marketing.

Disadvantages

- The typical land development joint venture agreement is a 50/50 arrangement. This means the City is giving up the opportunity for 50% of revenue.
- While the quantum of financial risk can be reduced by a partner participating in the cost sharing, the degree of risk (or the amount the risk can be managed) is only slightly reduced by this option because of the immediate timeframes of this project.
- A joint venture introduces partnership risk due to reliance upon a partner to perform its obligations and agreeing on decisions to be made.
- There is an approved concept plan in place with the intent this would be updated by an amendment to the concept plan. The planning and design work for the concept plan amendment is underway. Some of the work that typically would be done under a joint venture has been completed.
- The first phase of the Southeast land is relatively low risk as the development time horizon is immediate. There are no holding costs, no speculation on when the land would be developed and the development infrastructure constraints are known and servicing, engineering and construction can be estimated. There is some market uncertainty and demand may be reduced in the future but there is a limited supply of lands in the 235,000 growth scenario so even if the market softens this is a reasonably good investment. A joint venture would mean giving up 50% of the revenue opportunity for reducing the quantity of risk related to the level of financial investment.
- Staff resources and capacity are still required to focus on managing the budgeting and the contract to ensuring the decisions, progress and actions are aligned with the direction and contract.

The following table summarizes and evaluates financial implications of each of these options:

Option	Note	Financial Result	Risk
Sell Southeast Lands	Sales agreement has reversionary clause that provides the SHC with right of first refusal at original price	Land development revenue is zero. \$7.63 million for sale back to the SHC. If the SHC resells the revenue the City would receive from that sale is uncertain.	No risk No reward
Develop Land with Internal Resources	Would use City corporate resources such as HR, legal, Finance, Facilities etc.	City would realize 100% of profits estimated to be \$63 million.	Risk is when the costs of infrastructure will be re-captured
Contracted Land Development Manager	Typical arrangements are about 5% of land sales	City retains 95% of profits estimated to be \$60 million*	Risk is when the costs of infrastructure will be recaptured
Joint Venture	Assuming 50% partnership with private developer	City retains 50% of profits estimated to be \$31.5 million*	50% of the financial investment is transferred to the private sector

Note: the estimates of financial return are based on lowest assumption in Southeast Land Development Study completed by G.P. Rollo & Associates, Land Economists

RECOMMENDATION IMPLICATIONS

Financial Implications

The funding required for the Southeast Land development project is \$27.75 million. The funds allocated in the capital budget for land development would be transferred to this project. This includes \$16.19 million in capital carried forward for delayed land development projects (Southeast Lands, Hawkstone and Parliament) and \$11.56 million approved in the 2015 capital budget for land development that included an allocation of \$10 million for the Southeast Lands. The development of the City owned lands in Hawkstone would be placed on hold until there is sufficient funding in the land development reserve to proceed. An alternative design option has been identified for the Parliament project that requires less capital funds for development and will bring the land to market in 2015. Work is being done on the Southeast Lands on costing, phasing and the project schedule and this work will provide estimates of the cost based on the design and servicing solutions required. It is anticipated that any further funding for this phase and future phases of the Southeast Lands would be sourced from the Land Development Reserve. The most recent projection for the Land Development Reserve is to realize \$10 million from land sales revenue in 2015 from the Parliament development as well as from the sale of identified surplus properties and former school sites.

If the recommendations in this report, to use an external development manager to develop the Southeast Lands that are in the 235,000 population growth scenario, are approved then the City is projected to achieve at least \$60 million in net revenue.

If City Council determines that a 50/50 joint venture is more desirable the City would expect to receive approximately \$31.5 million in net revenue.

If the City determines the Administration should manage the development of the Southeast Lands in the 235,000 population growth scenario in-house the City would expect to achieve at least \$63 million in net revenue.

Environmental Implications

There are no known environmental issues with the land to be developed.

Policy and/or Strategic Implications

The leveraging of city-owned surplus land to create revenue is aligned with the Community priority of Long-term Financial Viability and OCP Goal Number 4 – “Ensure Revenue Growth and sustainability”.

The City acting in the role developer for city-owned land will enable the City to leverage the current opportunities it has in land ownership to address insufficient revenue sources to deliver on the City’s policy objectives. The option enables strategic focus on the economic opportunities that come with population growth and high demand for various forms of real estate. If approved to proceed, the land development revenue will help achieve the following City policies:

- a) Official Community Plan Goal Revenue Sources
 - Ensure revenue growth and sustainability
- b) Official Community Plan – Community Priority
 - “Achieve long term financial viability” – search out new ways to generate revenue to ensure the City has the financial resources to meet customers’ needs
- c) Strategic Plan 2014-2017
 - Objective 1.1 under ‘Direction 1: Manage Growth’ – “Revenues are optimized to support sustainable growth.” In particular, the percentage of revenue from non-property tax sources can be increased if revenue from land development is pursued.

Other Implications

This is an alternative revenue source that is within the city’s authority to act on without being reliant upon a more senior level of government providing authority. This can provide significant corporate ability to fund projects with considerable one time costs.

Accessibility Implications

None with respect to this report

COMMUNICATIONS

A copy of this report was provided to the Regina and Region Home Builders Association and the land owners that are participating in the Southeast Secondary plan project.

The secondary and concept plans will be subject to the required community consultation and public process for plan approvals.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

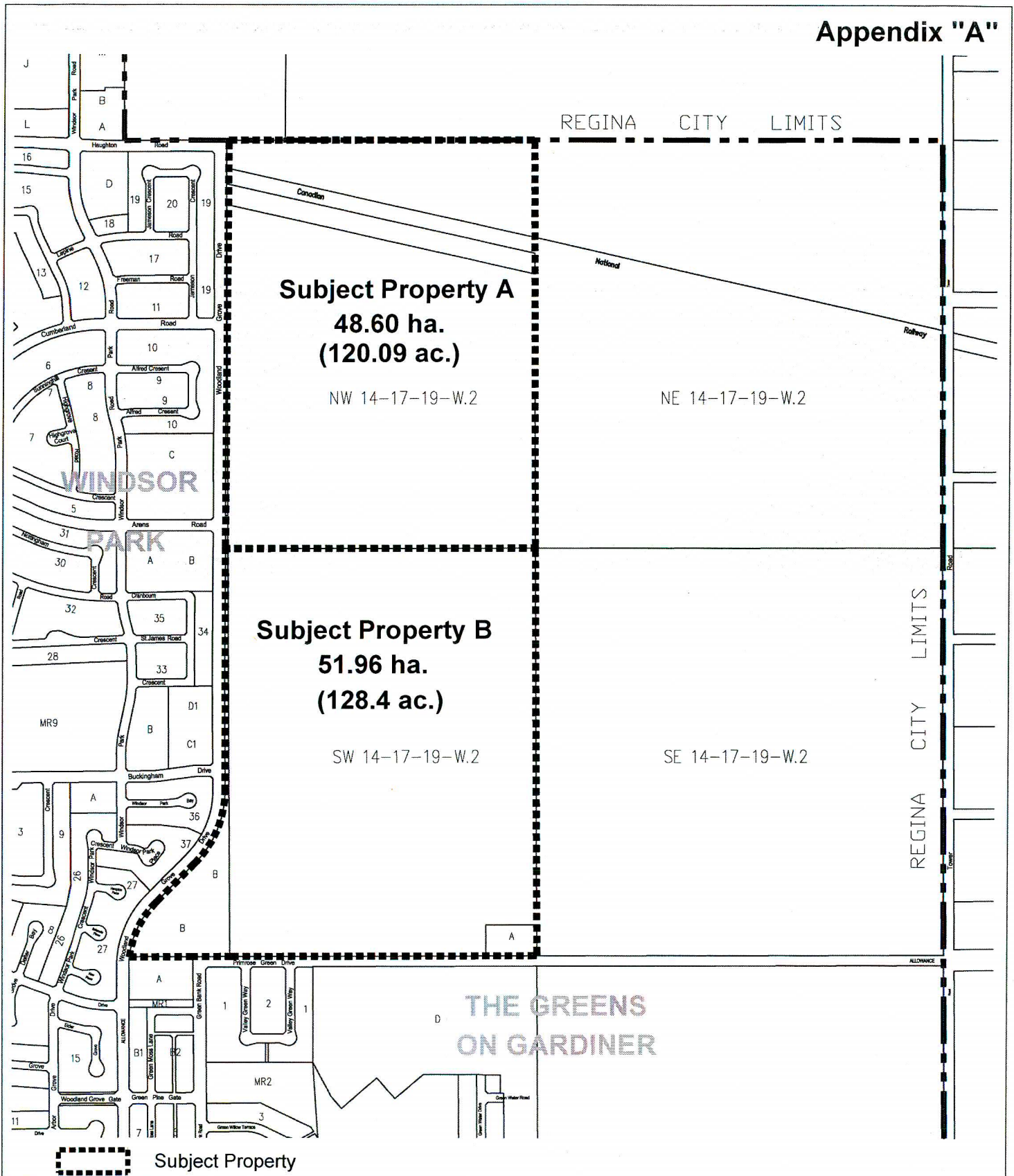
EXECUTIVE COMMITTEE




Erna Hall, A/Secretary

Prepared by:
Mavis Torres, Council Officer

Appendix "A"



 <p>Regina City of Regina</p>	<p align="center">Real Estate Branch Planning & Development Division</p> <p>Project <u>Lot Sale</u> Civic Address/Subdivision <u>Portion of NW 14-17-19-W2M. And Part of SW 14-17-19-W2M.</u></p>
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DEVELOPMENT OPPORTUNITY STUDY SOUTH EAST LANDS

CITY OF REGINA

SEPTEMBER, 2013

Prepared by:
G . P . R o l l o & A s s o c i a t e s , L a n d E c o n o m i s t s

Executive Summary

G. P. Rollo & Associates (GPR) has been retained by the City of Regina to prepare a Development Opportunity Study for its 248.5 acre South East Lands .

The following are the highlights of the Study:

- 1) The City's lands are strategically located to benefit from the path of new development moving into the southeast sector.
- 2) The strong provincial and City economies driving the employment, population and housing growth in Regina. These circumstances are likely to remain for the next several years.
- 3) There is a major role and opportunity for the southeast sector and City's southeast lands to accommodate future housing growth no matter which OCP development scenario is ultimately chosen to guide future residential development throughout the City.
- 4) Considering that the supply of current stage development lands is sufficient to accommodate residential growth for only the next 5-7 years (less for developable lands in Area G south of the City's lands), there is an opportunity and need for the City to proceed now with the planning and development of its lands. Assuming this was to occur, GPRA sees the timing of planning, servicing and sale of the City lands occurring as follows:
 - a) 2013-2014: planning and approvals
 - b) 2015-2016: initial servicing
 - c) 2016+: land sales begin in 2016. Phase 1 lands sold by 2019 and Phase 2 lands by 2024.
- 5) GPRA has estimated the value of the City's lands assuming that land values are appreciating at 5% versus 10% per annum. The indicated value of the lands are:
 - a) Scenario A, land values increasing at 5% per annum: total land value = \$12,180,000 or \$49,000 per acre. GPRA views this as an unrealistic value for the lands as current market transactions of similarly sized parcels are now occurring at over \$100,000 an acre.
 - b) Scenario B, land values increasing at 10% per annum: approximately \$29,000,000 or \$116,000 per acre.
 - c) Given the very high level and preliminary cost analysis completed for this Study and the fact that a comparable sized property was purchased by Dundee in the northwest in April/2013 for \$120,000 per acre (336 acres sold for \$40,590,000 or \$120,578 per acre), GPRA believes that the market value for the City's 248 acres should be equivalent to the Dundee northwest acquisition or \$120,000 per acre.
- 6) GPRA estimates the revenue the City could realize by developing the lands would be greater by hiring a development manager than pursuing a joint venture development with a private sector housing developer.

Table 1
City Net \$ Proceeds from Pursuing Alternate Development Strategies

	<u>\$ Proceeds, Varying Annual Land Price Escalation</u>		<u>Comments</u>
	<u>5% Escalation</u>	<u>10% Escalation</u>	
Development Option #1: City Hires Development Manager	64,158,495	139,013,278	Maximum risk for City of Regina. Maximum revenue for the City.
Development Option #2: City Pursues Joint Venture			
(#2a) Cash flow split 50%/50%	29,910,281	53,636,217	City receives market value for its lands plus 50% of net development revenue.
(#2b) Cash flow split 60% to developer and 40% to City	24,694,470	44,369,464	Illustrates improved situation for developers wanting to realize more than 50% of cash flow.
(#2c) Cash flow split 75% to developer and 25% to City	18,871,754	27,694,659	Illustrates higher % of cash flow for developers.

Note (1): City buys land from SHC for market value (\$29M) and sells to Joint Venture for market value (\$29M), therefore net land cost to City = \$0.

Source: G.P. Rollo & Associates Ltd.

- 7) A development manager can be an independent project manager for hire one of the City's experienced real estate development companies. However, care must be taken in hiring a large development company to ensure that potential conflicts of interest in representing the City's interests understood and minimized. Towards that end, GPRA recommends that the City strive to hire an independent development manager with minimal potential conflict of interest with the City's interests.

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1.0 INTRODUCTION

In 2012 the City of Regina purchased approximately 248.5 acres of land in south-east Regina (the Southeast Lands) from the Saskatchewan Housing Corporation (SHC). The City is now examining the merits of alternate development options for proceeding with development of the lands. Alternate options include hiring a development manager and developing on its own versus pursuing a joint venture with private sector developers.

To assist in its consideration of these development options, the City has retained G.P. Rollo & Associates, Land Economists (GPRA) to prepare this Development Opportunity Study to determine the demand for the lands, revenue potential and risks in pursuing alternate development options.

More specifically, GPRA has undertaken the following tasks in completing the Study.

- 1) Travelled to Regina to inspect the site and determine its competitiveness in light of a growing demand for housing and the potential supply of development lands throughout the City.
- 2) Interviewed several Regina housing developers to obtain their views with respect to the nature and magnitude of demand for southeast sector housing and the type of housing that should be pursued on the City's lands.
- 3) Building on a November, 2012 "Background and Visioning Workshop" for the southeast sector and discussions with Regina developers, prepared a site development plan, i.e. a mix of housing units (single family, townhouse and apartment development) and density of development by type of housing.
- 4) Prepared estimates of land sales revenue for serviced single and multiple family lands from discussions with Regina housing developers and observing recent comparable land sales.
- 5) Obtained servicing costs for the City lands from AECOM and the City of Regina (City Servicing Agreement Charges).
- 6) Estimated the current market value of the City's lands in total (249.49 acres) and for Phase 1 (128.49 acres) and Phase 2 (120.09 acres) land areas. The purpose of this evaluation is two-fold: firstly to estimate the value of lands the City would sell to a joint venture corporation and secondly to identify the value of the lands should the City wish to sell the lands as is.
- 7) Forecast total net revenue potential that the City could realize from pursuing development of the lands:
 - a) Firstly: hypothetically, as if the City was to pursue development based on its prior agreement with SHC.
 - b) Secondly: the City hires a development manager and develops the lands on its own.
 - c) Thirdly: the City pursues joint venture development with a private sector developer.
- 8) Assessed the risks to the City in pursuing each of the above development options.
- 9) In light of the above, presented a recommendation to the City as to what development option (hire a development manager versus pursuing joint venture development) GPRA believed was in the best interests of the City to pursue.

2.0 ASSUMPTIONS AND LIMITING CONDITIONS

This Development Opportunity Study is based upon the following assumptions and limiting conditions.

- 1) The City's objectives in assessing alternate development strategies for the lands is to maximize revenue without incurring unacceptably high levels of market, physical, environmental and financial risks.
- 2) A development plan for the site has been prepared by GPRA based the November 2012 Southeast Sector "Background and Visioning Workshop" and GPRA discussions with Regina developers regarding what mix of housing types and density of development is appropriate for the lands given current trends in housing demand and growing market concerns regarding the affordability of housing in Regina.
- 3) There are no soils, environmental or site physical constraints that would preclude the general development concept for the lands as described in the November, 2012 "Background and Visioning Workshop".
- 4) Site servicing costs (excluding those provided in the City's Servicing Agreement Charges) have been estimated by AECOM. These are meant to be high level estimates based on examining servicing costs of comparable development areas rather than on meeting detailed servicing requirements for a specific development program (the November "Background and Visioning Workshop" for the lands did not culminate in a detailed development program for the south-east sector and City lands).
- 5) GPRA has drawn on discussions with the following individuals with regards to discussing current and future Regina housing demand and trends, the most appropriate mix and density of development for the City's southeast lands, site servicing costs, and development manager versus joint venture development strategies.
 - a) Ned Kosteniuk, Dundee Development
 - b) Blair Foster and Chad Jedlic, Harvard Development
 - c) Lorne Yagelneski, Yager Development
 - d) Kevin Rees, Katrina Development
 - e) Doug Rogers, Terra Development
 - f) Rob Mosiondz, AECOM
 - g) Dan Lemming, Planning Partnership, Toronto
 - h) Ron Fink, Daytona Land Development (re the Copperwood, a joint venture development undertaken by Daytona and the City of Lethbridge).
 - i) Doug Schwitzer, Saskatchewan Housing Corporation
 - j) Don Barr and Chuck Maher, City of Regina
- 6) Financial analyses are pre-tax analyses and do not consider the income tax implications of development of the lands.
- 7) Maps illustrating the location of the City's southeast lands have been drawn from 2011 site appraisals by Crown Appraisals.
- 8) All statistical information provided in this study has been drawn from sources deemed to be reliable, for which we assume no responsibility, but which we believe to be correct.
- 9) No responsibility is assumed for legal matters, questions of survey and opinions of title.
- 10) Statements contained within this study which involve matters of opinion, whether or not identified as such, are intended as opinion only and not as representations of fact.
- 11) This report is intended to be read in its entirety; individual sections should not be extracted or reproduced or in any way utilized independently of the complete report.

This study is qualified in its entirety by, and should be considered in light of these limitations, conditions and considerations. If, for any reason, major changes should occur which influence the basic assumptions stated previously, the findings and recommendations contained in these analyses should be reviewed with such conditions in mind and revised if necessary.

3.0 THE SOUTHEAST LANDS

The City's southeast sector lands are strategically located to benefit from rising demand for housing at a time when there is a growing shortage of City wide development sites for the next several years. The timing of the City's purchase of the lands from SHC is opportune and will generate considerable revenues for the City no matter what development option (hire development manager or pursue joint venture development) is pursued by the City.

3.1 HISTORY AND CONTEXT

The City of Regina entered into a partnership arrangement in the early 1970's to acquire land holdings for future housing development. Development is governed by Land and Development Agreements and Phase Development Agreements. The southeast lands that are the subject of this Study are governed by these agreements.

SHC advised the City that it wishes to withdraw from the partnership and sell the southeast lands to the City. The City has now purchased the lands (for \$7.8 million or \$32,750 per acre) and is considering alternate development strategies to proceed with development.

A Termination Agreement ending the partnership provides SHC with a right of first refusal to buy the property should the City wish to sell the land rather than develop it. SHC requires this clause due to the discounted price at which the land is being offered to the City on the basis that the City continue the land development.

3.2 THE CITY'S SOUTHEAST SECTOR LANDS

The regional location of the southeast lands is illustrated in Figure 1. The lands are divided into Phase 1 at 128.49 acres and Phase 2 at 120.09 acres (Figure 2) lands.

Figure 1 – Regional Location of the City Lands

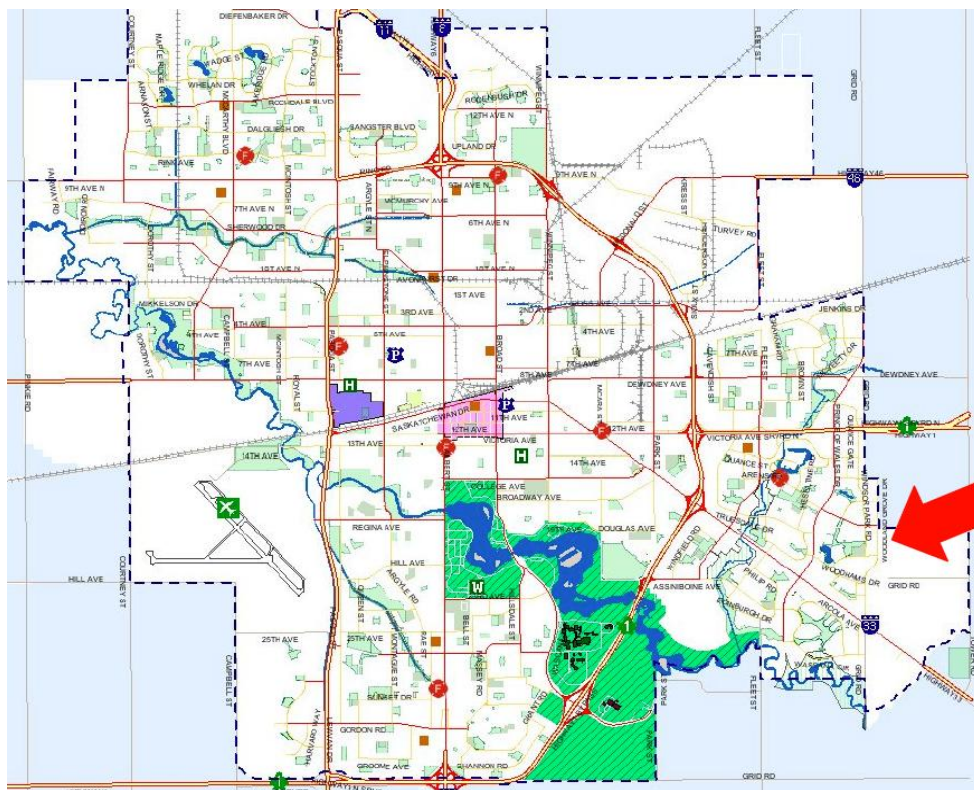


Figure 2 – The City's South East Sector Lands

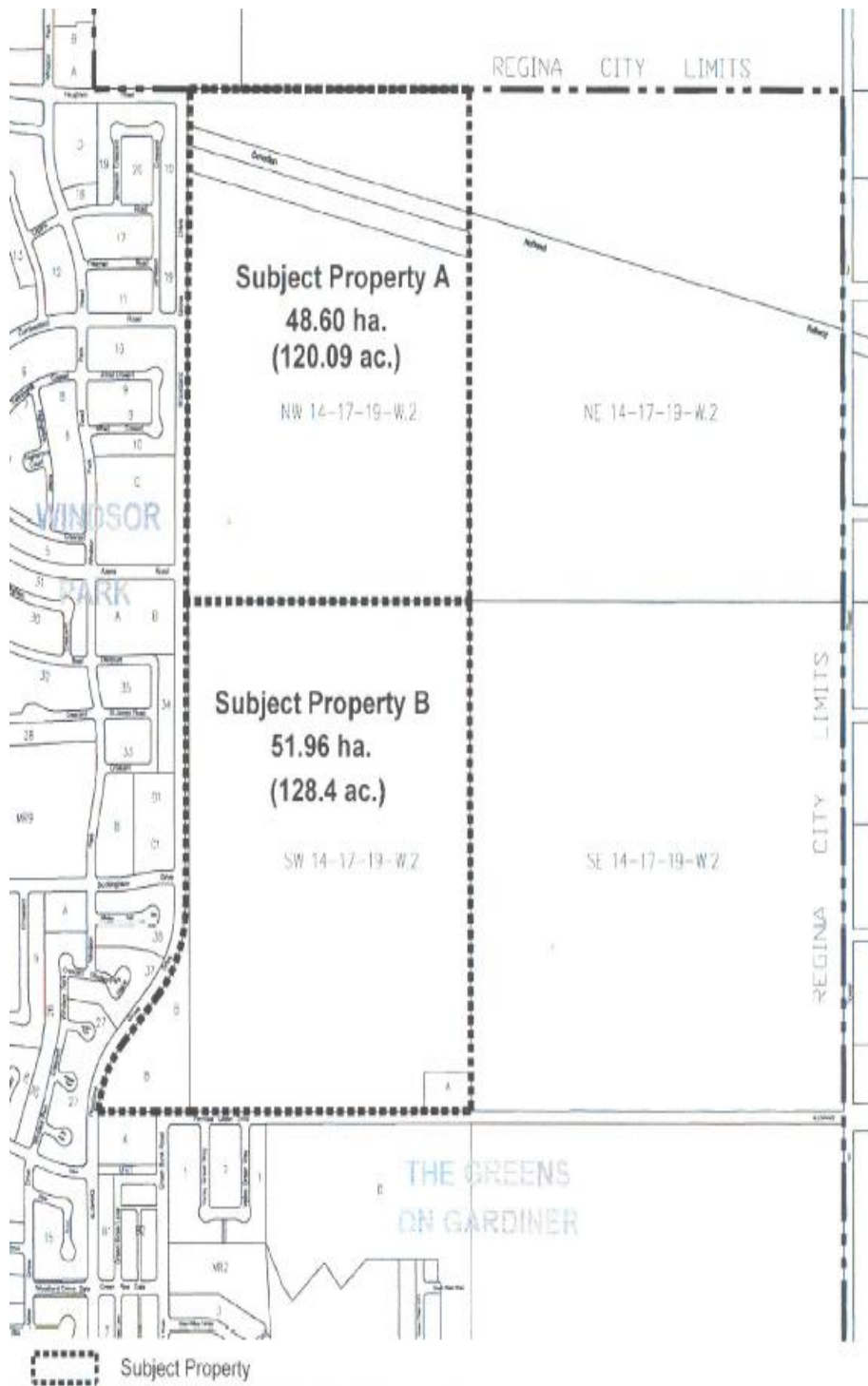
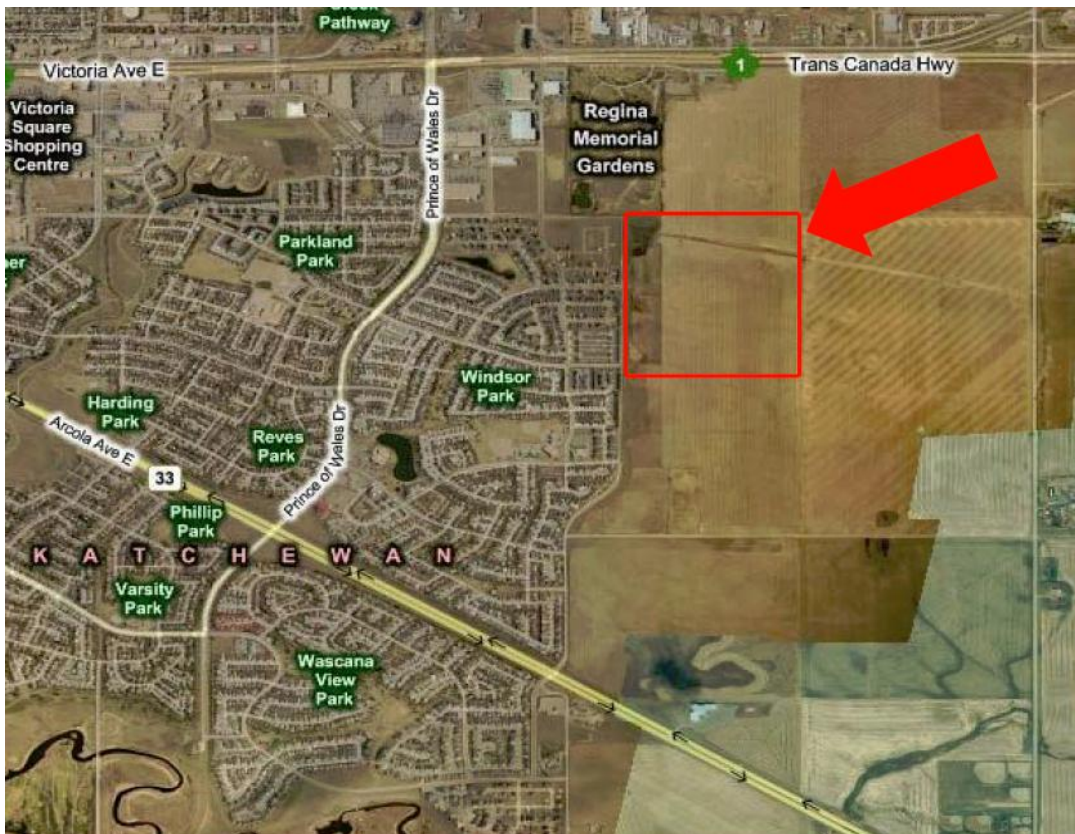


Figure 3 – City Lands, Southern Phase 1 Development Lands (128.49 acres)



Figure 4 – City Lands, Northern Phase 2 Development Lands (120.09 acres)



The approved development plan for southeast sector lands is represented by Figure 5 – South East Sector Development Concept – the Towns. The Plan is a vision primarily for residential development. The distribution of low, medium and high density residential development is illustrated in below.

Figure 5 – South East Sector Development Concept – the Towns



ORIGINAL SHEET - ANSI A



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Client/Project
TERRA DEVELOPMENTS INC.
THE TOWNS

Figure No.
2.2

Title
ON STREET GREENWAYS &
PEDESTRIAN LINKAGES

An alternate development plan for the southeast sector was proposed by the development community at the Southeast Sector Background and Visioning Workshop, November, 2012 – Figure 6, South East Sector Development Concept from November, 2012 Charrette illustrates the preferred development concept that emerged from the workshop. The concept features a large commercial centre in the northeast and a mix housing at varying densities:

- 1) Low density development in the interior of neighborhoods would consist of detached dwellings and have new standards for reduced front yard setbacks. Density of development is up to 10 units per acre.
- 2) Medium and high density housing would create corridors to support transit routes along major roadways, near commercial sites and at the edges of neighborhoods. Medium density development is 10 to 20 units per acre. Higher density development is 20+ units per acre.
- 3) In recognition of growing housing affordability problems in Regina, the Development Concept features a higher density of development than the Towns. The City is working towards addressing housing affordability problems and towards that end, GPRA understands that the City generally supports the vision and density of development proposed in the developer proposed South East Sector Development Concept.

Figure 6 – South East Sector Development Concept, From November, 2012 Charrette



4.0 FACTORS SHAPING DEVELOPMENT POTENTIAL OF SOUTHEAST LANDS

Saskatchewan and Regina are in the midst of a period of strong economic growth. The prospects for continued growth are good and this will have a significant impact on the demand for housing on the southeast lands, the underlying value of the City lands and the revenue the City could generate from the development of its lands.

- 1) Presenters at the recent April 30th, Saskatchewan Real Estate Forum noted the strength of the Saskatchewan and Regina economies. Comments made at the Forum included (comments from Conference Board of Canada and Larry Hiles of the Regina Regional Opportunities Commission):
 - a) Saskatchewan is enjoying a period of solid economic prosperity.
 - b) Economic growth is anchored by the potash industry and steady gains in energy sector. Continuing growth in the agricultural, mining, manufacturing and service sectors also adds to the strength of the provincial and City economies.
 - c) Saskatchewan is enjoying a higher rate of growth than Canada in real GDP.
 - d) Regina's growth of GDP is higher than other major eastern Canadian cities; higher than Calgary, Vancouver, Winnipeg and Victoria (only slightly lower than Edmonton).
 - e) Recent economic headlines re Regina:
 - Regina is in top 10 Canadian jurisdictions in which to invest (Site Selection Magazine).
 - Regina is 3rd most entrepreneurial city in Canada for 2012 (CFIB).
 - Regina is the 5th best city in Canada in which to live and 6th best to find a job (Money Sense).
 - Regina sets building permit records for 10 of last 11 years.
- 2) The Prospects for long term continued economic growth in Saskatchewan and Regina are excellent. However, with the provincial economy being so dependent upon its resource sector, it is prone to boom and bust cycles and resource price changes that could slow the provincial and City economies. For the time being however, economic commentators generally see the next decade as being one of continued economic prosperity for the province and City of Regina.
- 3) A 2010 Regina OCP Working Paper "Population, Employment and Economic Analysis of Regina" contains employment and population forecasts for the City from 2010 to 2035. Highlights of those forecasts include:
 - a) Expectations are for an average 1,600 new jobs per annum in the City. With high participation rates and low unemployment, employment growth can be sustained only with new entrants (immigration) to the labour market. This is a significant factor that will drive Regina population growth.
 - b) The paper presents population forecasts for low, medium and high growth rates and translates these forecasts into housing demand (see following table). The authors envisage future housing growth based on a medium population growth rate scenario. Based on the recent growth of Regina building permits, GPRA believes that a better predictor of Regina housing demand would be based on the paper's high growth rate scenario.

Table 1
Projected Housing Demand, City of Regina, 2010-2035

	2010f	2011f	2012f	2013f	2014f	2015f	2016f
High Growth	1,623	1,798	1,924	1,951	1,960	1,961	1,962
Medium Growth	1,277	1,405	1,514	1,549	1,549	1,415	1,222
Low Growth	1,044	1,096	1,086	830	583	564	500
	2017f	2018f	2019f	2020f	2021f	2022f	2023f
High Growth	1,962	1,962	1,945	1,936	1,919	1,911	1,894
Medium Growth	1,222	1,213	1,131	1,122	1,105	1,088	1,079
Low Growth	500	500	500	500	500	500	500
	2024f	2025f	2026f	2027f	2028f	2029f	2030f
High Growth	1,878	1,870	1,852	1,836	1,828	1,812	1,804
Medium Growth	1,070	1,044	1,028	1,019	1,002	994	970
Low Growth	500	500	500	500	500	500	500
	2031f	2032f	2033f	2034f	2035f		
High Growth	1,789	1,782	1,774	1,767	1,759		
Medium Growth	962	945	929	912	896		
Low Growth	500	500	500	500	500		

Source: Regina OCP Working Paper "Population, Employment and Economic Analysis of Regina, 2010

- 4) Regina building permits over the past several years illustrate the impact of provincial and City economic growth on the Regina Housing market. They also illustrate the trend towards multiple family housing as the market attempts to address increasing problems with housing affordability.

Table 2
Residential Building Permits (# Units)
Regina, 2005 to 2012

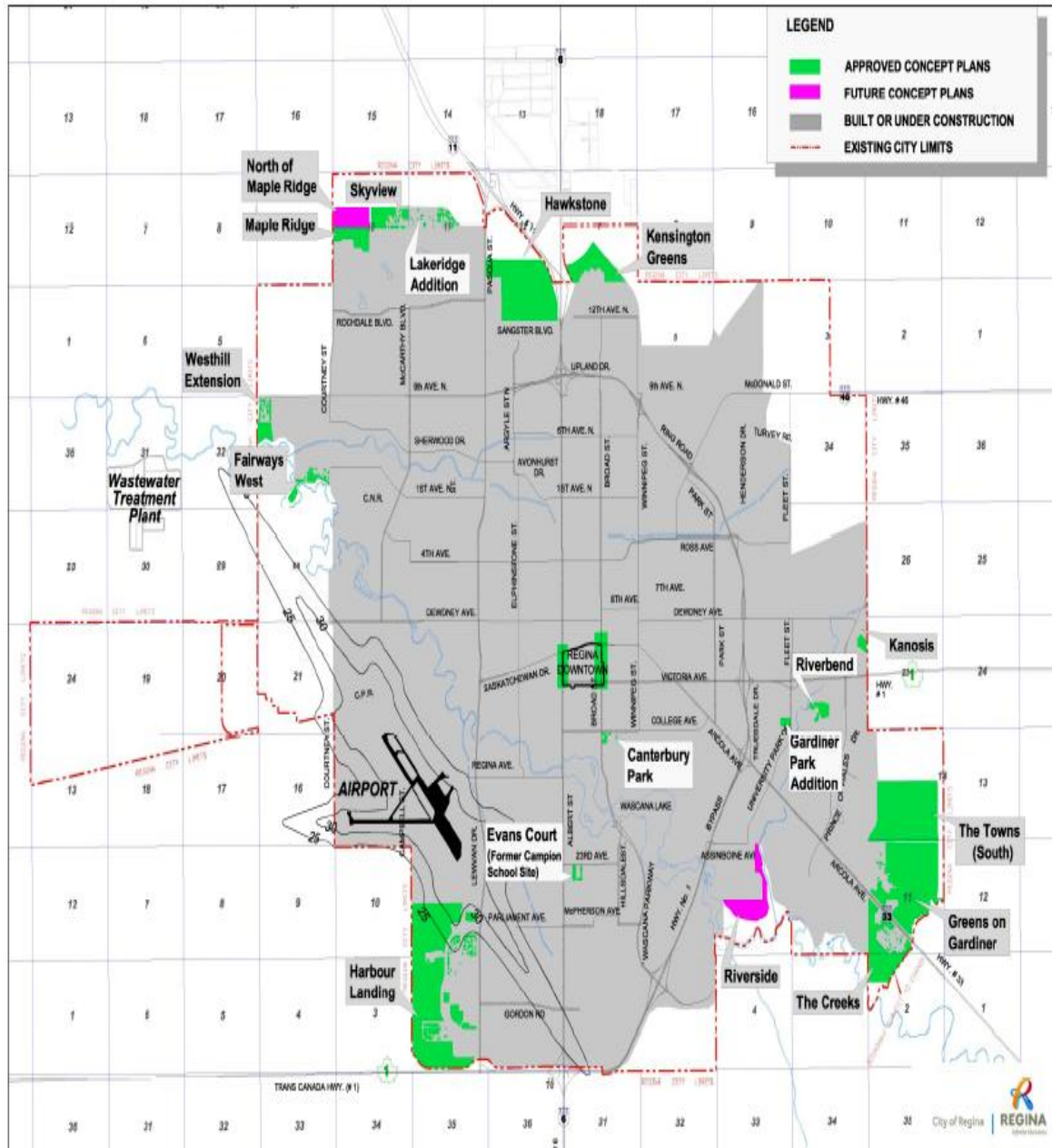
	2005	2006	2007	2008	2009	2010	2011	2012
Number of Building Permits								
Single Family	468	636	689	640	444	590	794	1135
Multiple Family	592	334	455	498	523	524	928	1585
	1060	970	1144	1138	967	1114	1722	2720
% of Building Permits								
Single Family	44.15%	65.57%	60.23%	56.24%	45.92%	52.96%	46.11%	41.73%
Multiple Family	55.85%	34.43%	39.77%	43.76%	54.08%	47.04%	53.89%	58.27%
	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Source: City of Regina

- 5) The prospects for continued strong housing demand has the following implications for the Regina housing market in general and the development of the City's southeast lands in particular.
- a) Demand for housing is greater than the supply of new housing. This will accelerate the absorption of the City's current growth stage development lands (which can accommodate current absorption of development lands for only 5-7 years 5-6 years) and increase the need for and potential to develop the southeast lands.

- b) The pressure of demand on supply of development lands is causing dramatic land price increases. Over the past 2 years the price of single family lots has increased at 12% per annum and multiple family lands at over 20% per annum. The increasing price of development lands is a major factor in decreasing housing affordability in Regina. It is also responsible for the increase in the proportion of multiple family housing starts and increased density of development being observed in the market for both single and multiple family housing
- 6) Responding to increased housing demand, the City has approved and is considering new residential concept plans throughout the City's peripheral areas.

Figure 7 – Approved and Future Concept Plans, June 2012



- 7) Furthermore, the current OCP update process is considering three scenarios to accommodate housing demand and development.

Figure 8 - Future Growth is Dispersed

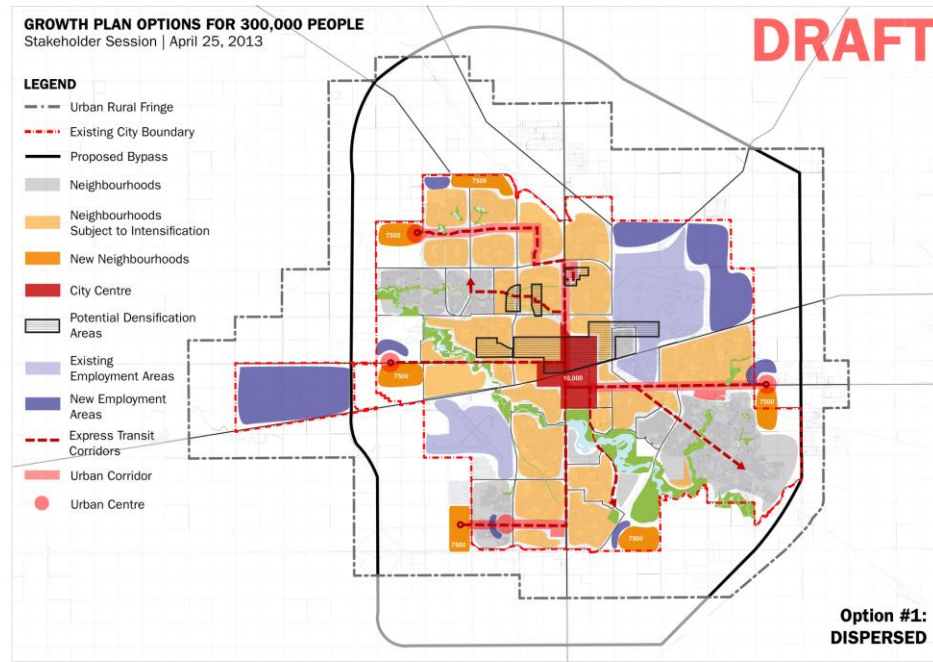


Figure 9 - Future Growth is Centered on the Northwest and Southeast

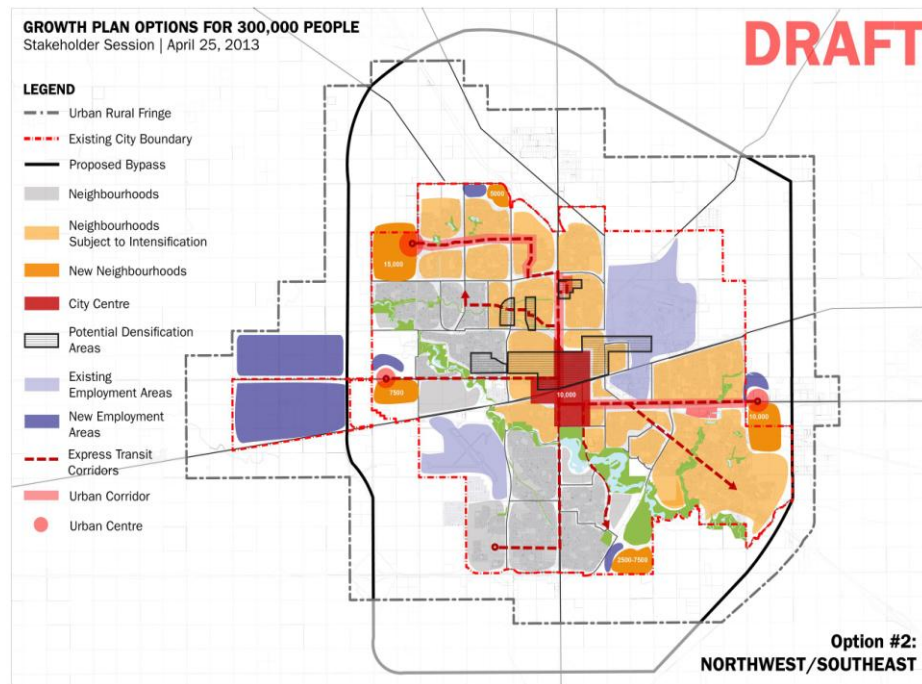
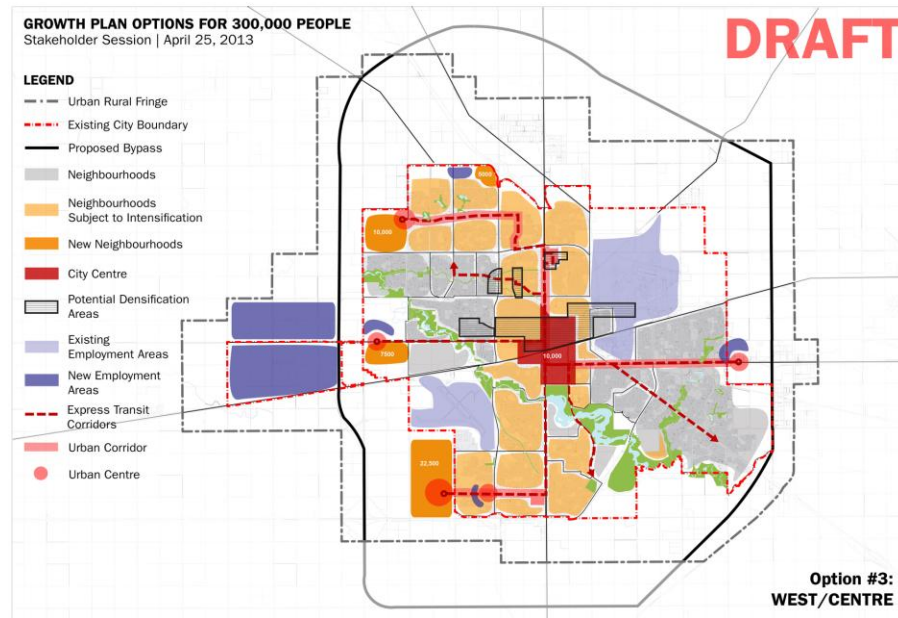
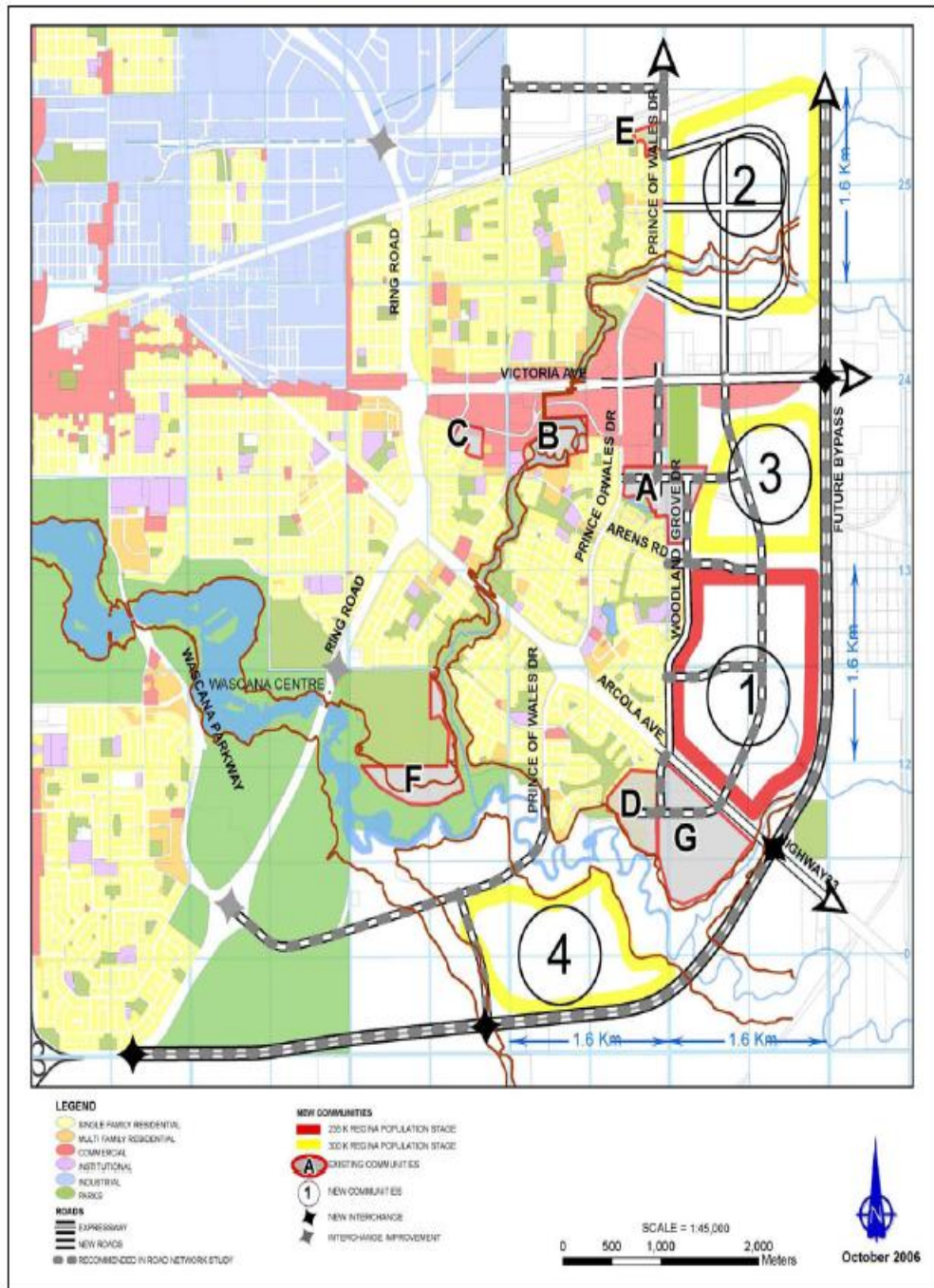


Figure 10 – Future Growth Occurs in Western and Central Areas



- 8) No matter what growth plan is decided upon, there is a large role for the southeast lands in accommodating future housing demand. In this regards, developers have stated to GPRA that:
 - a) The southeast sector is a popular and logical area to accommodate a significant amount of housing demand.
 - b) The limited 5-7 year supply of housing development lands will drive developers and housing consumers to the southeast sector. Dundee's potential acquisition of 300+ acres in the southeast is a dramatic indicator of interest in the southeast sector and no doubt will lead a shift in the market to the southeast. Developers have commented that the southeast sector has the potential to attract 50%+ of future housing demand over the next decade.
- 9) The City's Southeast Sector Plan (Figure 11) envisages residential development firstly involving infilling in areas A through G, followed by communities 1 to 4 in sequential order. The City's lands are in community 1. Area G, adjacent and to the south of the City lands, has a limited supply of 3-5 years remaining (most likely to be at the lower end of this range given the increased housing demand being experienced throughout the market.). Accordingly, there is a strong case for planning for development of the City lands to begin immediately to enable the first lands to come onto the market within 3-4 years.

Figure 11 – The Southeast Sector Plan



- 11) Based on discussions with Regina developers, GPRA has prepared an estimate of housing capacity for the southeast lands, as illustrated in Table 3.

Table 3
Potential Density of Development for South East Lands

<u>1.0 Use of the Lands</u>			Phase 1 <u>Southern Area</u>	Phase 2 <u>Northern Area</u>	Total Area <u>Combined Phases</u>
Gross Acres			128.49 acres	120.09 acres	248.58 acres
Adjust to Net Developable	<u>% Gross</u>				
Less roads	20%		25.70 acres	24.02 acres	49.72 acres
Less park lands	6%		7.71 acres	7.21 acres	14.91 acres
Less storm water mgmt.	4%		5.14 acres	4.80 acres	9.94 acres
Less institutional			<u>39.60 acres</u>	<u>0.00 acres</u>	<u>39.60 acres</u>
Total adjustments			78.15 acres	36.03 acres	114.17 acres
Equals Developable			50.34 acres	84.06 acres	134.41 acres
<u>2.0 Density of Residential Development</u>					
	<u>%</u>	<u>density</u>	Phase 1 <u>Southern Area</u>	Phase 2 <u>Northern Area</u>	Total Area <u>Combined Phases</u>
% Single Family	40%	10	201 units	336 units	538 units
% Townhouse	45%	18	408 units	681 units	1,089 units
% Apartment	15%	50	<u>378 units</u>	<u>630 units</u>	<u>1,008 units</u>
total			987 units	1,648 units	2,634 units

Source: GPRA, November 2012 Land Charrette and discussions with major Regina developers.

- 12) Based on discussions with Regina developers and considering housing demand forecasts and the supply of developable lands remaining throughout the City, GPRA sees development of the southeast lands occurring as follows:
- There is a need to commence planning for the development of the lands now in order to bring serviced land onto the market by 2016 at the latest.
 - Thereafter, the speed of development will depend upon which residential growth strategy the City pursues and the competitiveness of Dundee and other southeast sector developers housing.
 - GPRA has assumed the following timing of planning, servicing and development for the City's southeast lands in the following Section 5.0.
 - Planning and approvals: 2013 and 2014
 - Servicing starts: 2015
 - First development on the market in 2016
 - Development and sales would take approximately a decade to complete.

5.0 LAND VALUE AND ECONOMICS OF DEVELOPMENT

5.1 INTRODUCTION

Based on the site's development plan presented in Table 2, Potential Density of Development for South East Lands, GPRA has prepared a number of land valuation and financial analyses.

- 1) Estimate of the current market value of the City's lands, in total and separately for Phase 1 and 2.
- 2) Estimate of revenues that the City would have made from development of the site had they developed it with SHC based on the agreements governing the SHC and City partnership.
- 3) Estimate of revenues the City would generate from development by hiring a development manager and developing it on its own.
- 4) Estimate of revenues the City would generate from development by pursuing a joint venture with a private sector developer.

5.2 CURRENT VALUE OF THE LANDS

GPRA has estimated the value of the lands by utilizing a discounted cash flow analysis that demonstrates what a developer could reasonably afford to pay to acquire, service and sell serviced lands as per the site development plan of Table 2, Potential Density of Development for South East Lands. Refer to Appendix A, Current Market Value Estimate of Total City lands (238 acres).

- 1) Financial analyses are current dollar analyses, i.e. they account for the inflation of revenues and servicing costs.
- 2) Timing:
 - a) 2013-2014: planning and approvals
 - b) 2015-2016: initial servicing
 - c) 2016: land sales begin. Phase 1 lands sold by 2019 and Phase 2 lands by 2024.
- 3) Servicing costs:
 - a) Total on site servicing costs = \$46 million. Costs incurred on pro-rata basis based on servicing to accommodate the above sales program.
 - b) Servicing agreement charges are \$26.155 million and are incurred at the start of Phase 1 development (2015) and Phase 2 development (2019).
 - c) Servicing costs increase at 5% per annum.
- 4) Land sales prices:
 - a) Base 2013 prices are:
 - b) Single family lots: \$100,000
 - c) Serviced townhouse and apartment lands: \$850,000 per acre
 - d) School lands: \$800,000 per acre

Thereafter land sales prices increase at either 5% or 10% per annum (two land valuation scenarios are presented). Generally the relationship between home sales prices and land prices are such that land values can rise at two to two and a half times the price of home price increases. Hence a 10% annual increase in land sales prices (being realized in the current market environment) is driven by a 4% to 5% annual increase in home sales prices.

- 5) The current market value of the lands is estimated based on developers requiring a 20% internal rate of return (IRR) on project costs.

- 7) GPRA estimates the market value of the City's southeast lands for two scenarios (refer to Table 4, Value of Total, Phase 1 and Phase 2 lands):
- Scenario A, land values increasing at 5% per annum: total land value = \$12,180,000 or \$49,000 per acre. GPRA views this as an unrealistic value for the lands as current market transactions of similarly sized parcels are now occurring at over \$100,000 an acre.
 - Scenario B, land values increasing at 10% per annum: approximately \$29,000,000 or \$116,000 per acre. GPRA views this as a more reliable indicator of the value of the value of the City's southeast lands.

Note that only Scenario B is presented in Appendix A.

Market sales evidence in northwest (Dundee's northwest land acquisition from the City of Regina) and southeast Regina indicates that underlying land value for comparable sized parcels as the City's southeast lands (potential Dundee land acquisitions) is in the order of \$120,000 per acre.

- 8) Separating total value into the value of Phase 1 vs. Phase 2 lands has been accomplished by estimating the value of the Phase 1 lands. Refer to Appendix B, Current Market Value Estimate of City's Phase 1 Lands (Scenario B, land escalation at 10% per annum) and subtracting this from the value of total lands to estimate the value of the remaining Phase 2 lands.

Table 4
Value of Total, Phase 1 and Phase 2 Lands

	Gross Acres	Total Land Value, Varying Annual Price Escalation		Value/acre, Varying Annual Price Escalation	
		5% Annual Escalation	10% Annual Escalation	5% Annual Escalation	10% Annual Escalation
Total City Lands	248.58	12,180,420	28,959,570	49,000	116,500
Value of Phase 1 Lands	128.49	8,274,756	15,984,156	64,400	124,400
Value of Phase 2 Lands	120.09	3,905,664	12,975,414	32,523	108,047

5.3 WHAT IF THE CITY HAD DEVELOPED THE LANDS WITH SHC

The City is interested in what it could have earned from proceeding with the development of the lands with SHC, based on the agreements governing such a partnership. The financial analysis of this land development scenario is presented in Appendix C, What if the City Had Developed the Lands with SHC (Scenario B with 10% land escalation).

- Underlying assumptions
 - SHC and the City fund servicing costs on the basis of SHC at 95% and the City at 5%.
 - SHC and the City split development revenues on the basis of SHC at 25% and the City at 75%.
 - SHC will be paid an administration fee equal to 5% of gross sales revenue.
 - All other assumptions regarding timing, servicing costs, land sales prices are as stated above in Section 5.2, Current Market Value of the Lands.
- Based on the financial analyses of Appendix C, GPRA estimates the net revenues that the City would realize had it pursued development with SHC would be:
 - Scenario A, land values increasing at 5% per annum: \$33 million
 - Scenario B, land values increasing at 10% per annum: \$84 million
- GPRA views Scenario B as the better indicator of proceeds that would be realized by the City.

5.4 CITY HIRES DEVELOPMENT MANAGER AND DEVELOPS ON OWN

The first of two development strategies the City wishes to consider regarding the development of the southeast lands is hiring a development manager to manage the development of the City lands. A development manager could be an independent project development manager or an experienced Regina development company.

- 1) Underlying assumptions
 - a) SHC and the City fund servicing costs on the basis of SHC at 95% and the City at 5%.
 - b) SHC and the City split development revenues on the basis of SHC at 25% and the City at 75%.
 - c) SHC will be paid an administration fee equal to 5% of gross sales revenue.
 - d) All other assumptions regarding timing, servicing costs, land sales prices are as stated above in Section 5.2, Current Market Value of the Lands.
- 2) Based on the financial analyses of Appendix D (for Scenario B with 10% annual land value escalation), City Hires Development Manager and Develops on its Own (10% annual land escalation), GPRA estimates the net revenues the City could earn from pursuing this strategy to develop its lands would be:
 - a) Scenario A, land values increasing at 5% per annum: \$64.2 million
 - b) Scenario B, land values increasing at 10% per annum: \$139 million
- 3) GPRA views Scenario B as the better indicator of proceeds that would be realized by the City.

5.5 CITY PURSUES JOINT VENTURE DEVELOPMENT

The first of two development strategies the City wishes to consider regarding the development of the southeast lands is hiring a development manager to manage the development of the City lands. A development manager could be an independent project development manager or an experienced Regina development company.

- 1) Regarding joint venture development:
 - a) The City will not permit the lands to be used as security for joint venture partner infrastructure loans.
 - b) In a joint venture development, the City's preferred joint venture relationship with its developer partner would be to:
 - Sell its land to a joint venture development corporation at the property's current market value.
 - Pursue a 50% 50% partnership where the City sold its lands at current market value to a joint venture corporation, contributed 50% of servicing costs and shared net revenues on a 50% 50% basis.

Given that the lands cannot be used by the City's joint venture partner to finance its share of servicing costs, Regina developers are not likely to view this arrangement favourably. The City's restrictions on the lands not being available as security for partner loans would limit candidate partners to those who either have sufficiently large amounts of equity to fund servicing costs or were able to secure servicing loans with other assets or their covenants. As a consequence, most developers, regardless of size, will argue the case for their being entitled to more than 50% of project cash flow.

- 2) Underlying Assumptions

- a) GPRA's financial analysis of a base 50%/50% joint venture development are contained in Appendix E, City Pursues Joint Venture Development (Scenario B with 10% annual land value escalation).
 - b) The City sells its lands to the developer partner at current market value or \$29 million.
 - c) The City and the developer partner fund servicing costs on a 50%/50% basis (City interest costs at 4.5% and developer partner interest costs at 6%).
 - d) The developer partner is paid a project management fee of 2.5% of project costs.
 - e) Because the developer partner is not able to use the land as security to a loan to pay for his share of servicing costs, it is assumed he would either pay for these costs with equity or make a corporate loan to finance his land acquisition plus his share of servicing costs (similar to the loan the City would make to itself to pay for its share of servicing costs).
 - f) All other assumptions regarding timing, servicing costs, land sales prices are as stated above in Section 5.2, Current Market Value of the Lands.
- 3) Based on the financial analyses of Appendix E, City Pursues Joint Venture Development, GPRA estimates the net revenues the City could earn from pursuing this 50%/50% joint venture development strategy would be:
- a) Scenario A, land values increasing at 5% per annum: \$29.9 million
 - b) Scenario B, land values increasing at 10% per annum: \$53.6 million
 - c) GPRA views Scenario B as the better indicator of proceeds that would be realized by the City.
- 4) GPRA has also examined what the City would realize from alternate joint venture arrangements with the developer partner having a higher share of the joint venture.
- a) For Variation #1, developer at 60%, City at 40%:
 - Scenario A, land values increasing at 5% per annum: \$24.7 million
 - Scenario B, land values increasing at 10% per annum: \$44.4 million
 - b) For Variation #2, developer at 75%, City at 25%:
 - Scenario A, land values increasing at 5% per annum: \$18.9 million
 - Scenario B, land values increasing at 10% per annum: \$27.7 million
- GPRA views Scenario B as the better indicator of proceeds that would be realized by the City.

Table 5
City Net \$ Proceeds from Pursuing Alternate Development Strategies

	<u>\$ Proceeds, Varying Annual Land Price Escalation</u>		<u>Comments</u>
	<u>5% Escalation</u>	<u>10% Escalation</u>	
Current value of lands	12,180,420	28,959,570	Hypothetical, as Sask Housing would exercise their option to buy back and sell lands at this price.
Procees If City Pursued Partnership With SHC as Per Former Agreements	33,084,169	83,981,837	Least amount of risk for City of Regina.
Development Option #1: City Hires Development Manager	64,158,495	139,013,278	Maximum risk for City of Regina.
Development Option #2: City Pursues Joint Venture(1) (#2a) Cash flow split 50%/50%	29,910,281	53,636,217	City receives market value for its lands plus 50% of cash flow. But developers are unlikely to consider an equal division of cash flow.
(#2b) Cash flow split 60% to developer and 40% to City	24,694,470	44,369,464	Illustrates improved situation for developers wanting to realize more than 50% of cash flow.
(#2c) Cash flow split 75% to developer and 25% to City	18,871,754	27,694,659	Illustrates higher % of cash flow for developers.

Note (1): City buys land from SHC for market value (\$29M) and sells to Joint Venture for market value (\$29M, therefore net land cost to City = \$0.

Source: G.P. Rollo & Associates Ltd.

5.6 RISK ANALYSIS

In considering the merits of hiring a development manager versus pursuing joint venture development, the City is evaluating the relationship between financial reward and risks.

- 1) Financial rewards: the City realizes maximum revenue by hiring a development manager, not by pursuing a joint venture. GPRA believes that the City should be able to hire a development manager with sufficient development expertise to dispel the argument that it needs to bring private sector experience to the table through a joint venture. The City could even hire one of the City's larger development companies as a project manager, although that comes with some risks attached – larger developers could have many developments on the market at the same time and the City could be concerned that the developer is in a conflict position with respect to protecting the City's interests in developing the southeast lands.
- 2) Risks: there are a number of risks associated with developing the City lands. These include:
 - a) Site condition risks: could there be any environment, soils or other physical risks in developing the lands that are not yet unknown? GPRA has no information on which to assess the extent or magnitude of site condition risks.
 - b) Market risks: what is the danger that changing or reversing economic and residential market trends could occur and adversely impact the City's investment in the lands and diminish expected profit? At the present time, GPRA sees little market risk for the next several years. However, there is an unlikely possibility that world economic conditions could face a downturn that would adversely impact the Saskatchewan economy; Regina employment, population growth and the demand for housing. However, this risk can be mitigated simply by phasing development to meet changing market conditions.
 - c) Management risks: private developers argue that they, not the City, have the experience to make the development of the southeast lands successful. They argue that a joint venture arrangement where the developer has a mandate to make timely decisions under general decision making guidelines acceptable to the City are the key to ensuring project success. While this is true, GPRA believes the same relationship can be realized by hiring an experienced development manager.
 - d) Financial risks: the City is definitely at much more financial risk by hiring a development manager than by pursuing joint venture development. GPRA estimates maximum financial exposure at any one point in time would be close to \$50 million in the early stage of

development. However, in the absence of a downturn on the economy and housing market (very unlikely to occur over the next decade), the market will be characterized by strong demand and rising land sales prices which will quickly pay off this debt and ensure the City has much less on-going financial risk.

5.7 RECOMMENDED DEVELOPMENT STRATEGY

In light of the significant difference in sales revenue that the City can generate from hiring a development manager versus pursuing joint venture development, GPRA recommends that the City proceed with development of the southeast lands by hiring a development manager.

Table 6
City Net \$ Proceeds from Pursuing Alternate Development Strategies

	<u>5% Escalation</u>	<u>10% Escalation</u>
City hires development manager	64,158,495	139,013,278
City pursues JV, City realizes 50% of development profit	29,910,281	53,636,217
City pursues JV, City realizes 40% of development profit	24,694,470	44,369,464
City pursues JV, City realizes 25% of development profit	18,871,754	27,694,659

Source: G.P. Rollo & Associates Ltd.

A development manager can be an independent project manager for hire one of the City's experienced real estate development companies. However, care must be taken in hiring a large development company to ensure that potential conflicts of interest in representing the City's interests understood and minimized. Towards that end, GPRA recommends that the City strive to hire an independent development manager with minimal potential conflict of interest with the City's interests.

6.0 CONCLUSIONS

GPRA has been retained by the City of Regina to prepare this Development Opportunity Study to assist the City in assessing the development potential of its lands and the merits of developing its 248.5 acre southeast sector lands by hiring a development manager versus pursuing joint venture development.

Based upon our analyses, GPRA has concluded:

- 1) The excellent location of the City's lands and a combination of strong economic environment which will drive employment, population and housing growth, result in the lands having excellent development potential.
 - 2) Considering that the supply of current stage development lands is sufficient to accommodate residential growth for only the next 5-7 years (less for developable lands in Area G south of the City's lands), there is an opportunity and need for the City to proceed now with the planning and development of its lands. Assuming that was to occur, GPRA sees the timing of planning, servicing and sale of lands as follows:
 - d) 2013-2014: planning and approvals
 - e) 2015-2016: initial servicing
 - f) 2016+: land sales begin in 2016. Phase 1 lands sold by 2019 and Phase 2 lands by 2024.
 - 3) GPRA has estimates the market value of the City's lands for two scenarios:
 - a) Scenario A, land values increasing at 5% per annum: total land value = \$12,180,000 or \$49,000 per acre. GPRA views this as an unrealistic value for the lands as current market transactions of similarly sized parcels are occurring at over \$100,000 an acre.
 - b) Scenario B, land values increasing at 10% per annum: approximately \$29,000,000 or \$116,000 per acre. GPRA views this as a more reliable indicator of the value of the value of the City's southeast lands.
- Market sales evidence in northwest (Dundee's northwest land acquisition from the City of Regina) and southeast Regina indicates that underlying land value for comparable sized parcels as the City's southeast lands (potential Dundee land acquisitions) is in the order of \$120,000 per acre.
- 4) GPRA estimates the revenue the City could realize by developing the lands would be higher by hiring a development manager than pursuing a joint venture development with a private sector housing developer.

Table 7
City Net \$ Proceeds from Pursuing Alternate Development Strategies

	\$ Proceeds, Varying Annual Land Price Escalation		Comments
	5% Escalation	10% Escalation	
Development Option #1: City Hires Development Manager	64,158,495	139,013,278	Maximum risk for City of Regina. Maximum revenue for the City.
Development Option #2: City Pursues Joint Venture(1)			
(#2a) Cash flow split 50%/50%	29,910,281	53,636,217	City receives market value for its lands plus 50% of net development revenue.
(#2b) Cash flow split 60% to developer and 40% to City	24,694,470	44,369,464	Illustrates improved situation for developers wanting to realize more than 50% of cash flow.
(#2c) Cash flow split 75% to developer and 25% to City	18,871,754	27,694,659	Illustrates higher % of cash flow for developers.

Note (1): City buys land from SHC for market value (\$29M) and sells to Joint Venture for market value (\$29M), therefore net land cost to City = \$0.

Source: G.P. Rollo & Associates Ltd.

- 5) While the City would take on higher risks from hiring a development manager than pursuing a joint venture, GPRA believes that these risks can be managed equally well with a development manager and a joint venture partner. Furthermore, GPRA believes that the City should be able to hire a development manager with similar experience to that of the City's housing development companies. The more independent the development manager would be the greater the potential for the City to control risk from manager conflict of interest with other development he is undertaking.
- 6) Accordingly, GPRA recommends that the City pursue development of its southeast sector lands by hiring a development manager rather than pursuing joint venture development.

APPENDICES

APPENDIX A: CURRENT MARKET VALUE ESTIMATE OF TOTAL CITY LANDS (248 ACRES)

City of Regina South-East Lands Product Mix, Sales and Revenue Schedule

1.0 TIMING ASSUMPTIONS

	Phase 1	Phase 2
Resolve Planning Issues	2013+2014	n/a
Servicing infrastructure	2015+2016	2019+
Land sales	2016 to 2019	2020 to 2024
Other		
Total - residential units		

approvals+design	servicing	sales	PHASE 1
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2.0 PRODUCT MIX (units)

	Phase 1 South # Units	Phase 2 North # Units	Total Units	Check	Constructed by Year			
					2014	2015	2016	2017
Residential-single family lots	201	336	538	538	0	0	50	50
Residential-townhouse	408	681	1089	1,089	0	0	102	102
Apartment	378	630	1008	1,008	0	0	94	94
Other	987	1648	2634	0	0	0	0.0	0
Total - residential units	37.46%	62.54%		2,634	0	0	247	247
Cumulative Units					0	0	247	493

3.0 PRODUCT MIX (acres)

	Units/Acre	Phase 1 South # Acres	Phase 2 North # Acres	Total Acres	Check	2014	2015	2016	2017
Residential-single family lots	10	20.137	33.625	53.76	53.76	0.00	0.00	5.034	5.034
Residential-townhouse	18	22.654	37.828	60.48	60.48	0.00	0.00	5.664	5.664
Apartment	50	7.551	12.609	20.16	20.16	0.00	0.00	1.888	1.888
Institutional (school)		39.600	0.000	39.60	39.60	0.00	0.00	0.000	39.600
Total development acres		89.943	84.063	174.01	174.01	0.00	0.00	12.59	52.19
Cumulative development acres		51.69%	48.31%			0.00	0.00	12.59	64.77
								13.99%	58.02%
						100.00%	100.00%	92.77%	62.78%

approvals+design	servicing	sales	PHASE 1
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4.0 SALES SCHEDULE

4.1 Sales Schedule

	check		2014	2015	2016	2017
Residential-single family lots	537.62	lots	0	0	50	50
Residential-townhouse acres	60.48	acres	0	0	6	6
Apartment-acres	20.16	acres	0	0	2	2
Institutional (school)	39.60	acres	0	0	0	40
Total			0	0	58	97
Cumulative Single Family Lots			0	0	50	101
Cumulative Townhouse Acres			0	0	6	11
Cumulative Apartment Acres			0	0	2	4

4.2 Annual Price Escalation

2014	2015	2016	2017
10.00%	10.00%	10.00%	10.00%
1.100	1.210	1.331	1.464

4.3 Sales Revenue (land sales)

			Base Unit					
4.3 Sales Revenue (land sales)		Density/Acre	Price (2013)	Commission%	2014	2015	2016	2017
Residential-single family lots	108,328,634	10	100,000	2.5%	0	0	6,533,137	7,186,451
Residential-townhouse acres	103,589,256	18	850,000	2.5%	0	0	6,247,312	6,872,043
Apartment acres	34,529,752	50	850,000	2.5%	0	0	2,082,437	2,290,681
Institutional	46,382,688		800,000	0.0%	0	0	0	46,382,688
Total	292,830,330			292,830,330	0	0	14,862,887	62,731,863

1.0 TIMING ASSUMPTIONS

Resolve Planning Issues
 Servicing infrastructure
 Land sales
 Other
 Total - residential units

sales	sales						
	servicing	sales	PHASE 2	sales	sales	ales	

2.0 PRODUCT MIX (units)

Residential-single family lots
 Residential-townhouse
 Apartment
 Other
 Total - residential units
 Cumulative Units

<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
50	50	0	0	0	0	0
102	102	0	0	0	0	0
94	94	0	0	0	0	0
0.0	0	0	0	0	0	0
247	247	0	0	0	0	0
740	987	987	987	987	987	987

3.0 PRODUCT MIX (acres)

Residential-single family lots
 Residential-townhouse
 Apartment
 Institutional (school)
 Total development acres
 Cumulative development acres

<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
5.034	5.034	0.00	0.00	0.00	0.00	0.00
5.664	5.664	0.00	0.00	0.00	0.00	0.00
1.888	1.888	0.00	0.00	0.00	0.00	0.00
0.000	0.000	0.00	0.00	0.00	0.00	0.00
12.59	12.59	0.00	0.00	0.00	0.00	0.00
77.36	89.94	89.94	89.94	89.94	89.94	89.94
13.99%	13.99%	0.00%	0.00%	0.00%	0.00%	0.00%
55.54%	48.31%	48.31%	48.31%	48.31%	48.31%	48.31%

4.0 SALES SCHEDULE**4.1 Sales Schedule**

Residential-single family lots
 Residential-townhouse acres
 Apartment-acres
 Institutional (school)
 Total

sales		sales				
	servicing	sales	PHASE 2	sales	sales	ales
2018	2019	2020	2021	2022	2023	2024
50	50	0	0	0	0	0
6	6	0	0	0	0	0
2	2	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0

Cumulative Single Family Lots
 Cumulative Townhouse Acres
 Cumulative Apartment Acres

151	201	201	201	201	201	201
17	23	23	23	23	23	23
6	8	8	8	8	8	8

4.2 Annual Price Escalation

<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
1.611	1.772	1.949	2.144	2.358	2.594	2.853

4.3 Sales Revenue (land sales)

Residential-single family lots
 Residential-townhouse acres
 Apartment acres
 Institutional
 Total

<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
7,905,096	8,695,605	0	0	0	0	0
7,559,248	8,315,173	0	0	0	0	0
2,519,749	2,771,724	0	0	0	0	0
0	0	0	0	0	0	0
17,984,093	19,782,502	0	0	0	0	0

1.0 TIMING ASSUMPTIONS

Resolve Planning Issues
 Servicing infrastructure
 Land sales
 Other
 Total - residential units

sales	sales					
	servicing	sales	PHASE 2	sales	sales	sales

2.0 PRODUCT MIX (units)

	2018	2019	2020	2021	2022	2023	2024
Residential-single family lots	50	50	67	67	67	67	67
Residential-townhouse	102	102	136	136	136	136	136
Apartment	94	94	126	126	126	126	126
Other	0.0	0	0	0	0	0	0
Total - residential units	247	247	330	330	330	330	330
Cumulative Units	740	987	1316	1646	1975	2305	2634

3.0 PRODUCT MIX (acres)

	2018	2019	2020	2021	2022	2023	2024
Residential-single family lots	5.034	5.034	6.73	6.73	6.73	6.73	6.73
Residential-townhouse	5.664	5.664	7.57	7.57	7.57	7.57	7.57
Apartment	1.888	1.888	2.52	2.52	2.52	2.52	2.52
Institutional (school)	0.000	0.000	0.00	0.00	0.00	0.00	0.00
Total development acres	12.59	12.59	16.81	16.81	16.81	16.81	16.81
Cumulative development acres	77.36	89.94	106.76	123.57	140.38	157.19	174.01
	13.99%	13.99%	20.00%	20.00%	20.00%	20.00%	20.00%
	55.54%	48.31%	38.65%	28.99%	19.32%	9.66%	0.00%

sales	sales					
	servicing	sales	PHASE 2	sales	sales	sales

4.0 SALES SCHEDULE**4.1 Sales Schedule**

	2018	2019	2020	2021	2022	2023	2024
Residential-single family lots	50	50	67	67	67	67	67
Residential-townhouse acres	6	6	8	8	8	8	8
Apartment-acres	2	2	3	3	3	3	3
Institutional (school)	0	0	0	0	0	0	0
Total	58	58	77	77	77	77	77
Cumulative Single Family Lots	151	201	269	336	403	470	538
Cumulative Townhouse Acres	17	23	30	38	45	53	60
Cumulative Apartment Acres	6	8	10	13	15	18	20

4.2 Annual Price Escalation

	2018	2019	2020	2021	2022	2023	2024
	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	1.611	1.772	1.949	2.144	2.358	2.594	2.853

4.3 Sales Revenue (land sales)

	2018	2019	2020	2021	2022	2023	2024
Residential-single family lots	7,905,096	8,695,605	12,777,570	14,055,327	15,460,860	17,006,946	18,707,641
Residential-townhouse acres	7,559,248	8,315,173	12,218,552	13,440,407	14,784,448	16,262,892	17,889,182
Apartment acres	2,519,749	2,771,724	4,072,851	4,480,136	4,928,149	5,420,964	5,963,061
Institutional	0	0	0	0	0	0	0
Total	17,984,093	19,782,502	29,068,973	31,975,870	35,173,457	38,690,803	42,559,883

City of Regina South-East Lands Project Costs

5.0 PROJECT COSTS

5.1 Servicing Costs

	<u>Item</u>	<u>Reduction</u>	<u>Item</u>	<u>Check</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Servicing Agreement Charges	27,339,054	0.00%	27,339,054	27,339,054	0	14,131,447	0	0
On-site Servicing Cost	46,000,000	0.00%	46,000,000	47,554,429	0	3,327,153	13,795,757	3,327,153
Other	0	0.00%	0	0	0	0	0	0
Other	0	0.00%	0	0	0	0	0	0
Misc. Servicing Costs (in on-site servicing costs)	5.0%	0.00%	0	3,744,674	0	872,930	689,788	166,358
Contingency (in on-site servicing costs)	0.0%			0	0	0	0	0
Total servicing costs	73,339,054		73,339,054	78,638,158	0	18,331,529	14,485,545	3,493,510

5.2 Development (soft) Costs

Engineering (in on-site servicing costs)	0.5%	0.00 %		0	0	0	0	0
Other Consultants		1.00 %		0	183,315	144,855	34,935	
Development Project Management		4.50 %		0	0	668,830	2,822,934	
Legal				100,000	100,000	100,000	100,000	
Research and Appraisal				25,000	25,000	0	25,000	
Survey, accounting				25,000	25,000	25,000	25,000	
Overhead				250,000	250,000	250,000	250,000	
Property Taxes		26.24 tax rate		759,899	759,899	704,936	477,036	
Miscellaneous Development Costs		25.00 %		289,975	335,804	473,405	933,726	
Contingency (% development costs)		15.00 %		217,481	251,853	355,054	700,295	
Total Development Costs				1,667,355	1,930,871	2,722,081	5,368,926	

5.3 Total Costs

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Costs Before Inflation	1,667,355	20,262,400	17,207,626	8,862,437
Inflation Adjustment	1.05	1.103	1.158	1.216
Costs After Inflation	1,750,723	22,339,296	19,919,978	10,772,347

5.0 PROJECT COSTS

5.1 Servicing Costs

	sales	sales		PHASE 2	sales	sales	sales
	servicing						
	2018	2019	2020	2021	2022	2023	2024
Servicing Agreement Charges	0	13,207,607	0	0	0	0	0
On-site Servicing Cost	3,327,153	4,755,443	4,755,443	4,755,443	4,755,443	4,755,443	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Misc. Servicing Costs (in on-site servicing costs)	166,358	898,153	237,772	237,772	237,772	237,772	0
Contingency (in on-site servicing costs)	0	0	0	0	0	0	0
Total servicing costs	3,493,510	18,861,203	4,993,215	4,993,215	4,993,215	4,993,215	0

5.2 Development (soft) Costs

	2018	2019	2020	2021	2022	2023	2024
Engineering (in on-site servicing costs)	0	0	0	0	0	0	0
Other Consultants	34,935	188,612	49,932	49,932	49,932	49,932	0
Development Project Management	809,284	890,213	1,308,104	1,438,914	1,582,806	1,741,086	1,915,195
Legal	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Research and Appraisal	0	25,000	0	25,000	25,000	25,000	25,000
Survey, accounting	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Overhead	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Property Taxes	422,073	367,110	293,688	220,266	146,844	73,422	(0)
Miscellaneous Development Costs	410,323	461,484	506,681	527,278	544,895	566,110	578,799
Contingency (% development costs)	307,742	346,113	380,011	395,459	408,672	424,583	434,099
Total Development Costs	2,359,358	2,653,531	2,913,416	3,031,849	3,133,149	3,255,133	3,328,092

5.3 Total Costs

	sales	sales		PHASE 2	sales	sales	sales
	servicing						
	2018	2019	2020	2021	2022	2023	2024
Costs Before Inflation	5,852,868	21,514,734	7,906,631	8,025,064	8,126,364	8,248,348	3,328,092
Inflation Adjustment	1,276	1,340	1,407	1,477	1,551	1,629	1,710
Costs After Inflation	7,469,908	28,831,802	11,125,424	11,856,675	12,606,658	13,435,690	5,692,167

City of Regina South-East Lands Cash Flow and Yields/Profit

6.0 CASH FLOW

6.1 Sources of Funding and Revenues

			Beginning 2014	End of 2014	2015	2016	2017
Single family lots			0	0	0	6,533,137	7,186,451
Townhouse lands			0	0	0	6,247,312	6,872,043
Apartment Lands			0	0	0	2,082,437	2,290,681
School Lands			0	0	0	0	46,382,688
Other			0	0	0	0	0
Equity - Land @ %	50.00%		14,729,785	0	0	0	0
Equity - Construction @	25.00%		0	1,750,723	22,339,296	12,360,148	0
Total			14,729,785	1,750,723	22,339,296	27,223,034	62,731,863

6.2 Project Costs

6.2.1 Land acquisition cost

Plus other Closing Costs			500,000				
Equals Total Land Acquisition Costs			29,459,570	0	0	0	0

6.2.2 Construction and Development Costs

145,800,667	←	0	1,750,723	22,339,296	19,919,978	10,772,347
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6.2.3 Total Costs

29,459,570		1,750,723	22,339,296	19,919,978	10,772,347
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6.3 Cash Flow Before financing

(14,729,785)		0	0	7,303,057	51,959,516
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6.4 Land and Construction Financing

	Interest Rate (%)	5.00	5.00	5.00	5.00	5.00
Opening Balance		0	14,729,785	14,729,785	14,729,785	14,986,558
Plus Additional		14,729,785	0	0	7,559,830	10,772,347
Less Payments		0	0	0	7,303,057	25,758,905
Equals Closing Balance		14,729,785	14,729,785	14,729,785	14,986,558	0

Net Interest Costs		0	736,489	736,489	925,485	1,018,637
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6.5 Cash Flow

3.5 Cash Flow		approvals+design	servicing	sales	PHASE 1
Annual Cash Flow	(14,729,785)	(2,487,212)	(23,075,785)	(5,725,803)	35,954,321
Cumulative Cash Flow	(14,729,785)	(17,216,997)	(40,292,782)	(46,018,585)	(10,064,264)
Developer's Equity Investment	14,729,785	2,487,212	23,075,785	5,725,803	0
Developer's Cash Flow	0	0	0	0	35,954,321

6.0 CASH FLOW

6.1 Sources of Funding and Revenues

	sales	sales					
		servicing	sales	PHASE 2	sales	sales	sales
	2018	2019	2020	2021	2022	2023	2024
Single family lots	7,905,096	8,695,605	12,777,570	14,055,327	15,460,860	17,006,946	18,707,641
Townhouse lands	7,559,248	8,315,173	12,218,552	13,440,407	14,784,448	16,262,892	17,889,182
Apartment Lands	2,519,749	2,771,724	4,072,851	4,480,136	4,928,149	5,420,964	5,963,061
School Lands	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Equity - Land @ %	0	0	0	0	0	0	0
Equity - Construction @	0	0	0	0	0	0	0
Total	17,984,093	19,782,502	29,068,973	31,975,870	35,173,457	38,690,803	42,559,883

6.2 Project Costs

6.2.1 Land acquisition cost

Plus other Closing Costs							
Equals Total Land Acquisition Costs	0	0	0	0	0	0	0

6.2.2 Construction and Development Costs

	<u>7,469,908</u>	<u>28,831,802</u>	<u>11,125,424</u>	<u>11,856,675</u>	<u>12,606,658</u>	<u>13,435,690</u>	<u>5,692,167</u>
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6.2.3 Total Costs

	7,469,908	28,831,802	11,125,424	11,856,675	12,606,658	13,435,690	5,692,167
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6.3 Cash Flow Before financing

	10,514,185	(9,049,300)	17,943,549	20,119,195	22,566,799	25,255,113	36,867,716
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6.4 Land and Construction Financing

	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>
Opening Balance	0	0	28,831,802	22,013,677	13,751,157	3,791,015	0
Plus Additional	7,469,908	28,831,802	11,125,424	11,856,675	12,606,658	13,435,690	5,692,167
Less Payments	<u>7,469,908</u>	<u>0</u>	<u>17,943,549</u>	<u>20,119,195</u>	<u>22,566,799</u>	<u>17,226,705</u>	<u>5,692,167</u>
Equals Closing Balance	0	28,831,802	22,013,677	13,751,157	3,791,015	0	0
Net Interest Costs	186,748	720,795	1,719,726	1,397,101	1,002,724	525,443	142,304

6.5 Cash Flow

	sales	sales					
		servicing	sales	PHASE 2	sales	sales	sales
Annual Cash Flow	10,327,437	19,061,707	9,405,698	10,459,574	11,603,933	20,938,655	36,725,411
Cumulative Cash Flow	263,173	19,324,880	28,730,578	39,190,153	50,794,086	71,732,741	108,458,152
Developer's Equity Investment	0	0	0	0	0	0	0
Developer's Cash Flow	10,327,437	19,061,707	9,405,698	10,459,574	11,603,933	20,938,655	36,725,411

7.0 PROJECT VIABILITY, DISCOUNTED CASH FLOW, ALL CASH EQUITY (unleveraged)

7.1 Cash Flow Basis

Land Sales	
All Costs	25,000,000
Net Cash Flow	

7.2 Net Present Value

7.3 Simple Internal Rate of Return

8.0 PROJECT VIABILITY, DISCOUNTED CASH FLOW, LEVERAGED EQUITY (equity and construction financing)

8.1 Cash Flow

Cash Throw Off
Equity Investment

Net Cash Flow

Cumulative Cash Flow

8.2 Net Present Value

8.3 Simple Internal Rate of Return

City of Regina South-East Lands Cash Flow and Yields/Profit

	approvals+design	servicing	sales	PHASE 1
Beginning of 2014	End of 2014	2015	2016	2017
292,830,330	0	0	14,862,887	62,731,863
	29,459,570	1,750,723	22,339,296	19,919,978
	(29,459,570)	(1,750,723)	(22,339,296)	(5,057,091)
Disc. Rate	34,419,610			
	10.00%			
	20.00%			

	approvals+design	servicing	sales	PHASE 1
Beginning of 2014	End of 2014	2015	2016	2017
0	0	0	0	35,954,321
14,729,785	2,487,212	23,075,785	5,725,803	0
(14,729,785)	(2,487,212)	(23,075,785)	(5,725,803)	35,954,321
(14,729,785)	(17,216,997)	(40,292,782)	(46,018,585)	(10,064,264)
Disc. Rate	36,938,054			
	10.00%			
	24.53%			

7.0 PROJECT VIABILITY, DISCOUNTED CASH FLO'

	sales	sales					
		servicing	sales	PHASE 2	sales	sales	sales
7.1 Cash Flow Basis	2018	2019	2020	2021	2022	2023	2024
Land Sales	17,984,093	19,782,502	29,068,973	31,975,870	35,173,457	38,690,803	42,559,883
All Costs	<u>7,469,908</u>	<u>28,831,802</u>	<u>11,125,424</u>	<u>11,856,675</u>	<u>12,606,658</u>	<u>13,435,690</u>	<u>5,692,167</u>
Net Cash Flow	10,514,185	(9,049,300)	17,943,549	20,119,195	22,566,799	25,255,113	36,867,716

7.2 Net Present Value

7.3 Simple Internal Rate of Return

8.0 PROJECT VIABILITY, DISCOUNTED CASH FLC

	sales	sales					
		servicing	sales	PHASE 2	sales	sales	sales
8.1 Cash Flow	2018	2019	2020	2021	2022	2023	2024
Cash Throw Off	10,327,437	19,061,707	9,405,698	10,459,574	11,603,933	20,938,655	36,725,411
Equity Investment	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Net Cash Flow	10,327,437	19,061,707	9,405,698	10,459,574	11,603,933	20,938,655	36,725,411
Cumulative Cash Flow	263,173	19,324,880	28,730,578	39,190,153	50,794,086	71,732,741	108,458,152

8.2 Net Present Value

8.3 Simple Internal Rate of Return

APPENDIX B: CURRENT MARKET VALUE ESTIMATE OF CITY'S PHASE 1 LANDS (128.49 ACRES)

City of Regina South-East Lands
Product Mix, Sales and Revenue Schedule

1.0 TIMING ASSUMPTIONS

	<u>Phase 1</u>	<u>Phase 2</u>
Resolve Planning Issues	2013+2014	n/a
Servicing infrastructure	2015+2016	2019+
Land sales	2016 to 2019	2020 to 2024
Other		
Total - residential units		

approvals+design	servicing	sales	PHASE 1
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2.0 PRODUCT MIX (units)

	<u>Phase 1 South</u>	<u>Phase 2 North</u>	<u>Total Units</u>	<u>Check</u>	<u>Constructed by Year</u>			
	<u># Units</u>	<u># Units</u>			<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Residential-single family lots	201	336	538	201	0	0	50	50
Residential-townhouse	408	681	1089	408	0	0	102	102
Apartment	<u>378</u>	<u>630</u>	<u>1008</u>	378	0	0	94	94
Other	987	1648	2634	0	<u>0</u>	<u>0</u>	<u>0.0</u>	<u>0</u>
Total - residential units	37.46%	62.54%		987	<u>0</u>	<u>0</u>	<u>247</u>	<u>247</u>
Cumulative Units					0	0	247	493

3.0 PRODUCT MIX (acres)

	<u>Units/Acre</u>	<u>Phase 1 South</u>	<u>Phase 2 North</u>	<u>Total Acres</u>	<u>Check</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Residential-single family lots	10	20.137	33.625	53.76	20.1	0.00	0.00	5.034	5.034
Residential-townhouse	18	22.654	37.828	60.48	22.7	0.00	0.00	5.664	5.664
Apartment	50	7.551	12.609	20.16	7.6	0.00	0.00	1.888	1.888
Institutional (school)		<u>39.600</u>	<u>0.000</u>	39.60	39.6	<u>0.00</u>	<u>0.00</u>	<u>0.000</u>	<u>39.600</u>
Total development acres		89.943	84.063	174.01	89.9	0.00	0.00	12.59	52.19
Cumulative development acres		51.69%	48.31%			<u>0.00</u>	0.00	12.59	64.77
								<u>13.99%</u>	<u>58.02%</u>
						100.00%	100.00%	92.77%	62.78%

approvals+design	servicing	sales	PHASE 1
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4.0 SALES SCHEDULE

4.1 Sales Schedule

	<u>check</u>		<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Residential-single family lots	201	lots	0	0	50	50
Residential-townhouse acres	23	acres	0	0	6	6
Apartment-acres	8	acres	0	0	2	2
Institutional (school)	40	acres	<u>0</u>	<u>0</u>	<u>0</u>	<u>40</u>
Total			0	0	0	40
Cumulative Single Family Lots			0	0	50	101
Cumulative Townhouse Acres			0	0	6	11
Cumulative Apartment Acres			0	0	2	4

4.2 Annual Price Escalation

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
<u>10.00%</u>	<u>10.00%</u>	<u>10.00%</u>	<u>10.00%</u>
1.100	1.210	1.331	1.464

4.3 Sales Revenue (land sales)

		<u>Density/Acre</u>	<u>Base Unit Price (2013)</u>	<u>Commission%</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Residential-single family lots	30,320,289	10	100,000	<u>2.5%</u>	0	0	6,533,137	7,186,451
Residential-townhouse acres	28,993,776	18	850,000	<u>2.5%</u>	0	0	6,247,312	6,872,043
Apartment acres	9,664,592	50	850,000	<u>2.5%</u>	0	0	2,082,437	2,290,681
Institutional	46,382,688		800,000	<u>0.0%</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>46,382,688</u>
Total	115,361,345				0	0	14,862,887	62,731,863

**City of Regina South-East Lands
Project Costs**

				Increase or				
					approvals+design	servicing	sales	PHASE 1
5.0 PROJECT COSTS								
5.1 Servicing Costs	<u>Item</u>	<u>Reduction</u>	<u>Item</u>	<u>Check</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
	Servicing Agreement Charges	0.00%	27,339,054	14,131,447	0	14,131,447	0	0
	On-site Servicing Cost	0.00%	46,000,000	23,777,215	0	3,327,153	13,795,757	3,327,153
	Other	0.00%	0	0	0	0	0	0
	Other	0.00%	0	0	0	0	0	0
	Misc. Servicing Costs (in on-site servicing costs)	5.0%	0	1,895,433	0	872,930	689,788	166,358
	Contingency (in on-site servicing costs)	0.0%	0	0	0	0	0	0
	Total servicing costs		73,339,054	39,804,095	0	18,331,529	14,485,545	3,493,510
5.2 Development (soft) Costs		0.5%			<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
	Engineering (in on-site servicing costs)	0.00 %			0	0	0	0
	Other Consultants	1.00 %			0	183,315	144,855	34,935
	Development Project Management	4.50 %			0	0	668,830	2,822,934
	Legal				100,000	100,000	100,000	100,000
	Finance Fee (% Project Costs)	0.5%			0	0	0	0
	Research and Appraisal				25,000	25,000	0	25,000
	Survey, accounting				25,000	25,000	25,000	25,000
	Overhead				250,000	250,000	250,000	250,000
	Property Taxes	26.24 tax rate			419,424	419,424	389,088	263,299
	Miscellaneous Development Costs	25.00 %			204,856	250,685	394,443	880,292
	Contingency (% development costs)	15.00 %			153,642	188,014	295,832	660,219
	Total Development Costs				1,177,922	1,441,438	2,268,049	5,061,679
					approvals+design	servicing	sales	PHASE 1
5.3 Total Costs					<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
	Costs Before Inflation				1,177,922	19,772,968	16,753,593	8,555,189
	Inflation Adjustment	5.00 % per annum			1.05	1.103	1.158	1.216
	Costs After Inflation				1,236,818	21,799,697	19,394,379	10,398,886

5.0 PROJECT COSTS**5.1 Servicing Costs**

	sales	sales		sales	sales	sales	ales
	servicing		PHASE 2				
	2018	2019	2020	2021	2022	2023	2024
Servicing Agreement Charges	0	0	0	0	0	0	0
On-site Servicing Cost	3,327,153	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Misc. Servicing Costs (in on-site servicing costs)	166,358	0	0	0	0	0	0
Contingency (in on-site servicing costs)	0	0	0	0	0	0	0
Total servicing costs	3,493,510	0	0	0	0	0	0

5.2 Development (soft) Costs

	2018	2019	2020	2021	2022	2023	2024
Engineering (in on-site servicing costs)	0	0	0	0	0	0	0
Other Consultants	34,935	0	0	0	0	0	0
Development Project Management	809,284	890,213	0	0	0	0	0
Legal	100,000	100,000	0	0	0	0	0
Finance Fee (% Project Costs)	0	0	0	0	0	0	0
Research and Appraisal	0	25,000	0	0	0	0	0
Survey, accounting	25,000	25,000	0	0	0	0	0
Overhead	250,000	250,000	0	0	0	0	0
Property Taxes	232,962	202,626	0	0	0	0	0
Miscellaneous Development Costs	363,045	373,210	0	0	0	0	0
Contingency (% development costs)	272,284	279,907	0	0	0	0	0
Total Development Costs	2,087,511	2,145,955	0	0	0	0	0

5.3 Total Costs

	2018	2019	2020	2021	2022	2023	2024
Costs Before Inflation	5,581,021	2,145,955	0	0	0	0	0
Inflation Adjustment	1,276	1,340	1,407	1,477	1,551	1,629	1,710
Costs After Inflation	7,122,954	2,875,785	0	0	0	0	0

**City of Regina South-East Lands
Cash Flow and Yields/Profit**

6.0 CASH FLOW

6.1 Sources of Funding and Revenues

			Beginning 2014	End of 2014	2015	2016	2017
Single family lots			0	0	0	6,533,137	7,186,451
Townhouse lands			0	0	0	6,247,312	6,872,043
Apartment Lands			0	0	0	2,082,437	2,290,681
School Lands			0	0	0	0	46,382,688
Other			0	0	0	0	0
Equity - Land @ %	50.00%	Costs	8,242,078	0	0	0	0
Equity - Construction @	25.00%	62,828,519	0	1,236,818	14,470,311	0	0
Total			8,242,078	1,236,818	14,470,311	8,329,750	55,545,413
		Equity					
		15,707,130					
		15,707,130					

6.2 Project Costs

6.2.1 Land acquisition cost

Plus other Closing Costs							
Equals Total Land Acquisition Costs	128.49	per gross acre value	124,400	15,984,156	500,000		
			16,484,156	0	0	0	0

6.2.2 Construction and Development Costs

	62,828,519		0	1,236,818	21,799,697	19,394,379	10,398,886
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6.2.3 Total Costs

	16,484,156		1,236,818	21,799,697	19,394,379	10,398,886
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6.3 Cash Flow Before financing

	(8,242,078)		0	(7,329,386)	(11,064,629)	45,146,527
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6.4 Land and Construction Financing

		Interest Rate (%)	5.00	5.00	5.00	5.00	5.00
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Opening Balance			0	8,242,078	8,242,078	15,571,464	26,636,093
Plus Additional			8,242,078	0	7,329,386	11,064,629	0
Less Payments			0	0	0	0	26,636,093
Equals Closing Balance			8,242,078	8,242,078	15,571,464	26,636,093	0
Net Interest Costs			0	412,104	595,339	1,055,189	1,331,805

6.5 Cash Flow

		approvals+design	servicing	sales	PHASE 1
Annual Cash Flow	(8,242,078)	(1,648,922)	(15,065,650)	13,807,698	34,763,966
Cumulative Cash Flow	(8,242,078)	(9,891,000)	(24,956,650)	(11,148,952)	23,615,014
Developer's Equity Investment	8,242,078	1,648,922	15,065,650	0	0
Developer's Cash Flow	0	0	0	13,807,698	34,763,966

6.0 CASH FLOW

6.1 Sources of Funding and Revenues

	sales	sales					
		servicing	sales	PHASE 2	sales	sales	ales
	2018	2019	2020	2021	2022	2023	2024
Single family lots	7,905,096	8,695,605	0	0	0	0	0
Townhouse lands	7,559,248	8,315,173	0	0	0	0	0
Apartment Lands	2,519,749	2,771,724	0	0	0	0	0
School Lands	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Equity - Land @ %	0	0	0	0	0	0	0
Equity - Construction @	0	0	0	0	0	0	0
Total	10,078,997	11,086,897	0	0	0	0	0

6.2 Project Costs

6.2.1 Land acquisition cost

Plus other Closing Costs							
Equals Total Land Acquisition Costs	0	0	0	0	0	0	0

6.2.2 Construction and Development Costs

	<u>7,122,954</u>	<u>2,875,785</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
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6.2.3 Total Costs

	7,122,954	2,875,785	0	0	0	0	0
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6.3 Cash Flow Before financing

	2,956,043	8,211,112	0	0	0	0	0
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6.4 Land and Construction Financing

	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>	<u>5.00</u>
Opening Balance	0	0	0	0	0	0	0
Plus Additional	0	0	0	0	0	0	0
Less Payments	0	0	0	0	0	0	0
Equals Closing Balance	0	0	0	0	0	0	0
Net Interest Costs	0	0	0	0	0	0	0

6.5 Cash Flow

	sales	sales					
		servicing	sales	PHASE 2	sales	sales	ales
Annual Cash Flow	17,984,093	19,782,502	0	0	0	0	0
Cumulative Cash Flow	41,599,106	61,381,609	61,381,609	61,381,609	61,381,609	61,381,609	61,381,609
Developer's Equity Investment	0	0	0	0	0	0	0
Developer's Cash Flow	17,984,093	19,782,502	0	0	0	0	0

7.0 PROJECT VIABILITY, DISCOUNTED CASH FLOW, ALL CASH EQUITY (unleveraged)

7.1 Cash Flow Basis

Land Sales	
All Costs	25,000,000
Net Cash Flow	

7.2 Net Present Value

7.3 Simple Internal Rate of Return

8.0 PROJECT VIABILITY, DISCOUNTED CASH FLOW, LEVERAGED EQUITY (equity and construction financing)

8.1 Cash Flow

Cash Throw Off
Equity Investment

Net Cash Flow

Cumulative Cash Flow

8.2 Net Present Value

8.3 Simple Internal Rate of Return

City of Regina South-East Lands Cash Flow and Yields/Profit

	approvals+design	servicing	sales	PHASE 1
Beginning of 2014	End of 2014	2015	2016	2017
115,361,345	0	0	14,862,887	62,731,863
	16,484,156	1,236,818	21,799,697	19,394,379
	(16,484,156)	(1,236,818)	(21,799,697)	(4,531,492)
Disc. Rate				
10.00%	13,002,050			
	19.99%			

	approvals+design	servicing	sales	PHASE 1
Beginning of 2014	End of 2014	2015	2016	2017
0	0	0	13,807,698	34,763,966
8,242,078	1,648,922	15,065,650	0	0
(8,242,078)	(1,648,922)	(15,065,650)	13,807,698	34,763,966
(8,242,078)	(9,891,000)	(24,956,650)	(11,148,952)	23,615,014
Disc. Rate				
10.00%	34,259,549			
	47.10%			

7.0 PROJECT VIABILITY, DISCOUNTED CASH FLOW

	sales	sales					
		servicing	sales	PHASE 2	sales	sales	ales
7.1 Cash Flow Basis	2018	2019	2020	2021	2022	2023	2024
Land Sales	17,984,093	19,782,502	0	0	0	0	0
All Costs	<u>7,122,954</u>	<u>2,875,785</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Net Cash Flow	10,861,138	16,906,717	0	0	0	0	0

7.2 Net Present Value

7.3 Simple Internal Rate of Return

8.0 PROJECT VIABILITY, DISCOUNTED CASH FLOW

	sales	sales					
		servicing	sales	PHASE 2	sales	sales	ales
8.1 Cash Flow	2018	2019	2020	2021	2022	2023	2024
Cash Throw Off	17,984,093	19,782,502	0	0	0	0	0
Equity Investment	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Net Cash Flow	17,984,093	19,782,502	0	0	0	0	0
Cumulative Cash Flow	41,599,106	61,381,609	61,381,609	61,381,609	61,381,609	61,381,609	61,381,609

8.2 Net Present Value

8.3 Simple Internal Rate of Return

→

9.0 DEVELOPER PROFORMA, UNDISCOUNTED 2013 \$'S

Land Sales Revenue	115,361,345
Land Acquisition cost	15,984,156
Hard and Soft Costs	62,828,519
Interest Costs	3,394,436
Total Costs	82,207,111
Profit - \$'s	33,154,234
Profit - % of Cost	40.33%

APPENDIX C: WHAT IF THE CITY HAD DEVELOPED THE LANDS WITH SHC

OPTION #1 - CITY DEVELOPS WITH SASKATCHEWAN HOUSING

City of Regina South-East Lands Product Mix, Sales and Revenue Schedule

1.0 TIMING ASSUMPTIONS

	<u>Phase 1</u>	<u>Phase 2</u>
Resolve Planning Issues	2013+2014	n/a
Servicing infrastructure	2015+2016	2019+
Land sales	2016 to 2019	2020 to 2024
Other		
Total - residential units		

2.0 PRODUCT MIX (units)

	<u>Phase 1 South</u>	<u>Phase 2 North</u>	<u>Total Units</u>	<u>Check</u>	<u>Constructed by Year</u>				
	<u># Units</u>	<u># Units</u>			<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Residential-single family lots	201	336	538	538	0	0	50	50	50
Residential-townhouse	408	681	1089	1,089	0	0	102	102	102
Apartment	<u>378</u>	<u>630</u>	<u>1008</u>	1,008	0	0	94	94	94
Other	987	1648	2634	0	0	0	0.0	0	0.0
Total - residential units	37.46%	62.54%		2,634	0	0	<u>247</u>	<u>247</u>	<u>247</u>
Cumulative Units					0	0	247	493	740

3.0 PRODUCT MIX (acres)

	<u>Units/Acre</u>	<u>Phase 1 South</u>	<u>Phase 2 North</u>	<u>Total Acres</u>	<u>Check</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Residential-single family lots	10	20.137	33.625	53.76	53.76	0.00	0.00	5.034	5.034	5.034
Residential-townhouse	18	22.654	37.828	60.48	60.48	0.00	0.00	5.664	5.664	5.664
Apartment	50	7.551	12.609	20.16	20.16	0.00	0.00	1.888	1.888	1.888
Institutional (school)		<u>39.600</u>	<u>0.000</u>	39.60	<u>39.60</u>	<u>0.00</u>	<u>0.00</u>	<u>0.000</u>	<u>39.600</u>	<u>0.000</u>
Total development acres		89.943	84.063	174.01	174.01	0.00	0.00	12.59	52.19	12.59
Cumulative development acres		51.69%	48.31%			0.00	0.00	12.59	64.77	77.36
								13.99%	58.02%	13.99%
						100.00%	100.00%	92.77%	62.78%	55.54%

4.0 SALES SCHEDULE

4.1 Sales Schedule

	<u>check</u>		<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Residential-single family lots	537.62	lots	0	0	50	50	50
Residential-townhouse acres	60.48	acres	0	0	6	6	6
Apartment-acres	20.16	acres	0	0	2	2	2
Institutional (school)	39.60	acres	0	0	0	<u>40</u>	0
Total			0	0	0	40	0
Cumulative Single Family Lots			0	0	50	101	151
Cumulative Townhouse Acres			0	0	6	11	17
Cumulative Apartment Acres			0	0	2	4	6

4.2 Annual Price Escalation

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
<u>10.00%</u>	<u>10.00%</u>	<u>10.00%</u>	<u>10.00%</u>	<u>10.00%</u>
1.100	1.210	1.331	1.464	1.611

4.3 Sales Revenue (land sales)

		<u>Density/Acre</u>	<u>Base Unit Price (2013)</u>	<u>Commission%</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Residential-single family lots	108,328,634	10	100,000	2.5%	0	0	6,533,137	7,186,451	7,905,096
Residential-townhouse acres	103,589,256	18	850,000	2.5%	0	0	6,247,312	6,872,043	7,559,248
Apartment acres	34,529,752	50	850,000	2.5%	0	0	2,082,437	2,290,681	2,519,749
Institutional	46,382,688		800,000	0.0%	0	0	0	<u>46,382,688</u>	0
Total	292,830,330		sask housing	292,830,330	0	0	14,862,887	62,731,863	17,984,093
			hire dev manager	292,830,330	0	0	14,862,887	62,731,863	17,984,093

OPTION #1 - CITY DEVELOPS W/

1.0 TIMING ASSUMPTIONS

	sales					
	servicing	sales	PHASE 2	sales	sales	sales
Resolve Planning Issues						
Servicing infrastructure						
Land sales						
Other						
Total - residential units						

2.0 PRODUCT MIX (units)

	2019	2020	2021	2022	2023	2024
Residential-single family lots	50	67	67	67	67	67
Residential-townhouse	102	136	136	136	136	136
Apartment	94	126	126	126	126	126
Other	0	0	0	0	0	0
Total - residential units	247	330	330	330	330	330
Cumulative Units	987	1316	1646	1975	2305	2634

3.0 PRODUCT MIX (acres)

	2019	2020	2021	2022	2023	2024
Residential-single family lots	5.034	6.73	6.73	6.73	6.73	6.73
Residential-townhouse	5.664	7.57	7.57	7.57	7.57	7.57
Apartment	1.888	2.52	2.52	2.52	2.52	2.52
Institutional (school)	0.000	0.00	0.00	0.00	0.00	0.00
Total development acres	12.59	16.81	16.81	16.81	16.81	16.81
Cumulative development acres	89.94	106.76	123.57	140.38	157.19	174.01
	13.99%	20.00%	20.00%	20.00%	20.00%	20.00%
	48.31%	38.65%	28.99%	19.32%	9.66%	0.00%

4.0 SALES SCHEDULE

	sales					
	servicing	sales	PHASE 2	sales	sales	sales
4.1 Sales Schedule	2019	2020	2021	2022	2023	2024
Residential-single family lots	50	67	67	67	67	67
Residential-townhouse acres	6	8	8	8	8	8
Apartment-acres	2	3	3	3	3	3
Institutional (school)	0	0	0	0	0	0
Total	0	0	0	0	0	0
Cumulative Single Family Lots	201	269	336	403	470	538
Cumulative Townhouse Acres	23	30	38	45	53	60
Cumulative Apartment Acres	8	10	13	15	18	20

4.2 Annual Price Escalation

	2019	2020	2021	2022	2023	2024
	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	1.772	1.949	2.144	2.358	2.594	2.853

4.3 Sales Revenue (land sales)

	2019	2020	2021	2022	2023	2024
Residential-single family lots	8,695,605	12,777,570	14,055,327	15,460,860	17,006,946	18,707,641
Residential-townhouse acres	8,315,173	12,218,552	13,440,407	14,784,448	16,262,892	17,889,182
Apartment acres	2,771,724	4,072,851	4,480,136	4,928,149	5,420,964	5,963,061
Institutional	0	0	0	0	0	0
Total	19,782,502	29,068,973	31,975,870	35,173,457	38,690,803	42,559,883
	19,782,502	29,068,973	31,975,870	35,173,457	38,690,803	42,559,883

City of Regina South-East Lands Project Costs

5.0 PROJECT COSTS

5.1 Servicing Costs

	Item	Reduction	Item	Check	2014	2015	2016	2017	2018
Servicing Agreement Charges	27,339,054	0.00%	27,339,054	27,339,054	0	14,131,447	0	0	0
On-site Servicing Cost	46,000,000	0.00%	46,000,000	47,554,429	0	3,327,153	13,795,757	3,327,153	3,327,153
Other	0	0.00%	0	0	0	0	0	0	0
Other	0	0.00%	0	0	0	0	0	0	0
Misc. Servicing Costs (in on-site servicing costs)	5.0%	0.00%	0	3,744,674	0	872,930	689,788	166,358	166,358
Contingency (in on-site servicing costs)	0.0%		0	0	0	0	0	0	0
Total servicing costs	73,339,054		73,339,054	157,276,315	0	18,331,529	14,485,545	3,493,510	3,493,510

5.2 Development (soft) Costs

		2014	2015	2016	2017	2018
Engineering (in on-site servicing costs)	0.00 %	0	0	0	0	0
Other Consultants	1.00 %	0	183,315	144,855	34,935	34,935
Development Project Management	4.50 %	0	0	668,830	2,822,934	809,284
Legal		100,000	100,000	100,000	100,000	100,000
Research and Appraisal		25,000	25,000	0	25,000	0
Survey, accounting		25,000	25,000	25,000	25,000	25,000
Overhead		250,000	250,000	250,000	250,000	250,000
Property Taxes	26.24 tax rate	205,328	205,328	190,477	128,897	114,046
SHC Administration Fees		0	0	743,144	3,136,593	899,205
Miscellaneous Development Costs	25.00 %	151,332	197,161	344,791	846,692	333,316
Contingency (% development costs)	15.00 %	113,499	147,871	370,065	1,105,508	384,868
Total Development Costs		870,159	1,133,675	2,837,161	8,475,559	2,950,654

5.3 Total Costs

		2014	2015	2016	2017	2018
Costs Before Inflation		870,159	19,465,204	17,322,706	11,969,069	6,444,164
Inflation Adjustment	5.00 % per annum	1.05	1.103	1.158	1.216	1.276
Costs After Inflation		913,667	21,460,388	20,053,198	14,548,478	8,224,568

5.0 PROJECT COSTS**5.1 Servicing Costs**

	<div>sales</div>					
	servicing	sales	PHASE 2	sales	sales	sales
	2019	2020	2021	2022	2023	2024
Servicing Agreement Charges	13,207,607	0	0	0	0	0
On-site Servicing Cost	4,755,443	4,755,443	4,755,443	4,755,443	4,755,443	0
Other	0	0	0	0	0	0
Other	0	0	0	0	0	0
Misc. Servicing Costs (in on-site servicing costs)	898,153	237,772	237,772	237,772	237,772	0
Contingency (in on-site servicing costs)	0	0	0	0	0	0
Total servicing costs	18,861,203	4,993,215	4,993,215	4,993,215	4,993,215	0

5.2 Development (soft) Costs

	2019	2020	2021	2022	2023	2024
Engineering (in on-site servicing costs)	0	0	0	0	0	0
Other Consultants	188,612	49,932	49,932	49,932	49,932	0
Development Project Management	890,213	1,308,104	1,438,914	1,582,806	1,741,086	1,915,195
Legal	100,000	100,000	100,000	100,000	100,000	100,000
Research and Appraisal	25,000	0	25,000	25,000	25,000	25,000
Survey, accounting	25,000	25,000	25,000	25,000	25,000	25,000
Overhead	250,000	250,000	250,000	250,000	250,000	250,000
Property Taxes	99,195	79,356	59,517	39,678	19,839	(0)
SHC Administration Fees	989,125	1,453,449	1,598,794	1,758,673	1,934,540	2,127,994
Miscellaneous Development Costs	394,505	453,098	487,091	518,104	552,714	578,799
Contingency (% development costs)	444,247	557,841	605,137	652,379	704,717	753,298
Total Development Costs	3,405,897	4,276,779	4,639,385	5,001,571	5,402,828	5,775,286

5.3 Total Costs

	<div>sales</div>					
	servicing	sales	PHASE 2	sales	sales	sales
	2019	2020	2021	2022	2023	2024
Costs Before Inflation	22,267,100	9,269,994	9,632,600	9,994,786	10,396,043	5,775,286
Inflation Adjustment	1,340	1,407	1,477	1,551	1,629	1,710
Costs After Inflation	29,840,043	13,043,813	14,231,737	15,505,194	16,934,059	9,877,698

City of Regina South-East Lands Cash Flow and Yields/Profit

		approvals+design	servicing	sales	PHASE 1	sales
6.0 CASH FLOW		Beginning	End of			
6.1 Sources of Funding and Revenues		2014	2014	2015	2016	2017
Single family lots	108,328,634	0	0	0	6,533,137	7,186,451
Townhouse lands	103,589,256	0	0	0	6,247,312	6,872,043
Apartment Lands	34,529,752	0	0	0	2,082,437	2,290,681
School Lands	46,382,688	0	0	0	0	46,382,688
Other	0	0	0	0	0	0
Equity - Land @ %	0	0	0	0	0	0
Equity - Construction @	0	0	0	0	0	0
Total	292,830,330	0	0	0	14,862,887	62,731,863
						17,984,093
6.2 Project Costs						
6.2.1 Land acquisition cost	7,825,000					
Plus other Closing Costs	250,000					
Equals Total Land Acquisition Costs	8,075,000	0	0	0	0	0
6.2.2 Construction and Development Costs	172,707,843	8,075,000	913,667	21,460,388	20,053,198	14,548,478
	120,122,487					8,224,568
6.2.3 Total Costs		8,075,000	913,667	21,460,388	20,053,198	14,548,478
						8,224,568
Available for Distribution to Sask Housing for Loan Payments		0	0	0	0	45,774,216
Available for Distribution to City for Loan Payments		0	0	0	0	2,409,169
Total Available for Debt Repayment or Available for Eventual 25%/75% Distribution to Sask Housing and City		0	0	0	0	48,183,385
						10,658,729
6.4 Land and Construction Financing	Interest Rate (%)	4.50%	4.50%	4.50%	4.50%	4.50%
Opening Balance-Sask Component		0	7,671,250	8,903,969	30,150,732	36,866,948
Opening Balance-City Component		0	403,750	468,630	1,586,881	1,940,366
Plus Additional Costs-Sask Housing@95%		7,671,250	867,984	20,387,368	19,050,538	13,821,054
Plus Additional Costs-City Component@5%		403,750	45,683	1,073,019	1,002,660	727,424
Plus Interest Costs, Sask Housing Component		0	364,736	859,394	1,785,420	1,969,986
Plus Interest Costs, City Component		0	19,197	45,231	93,969	103,683
Less Payments-Sask Housing Component		0	0	0	14,119,742	52,657,988
Less Payments-City Component		0	0	0	743,144	2,771,473
Equals Closing Balance-Sask Housing Component		7,671,250	8,903,969	30,150,732	36,866,948	0
Equals Closing Balance-City Component		403,750	468,630	1,586,881	1,940,366	0
6.5 Cash Flow						
		approvals+design	servicing	sales	PHASE 1	sales
		Beginning	End of			
		2014	2014	2015	2016	2017
Cash Flow from Project		0	0	0	0	7,302,402
Annual Cash Flow to Sask Housing	Total \$'s Received 27,993,946	0	0	0	0	1,825,600
Annual Cash Flow to City	83,981,837	0	0	0	0	5,476,801
						7,180,854

	sales					
	servicing	sales	PHASE 2	sales	sales	sales
6.0 CASH FLOW						
6.1 Sources of Funding and Revenues	2019	2020	2021	2022	2023	2024
Single family lots	8,695,605	12,777,570	14,055,327	15,460,860	17,006,946	18,707,641
Townhouse lands	8,315,173	12,218,552	13,440,407	14,784,448	16,262,892	17,889,182
Apartment Lands	2,771,724	4,072,851	4,480,136	4,928,149	5,420,964	5,963,061
School Lands	0	0	0	0	0	0
Other	0	0	0	0	0	0
Equity - Land @ %	0	0	0	0	0	0
Equity - Construction @	0	0	0	0	0	0
Total	19,782,502	29,068,973	31,975,870	35,173,457	38,690,803	42,559,883

6.2 Project Costs

6.2.1 Land acquisition cost

Plus other Closing Costs						
Equals Total Land Acquisition Costs	0	0	0	0	0	0

6.2.2 Construction and Development Costs	29,840,043	13,043,813	14,231,737	15,505,194	16,934,059	9,877,698
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6.2.3 Total Costs	29,840,043	13,043,813	14,231,737	15,505,194	16,934,059	9,877,698
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Available for Distribution to Sask Housing for Loan Payr	0	16,677,351	18,455,720	20,443,523	22,603,446	33,176,069
Available for Distribution to City for Loan Payments	0	801,258	887,207	983,413	1,087,837	1,634,109
Total Available for Debt Repayment or Available for Eve	0	17,478,609	19,342,927	21,426,936	23,691,283	34,810,179

6.4 Land and Construction Financing	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
Opening Balance-Sask Component	0	10,192,495	0	0	0	0
Opening Balance-City Component	0	536,447	0	0	0	0

Plus Additional Costs-Sask Housing@95%	28,348,041	12,391,622	13,520,150	14,729,934	16,087,356	9,383,814
Plus Additional Costs-City Component@5%	1,492,002	652,191	711,587	775,260	846,703	493,885

Plus Interest Costs, Sask Housing Component	637,831	737,474	304,203	331,424	361,966	211,136
Plus Interest Costs, City Component	33,570	38,814	16,011	17,443	19,051	11,112

Less Payments-Sask Housing Component	18,793,377	23,321,591	13,824,353	15,061,358	16,449,322	9,594,949
Less Payments-City Component	989,125	1,227,452	727,598	792,703	865,754	504,997

Equals Closing Balance-Sask Housing Component	10,192,495	0	0	0	0	0
Equals Closing Balance-City Component	536,447	0	0	0	0	0

	sales					
	servicing	sales	PHASE 2	sales	sales	sales
6.5 Cash Flow						
	2019	2020	2021	2022	2023	2024
Cash Flow from Project	(0)	4,519,930	17,423,919	19,319,396	21,375,727	32,459,936
Annual Cash Flow to Sask Housing	(0)	1,129,982	4,355,980	4,829,849	5,343,932	8,114,984
Annual Cash Flow to City	(0)	3,389,947	13,067,939	14,489,547	16,031,795	24,344,952

APPENDIX D: CITY HIRES DEVELOPMENT MANAGER AND DEVELOPS ON ITS OWN

OPTION #2 - CITY HIRES DEVELOPMENT MANAGER

City of Regina South-East Lands Product Mix, Sales and Revenue Schedule

1.0 TIMING ASSUMPTIONS

	Phase 1	Phase 2
Resolve Planning Issues	2013+2014	n/a
Servicing infrastructure	2015+2016	2019+
Land sales	2016 to 2019	2020 to 2024
Other		
Total - residential units		

2.0 PRODUCT MIX (units)

	Phase 1 South # Units	Phase 2 North # Units	Total Units	Check	Constructed by Year			
					2014	2015	2016	2017
Residential-single family lots	201	336	538	538	0	0	50	50
Residential-townhouse	408	681	1089	1,089	0	0	102	102
Apartment	378	630	1008	1,008	0	0	94	94
Other	987	1648	2634	0	0	0	0.0	0
Total - residential units	37.46%	62.54%		2,634	0	0	247	247
Cumulative Units					0	0	247	493

3.0 PRODUCT MIX (acres)

	Units/Acre	Phase 1 South # Acres	Phase 2 North # Acres	Total Acres	Check	2014	2015	2016	2017
Residential-single family lots	10	20.137	33.625	53.76	53.76	0.00	0.00	5.034	5.034
Residential-townhouse	18	22.654	37.828	60.48	60.48	0.00	0.00	5.664	5.664
Apartment	50	7.551	12.609	20.16	20.16	0.00	0.00	1.888	1.888
Institutional (school)		39.600	0.000	39.60	39.60	0.00	0.00	0.000	39.600
Total development acres		89.943	84.063	174.01	174.01	0.00	0.00	12.59	52.19
Cumulative development acres		51.69%	48.31%			0.00	0.00	12.59	64.77
								13.99%	58.02%
						100.00%	100.00%	92.77%	62.78%

4.0 SALES SCHEDULE

4.1 Sales Schedule

	check		2014	2015	2016	2017
Residential-single family lots	538	lots	0	0	50	50
Residential-townhouse acres	60.48	acres	0	0	6	6
Apartment-acres	20.16	acres	0	0	2	2
Institutional (school)	39.60	acres	0	0	0	40
Total			0	0	0	40
Cumulative Single Family Lots			0	0	50	101
Cumulative Townhouse Acres			0	0	6	11
Cumulative Apartment Acres			0	0	2	4

4.2 Annual Price Escalation

	2014	2015	2016	2017
	10.00%	10.00%	10.00%	10.00%
	1.100	1.210	1.331	1.464

4.3 Sales Revenue (land sales)

			Base Unit					
4.3 Sales Revenue (land sales)		Density/Acre	Price (2013)	Commission%	2014	2015	2016	2017
Residential-single family lots	108,328,634	10	100,000	2.5%	0	0	6,533,137	7,186,451
Residential-townhouse acres	103,589,256	18	850,000	2.5%	0	0	6,247,312	6,872,043
Apartment acres	34,529,752	50	850,000	2.5%	0	0	2,082,437	2,290,681
Institutional	46,382,688		800,000	0.0%	0	0	0	46,382,688
Total	292,830,330			292,830,330	0	0	14,862,887	62,731,863

OPTION #2 - CITY HIRES DEVEL

1.0 TIMING ASSUMPTIONS

Resolve Planning Issues
Servicing infrastructure
Land sales
Other
Total - residential units

sales	sales					
	servicing	sales	PHASE 2	sales	sales	sales

2.0 PRODUCT MIX (units)

	2018	2019	2020	2021	2022	2023	2024
Residential-single family lots	50	50	67	67	67	67	67
Residential-townhouse	102	102	136	136	136	136	136
Apartment	94	94	126	126	126	126	126
Other	0.0	0	0	0	0	0	0
Total - residential units	247	247	330	330	330	330	330
Cumulative Units	740	987	1316	1646	1975	2305	2634

3.0 PRODUCT MIX (acres)

	2018	2019	2020	2021	2022	2023	2024
Residential-single family lots	5.034	5.034	6.73	6.73	6.73	6.73	6.73
Residential-townhouse	5.664	5.664	7.57	7.57	7.57	7.57	7.57
Apartment	1.888	1.888	2.52	2.52	2.52	2.52	2.52
Institutional (school)	0.000	0.000	0.00	0.00	0.00	0.00	0.00
Total development acres	12.59	12.59	16.81	16.81	16.81	16.81	16.81
Cumulative development acres	77.36	89.94	106.76	123.57	140.38	157.19	174.01
	13.99%	13.99%	20.00%	20.00%	20.00%	20.00%	20.00%
	55.54%	48.31%	38.65%	28.99%	19.32%	9.66%	0.00%

sales	sales					
	servicing	sales	PHASE 2	sales	sales	sales

4.0 SALES SCHEDULE

4.1 Sales Schedule

	2018	2019	2020	2021	2022	2023	2024
Residential-single family lots	50	50	67	67	67	67	67
Residential-townhouse acres	6	6	8	8	8	8	8
Apartment-acres	2	2	3	3	3	3	3
Institutional (school)	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0
Cumulative Single Family Lots	151	201	269	336	403	470	538
Cumulative Townhouse Acres	17	23	30	38	45	53	60
Cumulative Apartment Acres	6	8	10	13	15	18	20

4.2 Annual Price Escalation

	2018	2019	2020	2021	2022	2023	2024
	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	1.611	1.772	1.949	2.144	2.358	2.594	2.853

4.3 Sales Revenue (land sales)

	2018	2019	2020	2021	2022	2023	2024
Residential-single family lots	7,905,096	8,695,605	12,777,570	14,055,327	15,460,860	17,006,946	18,707,641
Residential-townhouse acres	7,559,248	8,315,173	12,218,552	13,440,407	14,784,448	16,262,892	17,889,182
Apartment acres	2,519,749	2,771,724	4,072,851	4,480,136	4,928,149	5,420,964	5,963,061
Institutional	0	0	0	0	0	0	0
Total	17,984,093	19,782,502	29,068,973	31,975,870	35,173,457	38,690,803	42,559,883

**City of Regina South-East Lands
Project Costs**

5.0 PROJECT COSTS

5.1 Servicing Costs

<u>Item</u>	<u>Reduction</u>	<u>Item</u>	<u>Check</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Servicing Agreement Charges	0.00%	27,339,054	27,339,054	0	14,131,447	0	0
On-site Servicing Cost	0.00%	46,000,000	47,554,429	0	3,327,153	13,795,757	3,327,153
Other	0.00%	0	0	0	0	0	0
Other	0.00%	0	0	0	0	0	0
Misc. Servicing Costs (in on-site servicing costs)	5.0%	0	3,744,674	0	872,930	689,788	166,358
Contingency (in on-site servicing costs)	0.0%		0	0	0	0	0
Total servicing costs		73,339,054	157,276,315	0	18,331,529	14,485,545	3,493,510

5.2 Development (soft) Costs

			<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Engineering (in on-site servicing costs)	0.5%	0.00 %	0	0	0	0
Other Consultants		1.00 %	0	183,315	144,855	34,935
Development Project Management		4.50 %	0	0	668,830	2,822,934
Legal			100,000	100,000	100,000	100,000
Research and Appraisal			25,000	25,000	0	25,000
Survey, accounting			25,000	25,000	25,000	25,000
Overhead			250,000	250,000	250,000	250,000
Property Taxes		0.00 tax rate	0	0	0	0
Miscellaneous Development Costs		25.00 %	100,000	145,829	297,171	814,467
Contingency (% development costs)		15.00 %	75,000	109,372	222,879	610,850
Total Development Costs			575,000	838,516	1,708,735	4,683,187

5.3 Total Costs

		<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Costs Before Inflation		575,000	19,170,045	16,194,280	8,176,697
Inflation Adjustment	5.00 % per annum	1.05	1.103	1.158	1.216
Costs After Inflation		603,750	21,134,975	18,746,903	9,938,826

5.0 PROJECT COSTS

5.1 Servicing Costs

	sales	sales		PHASE 2	sales	sales	sales
	servicing						
	2018	2019	2020	2021	2022	2023	2024
Servicing Agreement Charges	0	13,207,607	0	0	0	0	0
On-site Servicing Cost	3,327,153	4,755,443	4,755,443	4,755,443	4,755,443	4,755,443	0
Other	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Misc. Servicing Costs (in on-site servicing costs)	166,358	898,153	237,772	237,772	237,772	237,772	0
Contingency (in on-site servicing costs)	0	0	0	0	0	0	0
Total servicing costs	3,493,510	18,861,203	4,993,215	4,993,215	4,993,215	4,993,215	0

5.2 Development (soft) Costs

	2018	2019	2020	2021	2022	2023	2024
Engineering (in on-site servicing costs)	0	0	0	0	0	0	0
Other Consultants	34,935	188,612	49,932	49,932	49,932	49,932	0
Development Project Management	809,284	890,213	1,308,104	1,438,914	1,582,806	1,741,086	1,915,195
Legal	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Research and Appraisal	0	25,000	0	25,000	25,000	25,000	25,000
Survey, accounting	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Overhead	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Property Taxes	0	0	0	0	0	0	0
Miscellaneous Development Costs	304,805	369,706	433,259	472,212	508,184	547,755	578,799
Contingency (% development costs)	228,604	277,280	324,944	354,159	381,138	410,816	434,099
Total Development Costs	1,752,628	2,125,810	2,491,239	2,715,217	2,922,060	3,149,589	3,328,092

5.3 Total Costs

	sales	sales		PHASE 2	sales	sales	sales
	servicing						
	2018	2019	2020	2021	2022	2023	2024
Costs Before Inflation	5,246,138	20,987,013	7,484,454	7,708,432	7,915,276	8,142,804	3,328,092
Inflation Adjustment	1,276	1,340	1,407	1,477	1,551	1,629	1,710
Costs After Inflation	6,695,549	28,124,605	10,531,379	11,388,864	12,279,190	13,263,769	5,692,167

**City of Regina South-East Lands
Cash Flow and Yields/Profit**

6.0 CASH FLOW

6.1 Sources of Funding and Revenues

	Beginning 2014	End of 2014	2015	2016	2017
Single family lots	0	0	0	6,533,137	7,186,451
Townhouse lands	0	0	0	6,247,312	6,872,043
Apartment Lands	0	0	0	2,082,437	2,290,681
School Lands	0	0	0	0	46,382,688
Other	0	0	0	0	0
Equity - Land @ %	0	0	0	0	0
Equity - Construction @	0	0	0	0	0
Total	0	0	0	14,862,887	62,731,863
292,830,330					

6.2 Project Costs

6.2.1 Land acquisition cost

Plus other Closing Costs	250,000				
Equals Total Land Acquisition Costs	8,075,000	0	0	0	0

6.2.2 Construction and Development Costs

	0	603,750	21,134,975	18,746,903	9,938,826
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6.2.3 Total Costs

146,474,978	8,075,000	603,750	21,134,975	18,746,903	9,938,826
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6.3 Land and Construction Financing

Interest Rate (%)	4.50	4.50	4.50	4.50	4.50
Opening Balance	0	8,075,000	9,055,709	31,073,728	36,777,868
Plus Additional	8,075,000	603,750	21,134,975	18,746,903	9,938,826
Plus interest	0	376,959	883,044	1,820,123	1,878,628
Less Payments	0	0	0	14,862,887	48,595,322
Equals Closing Balance	8,075,000	9,055,709	31,073,728	36,777,868	0

6.4 Cash Flow

	approvals+design	servicing	sales	PHASE 1
Annual Cash Flow	0	0	0	14,136,542
Cumulative Cash Flow	0	0	0	14,136,542

6.0 CASH FLOW

6.1 Sources of Funding and Revenues

	sales	sales					
		servicing	sales	PHASE 2	sales	sales	sales
	2018	2019	2020	2021	2022	2023	2024
Single family lots	7,905,096	8,695,605	12,777,570	14,055,327	15,460,860	17,006,946	18,707,641
Townhouse lands	7,559,248	8,315,173	12,218,552	13,440,407	14,784,448	16,262,892	17,889,182
Apartment Lands	2,519,749	2,771,724	4,072,851	4,480,136	4,928,149	5,420,964	5,963,061
School Lands	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Equity - Land @ %	0	0	0	0	0	0	0
Equity - Construction @	0	0	0	0	0	0	0
Total	17,984,093	19,782,502	29,068,973	31,975,870	35,173,457	38,690,803	42,559,883

6.2 Project Costs

6.2.1 Land acquisition cost

Plus other Closing Costs							
Equals Total Land Acquisition Costs	0	0	0	0	0	0	0

6.2.2 Construction and Development Costs

6,695,549	28,124,605	10,531,379	11,388,864	12,279,190	13,263,769	5,692,167
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6.2.3 Total Costs

6,695,549	28,124,605	10,531,379	11,388,864	12,279,190	13,263,769	5,692,167
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6.3 Land and Construction Financing

	4.50	4.50	4.50	4.50	4.50	4.50	4.50
Opening Balance	0	0	8,974,906	0	0	0	0
Plus Additional	6,695,549	28,124,605	10,531,379	11,388,864	12,279,190	13,263,769	5,692,167
Plus interest	150,650	632,804	640,827	256,249	276,282	298,435	128,074
Less Payments	6,846,199	19,782,502	20,147,112	11,645,114	12,555,472	13,562,204	5,820,241
Equals Closing Balance	0	8,974,906	0	0	0	0	0

6.4 Cash Flow

	sales	sales					
		servicing	sales	PHASE 2	sales	sales	sales
Annual Cash Flow	11,137,894	0	8,921,861	20,330,756	22,617,985	25,128,599	36,739,642
Cumulative Cash Flow	25,274,435	25,274,435	34,196,296	54,527,053	77,145,038	102,273,636	139,013,278

APPENDIX E: CITY PURSUES JOINT VENTURE

OPTION #3 - CITY PURSUES JOINT VENTURE DEVELOPMENT

**City of Regina South-East Lands
Product Mix, Sales and Revenue Schedule**

1.0 TIMING ASSUMPTIONS		Phase 1 2013+2014	Phase 2 2019+ 2020 to 2024	conservative	<table> <tr> <th>approvals+design</th><th>servicing</th><th colspan="2">sales</th><th colspan="2">PHASE 1</th><th colspan="2">sales</th><th colspan="2">sales</th><th colspan="2">PHASE 2</th><th colspan="2">sales</th></tr> <tr> <th>servicing</th><th colspan="2" rowspan="2">sales</th><th colspan="2" rowspan="2">PHASE 1</th><th colspan="2">sales</th><th colspan="2" rowspan="2">sales</th><th colspan="2" rowspan="2">PHASE 2</th><th colspan="2" rowspan="2">sales</th></tr> </table>												approvals+design	servicing	sales		PHASE 1		sales		sales		PHASE 2		sales		servicing	sales		PHASE 1		sales		sales		PHASE 2		sales	
approvals+design	servicing	sales		PHASE 1		sales		sales		PHASE 2		sales																															
servicing	sales		PHASE 1		sales		sales		PHASE 2		sales																																
<table> <tr> <th>servicing</th><th colspan="2">sales</th><th colspan="2">PHASE 2</th><th colspan="2">sales</th><th colspan="2">sales</th><th colspan="2">sales</th><th colspan="2">sales</th></tr> </table>													servicing	sales		PHASE 2		sales		sales		sales		sales																			
servicing	sales		PHASE 2		sales		sales		sales		sales																																

2.0 PRODUCT MIX (units)	Phase 1 South # Units	Phase 2 North # Units	Total Units	Check	Constructed by Year											
	201	336	538	538	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2024
Residential-single family lots	408	681	1,089	1,089	0	0	102	102	102	102	136	136	136	136	136	136
Residential-townhouse	378	630	1,008	1,008	0	0	94	94	94	94	126	126	126	126	126	126
Apartment	987	1648	2634	2,634	0	0	0.0	0	0.0	0	0	0	0	0	0	0
Total - residential units	37.46%	62.54%			0	0	247	247	247	247	330	330	330	330	330	330
Cumulative Units					0	0	247	493	740	987	1316	1646	1975	2305	2634	2634

3.0 PRODUCT MIX (acres)	UPAcres	Phase 1 South # Acres	Phase 2 North # Acres	Total Acres	Check	Constructed by Year											
		20.137	33.625	53.76	53.76	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2024
Residential-single family lots	10	22.654	37.828	60.48	60.48	0.00	0.00	5.034	5.034	5.034	5.034	6.73	6.73	6.73	6.73	6.73	6.73
Residential-townhouse	18	7.551	12.609	20.16	20.16	0.00	0.00	5.664	5.664	5.664	5.664	7.57	7.57	7.57	7.57	7.57	7.57
Apartment	50	39.600	0.000	39.60	39.60	0.00	0.00	1.888	1.888	1.888	1.888	2.52	2.52	2.52	2.52	2.52	2.52
Institutional (school)		89.943	84.063	174.01	174.01	0.00	0.00	0.000	0.000	0.000	0.000	0.00	0.00	0.00	0.00	0.00	0.00
Total development acres		51.69%	48.31%			0.00	0.00	12.59	52.19	12.59	12.59	16.81	16.81	16.81	16.81	16.81	16.81
Cumulative development acres						0.00	0.00	12.59	64.77	77.36	89.94	106.76	123.57	140.38	157.19	174.01	174.01
						100.00%	100.00%	13.99%	58.02%	13.99%	13.99%	20.00%	20.00%	20.00%	20.00%	20.00%	20.00%
						100.00%	100.00%	92.77%	62.78%	55.54%	48.31%	38.65%	28.99%	19.32%	9.66%	0.00%	0.00%

4.0 SALES SCHEDULE				PHASE 2											
4.1 Sales Schedule				check	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Residential-single family lots		537.62	lots	0	0	0	50	50	50	50	67	67	67	67	67
Residential-townhouse acres		60.48	acres	0	0	0	6	6	6	6	8	8	8	8	8
Apartment-acres		20.16	acres	0	0	0	2	2	2	2	3	3	3	3	3
Institutional (school)		39.60	acres	0	0	0	0	40	0	0	0	0	0	0	0
Total				0	0	0	0	40	0	0	0	0	0	0	0
Cumulative Single Family Lots				0	0	0	50	101	151	201	269	336	403	470	538
Cumulative Townhouse Acres				0	0	0	6	11	17	23	30	38	45	53	60
Cumulative Apartment Acres				0	0	0	2	4	6	8	10	13	15	18	20

4.2 Annual Price Escalation	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
	1.100	1.210	1.331	1.464	1.611	1.772	1.949	2.144	2.358	2.594	2.853

4.3 Sales Revenue (land sales)	Density/Acre	Base Unit Price (2013)	Commission%	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Residential-single family lots	108,328,634	10	2.5%	0	0	6,533,137	7,186,451	7,905,096	8,695,605	12,777,570	14,055,327	15,460,860	17,006,946	18,707,641
Residential-townhouse acres	103,589,256	18	2.5%	0	0	6,247,312	6,872,043	7,569,248	8,315,173	12,218,552	13,440,407	14,784,448	16,262,892	17,889,182
Apartment acres	34,529,752	50	2.5%	0	0	2,082,437	2,290,681	2,519,749	2,771,724	4,072,851	4,480,136	4,926,149	5,420,964	5,963,061
Institutional	46,382,688		0.0%	0	0	0	46,382,688	0	0	0	0	0	0	0
Total	292,830,330			0	0	14,862,887	62,731,863	17,984,093	19,782,502	29,068,973	31,975,870	35,173,457	38,690,803	42,559,883
				0	0	14,862,887	62,731,863	17,984,093	19,782,502	29,068,973	31,975,870	35,173,457	38,690,803	42,559,883

**City of Regina South-East Lands
Cash Flow and Yields/Profit**

																	approvals+design		servicing		sales		PHASE 1		sales		sales		PHASE 2		sales		sales		sales															
																	Beginning 2014	End of 2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024												
6.0 CASH FLOW																																																		
6.1 Sources of Funding and Revenues																																																		
Single family lots																	108,328,634	0	0	0	6,533,137	7,186,451	7,905,096	8,695,605	12,777,570	14,055,327	15,460,860	17,006,946	18,707,641																					
Townhouse lots																	103,589,256	0	0	0	6,247,312	6,872,043	7,559,248	8,315,173	12,218,552	13,440,407	14,784,448	16,262,892	17,889,182																					
Apartment Lands																	34,529,752	0	0	0	2,082,437	2,290,681	2,519,749	2,771,724	4,072,851	4,480,136	4,928,149	5,420,964	5,963,061																					
School Lands																	46,382,688	0	0	0	0	46,382,688	0	0	0	0	0	0	0	0																				
Other																	0	0	0	0	0	0	0	0	0	0	0	0	0	0																				
Equity - Land @ %																	0	0	0	0	0	0	0	0	0	0	0	0	0	0																				
Equity - Construction @																	0	0	0	0	0	0	0	0	0	0	0	0	0	0																				
Total																	292,830,330	0	0	0	14,862,887	62,731,863	17,984,093	19,782,502	29,068,973	31,975,870	35,173,457	38,690,803	42,569,883																					
6.2 Project Costs																																																		
6.2.1 Land acquisition cost																																																		
Plus other Closing Costs																	25,959,570																																	
Equals Total Land Acquisition Costs																	29,209,570	0	0	0	0	0	0	0	0	0	0	0	0	0																				
6.2.2 Construction and Development Costs																	162,893,654	29,209,570	1,750,723	22,339,296	19,425,315	8,580,132	6,810,016	28,069,626	9,949,464	10,498,441	11,037,897	11,623,772	3,599,402																					
6.2.3 Total Costs																	29,209,570	1,750,723	22,339,296	19,425,315	8,580,132	6,810,016	28,069,626	9,949,464	10,498,441	11,037,897	11,623,772	3,599,402																						
Available for Distribution to Partner for Loan Payments																	0	0	0	0	27,075,866	5,587,038	0	9,559,755	10,738,715	12,067,780	13,533,516	19,480,241																						
Available for Distribution to City for Loan Payments																	0	0	0	0	27,075,866	5,587,038	0	9,559,755	10,738,715	12,067,780	13,533,516	19,480,241																						
Total Available for Debt Repayment or Available for Eventual 25%/75% Distribution to Sask Housing and City																	0	0	0	0	54,151,732	11,174,077	0	19,119,509	21,477,429	24,135,560	27,067,031	38,960,481																						
6.4 Land and Construction Financing																																																		
Developer Interest Rate																	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%																				
City Interest Rate's																	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%																					
Opening Balance-Partner Component																	0	30,085,857	32,792,631	46,264,926	51,613,416	27,763,057	23,943,952	29,945,196	22,331,395	13,090,041	1,973,232	0																						
Opening Balance-City Component																	0	0	895,057	12,356,300	15,412,082	0	0	4,459,345	0	0	0	0	0																					
Plus Additional Costs-Partner@50% (beyond land acquisition costs)																	29,209,570	875,361	11,169,648	9,712,658	4,290,066	3,405,008	14,034,813	4,974,732	5,249,220	5,518,949	5,811,886	1,799,701																						
Plus Additional Costs-City Component@50%																	0	875,361	11,169,648	9,712,658	4,290,066	3,405,008	14,034,813	4,974,732	5,249,220	5,518,949	5,811,886	1,799,701																						
Plus Interest Costs, Partner Component																	876,287	1,831,412	2,302,647	3,067,275	3,225,507	1,767,834	1,857,682	1,945,954	1,497,360	950,971	292,750	53,991																						
Plus Interest Costs, City Component																	0	19,696	291,595	774,568	790,070	76,613	315,763	312,602	118,107	124,176	130,787	40,493																						
Less Payments-Partner Component																	0	0	0	0	7,431,443	31,365,932	8,992,046	9,891,251	14,534,486	15,987,935	17,586,729	8,077,868	1,853,692																					
Less Payments-City Component																	0	0	0	0	7,431,443	29,492,218	3,481,621	9,891,251	9,746,679	5,367,328	5,643,125	5,942,653	1,840,184																					
Equals Closing Balance-Partner Component																	30,085,857	32,792,631	46,264,926	51,613,416	27,763,057	23,943,952	29,945,196	22,331,395	13,090,041	1,973,232	0	0																						
Equals Closing Balance-City Component																	0	895,057	12,356,300	15,412,082	0	0	4,459,345	0	0	0	0	0	0																					
6.5 Cash Flow																																																		
																	approvals+design		servicing		sales		PHASE 1		sales		sales		PHASE 2		sales		sales		sales															
Cash Flow from Project																	0	0	0	0	10,873,713	5,510,426	0	4,787,807	10,620,607	11,943,603	24,670,281	38,865,997																						
Annual Cash Flow to Partner																	53,636,217	0	0	0	5,436,857	2,755,213	0	2,393,904	5,310,304	5,971,802	12,335,141	19,432,998																						
Annual Cash Flow to City																	82,595,787	53,636,217	0	0	5,436,857	2,755,213	0	2,393,904	5,310,304	5,971,802	12,335,141	19,432,998																						

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Citizen Nominees to the Regina Airport Authority (RAA) Board of Directors and
Organizational Appointments to the School Board/City Council Liaison Committee

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- MARCH 11, 2015**

1. That Leslie Ciz and Sean McEachern be nominated to the Regina Airport Authority Board of Directors for a term of office effective May 1, 2015 to April 30, 2017.
2. That Rob Bresciani, Rob Currie, Frank Flegel, Curt Van Parys, Katherine Gagne, Debra Burnett, Ernie Cychmistrak and Dale West be appointed to the School Board/City Council Liaison Committee for a term of office effective March 23, 2015 – December 31, 2015.
3. That members appointed to each board/committee continue to hold office for the term indicated for each vacancy or until their successors are appointed.

EXECUTIVE COMMITTEE – MARCH 11, 2015

The Committee adopted the following resolution:

1. Leslie Ciz and Sean McEachern be nominated to the Regina Airport Authority Board of Directors for a term of office effective May 1, 2015 to April 30, 2017.
2. Rob Bresciani, Rob Currie, Frank Flegel, Curt Van Parys, Katherine Gagne, Debra Burnett, Ernie Cychmistrak and Dale West be appointed to the School Board/City Council Liaison Committee for a term of office effective March 23, 2015 – December 31, 2015.
3. Members appointed to each board/committee continue to hold office for the term indicated for each vacancy or until their successors are appointed.

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

The Executive Committee, at the **PRIVATE** session of its meeting held on March 11, 2015, considered the following report from the City Clerk:

RECOMMENDATION

1. That two individuals be nominated to the Regina Airport Authority Board of Directors for a term of office effective May 1, 2015 to April 30, 2017.
2. That the nominees of the organizational representatives from the Regina Public School Board and Regina Catholic School Board be appointed to the School Board/City Council Liaison Committee for a term of office effective March 23, 2015 – December 31, 2015.
3. That the members appointed to each board/committee continue to hold office for the term indicated for each vacancy or until their successors are appointed.

CONCLUSION

Citizen nominations to the RAA Board of Directors were tabled on January 14, 2015. This subsequent report is to facilitate the appointments of those positions with terms that will expire on April 30, 2015. Citizen applications include information on all candidates who applied for vacancies on the RAA Board of Director for which Council nominates representation. .

The appointments of Public School Board and Catholic School Board representatives to the School/Board City Council Liaison Committee should be determined.

BACKGROUND

On January 14, 2015, nominations for citizen members to serve on the RAA Board of Directors were tabled.

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 nominations of citizen representatives to the RAA Board of Directors and appointments of organization representatives to the School Board/City Council Liaison Committee for 2015.

The RAA Board of Directors is comprised of six citizen members nominated by City Council. The terms of the citizen members are staggered, three year appointments. At the end of 2014, the terms of two members expired.

The School Board/City Council Liaison Committee is comprised of eight organization representatives from the Catholic School Board and Public School Board. The terms of the organization representatives are one year appointments. At the end of 2014, the terms of the eight members expired.

DISCUSSION

Regina Airport Authority – Board of Directors

The following information is provided on activities that have been carried out in preparation for the consideration of 2015 RAA Board of Directors nominations.

1. Advertisements inviting interested citizens to apply for positions on RAA Board of Directors, was placed in the Leader Post February 7, 2015. The deadline for applications was noted as February 20, 2015.
2. Executive Committee is required to nominate individuals for City Council's consideration on the RAA Board of Directors. Individuals nominated may not be elected officials or employed by any level of government.
3. Once the nominations have been approved by City Council, the list of nominees will be submitted to the RAA for formal appointment to the Board of Directors.

School Board/City Council Liaison Committee

Letters were sent to the Regina Public School Board and Regina Catholic School Board to notify them that they have representatives whose terms of office expired December 2014. These organizations were requested to advise by February 27, 2015 of their nominations for the upcoming term. The Office of the City Clerk has received communication from both Boards with respect to their nominations.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

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

Policy and/or Strategic Implications

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

Other Implications

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

Accessibility Implications

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

COMMUNICATIONS

After City Council has finalized the nominations, the following communications will take place:

1. All applicants will be notified in writing of the outcome of their applications.
2. Organizations and their appointees will be notified in writing.
3. Any incumbents who have chosen not to apply for re-appointment will be sent letters from the Mayor, on behalf of City Council, indicating appreciation for their service.
4. Pending the outcome of the committee structure review, a determination on a recognition event will be made.

DELEGATED AUTHORITY

Citizen nominations and organizational appointments require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Erna Hall, A/Secretary

Prepared by:
Mavis Torres, Council Officer

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Application for Discretionary Use (14-DU-21) Proposed House-Form Commercial
2310 College Avenue

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- MARCH 4, 2015**

That the discretionary use application for a proposed House-Form Commercial/Residential Building containing a Dwelling Unit and Personal Service Establishment, located at 2310 College Avenue, being Lot 13, Block 458, 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-3.6 inclusive, prepared by KRN Residential Design Ltd, and dated December 2, 2014; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – MARCH 4, 2015

The following addressed the Commission:

- Tatsukuyi Setta, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk; and
- Pat and Pricilles Pierce.

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: Phil Evans, Adrienne Hagen Lyster, Ron Okumura, Daryl Posehn, Phil Selenski, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 4, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That the discretionary use application for a proposed House-Form Commercial/Residential Building containing a Dwelling Unit and Personal Service Establishment, located at 2310 College Avenue, being Lot 13, Block 458, 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-3.6 inclusive, prepared by KRN Residential Design Ltd, and dated December 2, 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 March 23, 2015 City Council meeting.

CONCLUSION

Since consideration of this proposal by the Regina Planning Commission on February 4, 2015, the Administration has worked with the applicant to clarify aspects of site development and to provide illustrations that clearly illustrate the visual impacts of the proposed development in relationship to other properties and the College Avenue streetscape.

Subsequently, the proponent submitted graphics and materials that address the questions raised by members of RPC in its referral motion. The applicant has indicated that they do not intend to adjust the location of the proposed addition that was presented at the February 4, 2015 Regina Planning Commission report (RPC15-3).

The applicant proposes to construct an addition to an existing house-form commercial/residential building to accommodate a dwelling unit with a three-car indoor garage. The proposed addition to the existing house-form commercial/residential building to accommodate the dwelling unit is a discretionary use and will therefore require Council's approval. The addition will be constructed at the rear of the existing building and as such, will not impact the character of the streetscape along College Avenue. The proposed addition to the building is also house-form in character.

The proposed development is supported by policies in Part B.3 Transitional Area Neighbourhood Plan of *Design Regina: Official Community Plan Bylaw No. 2013-48* to retain existing house-form buildings in the area, and accordingly, the Administration is recommending approval for the proposed use.

BACKGROUND

On February 2, 2015 the Regina Planning Commission considered report (RPC15-3) on this discretionary use application and Resolved:

"that this matter be referred to the Administration to work with the proponent to resolve questions raised at the meeting and prepare a report to the March 4, 2015 meeting of Regina Planning Commission that includes clarification and more information with respect to:

- *The number and location of parking stalls;*
- *Street front elevations that include the existing building;*
- *Existing and proposed landscaping; and*
- *Illustrations or a 3D rendering, if possible, showing the new development and adjacent houses on either side, in the context of the streetscape.*

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: Official Community Plan Bylaw No. 2013-48*, 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 applicant currently operates a personal service establishment, including a registered massage therapy clinic, within an existing house-form structure on the subject property. The Zoning Bylaw defines a house-form commercial/residential building as a building that existed in the Transitional Area as of March 21, 1984 originally constructed as a detached dwelling and contains uses such as personal services, beauty shops, offices or galleries. The applicant proposes to construct an addition to the rear of the building to accommodate a dwelling unit in which the applicant intends to reside. The proposed addition requires application for discretionary use. The attached dwelling unit will contain a three-car indoor garage.

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

Land Use Details	Existing	Proposed
Zoning	Transition Area Residential (TAR)	Transition Area Residential (TAR)
Land Use	House-Form Commercial/Residential Building	Addition to House-Form Commercial/Residential Building
Number of Dwelling Units	N/A	1
Building Area	137 m ²	330 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls	1 stall	3 stalls
Minimum Lot Area (m ²)	250.0 m ²	978.3 m ²
Minimum Lot Frontage (m)	7.5 m	24.7 m
Maximum Building Height (m)	15 m	Approx. 5.5 m
Maximum Floor Area Ratio	.75	.60
Maximum Coverage (%)	50%	32.6%

The proposed addition is house-form in character and is located at the rear of the existing building on-site. As such, the proposal will not impact the existing streetscape and development along College Avenue.

The proposed development is consistent with the purpose and intent of the Transitional Area Residential Zone (TAR). This zone recognizes the predominately residential character of the neighbourhood, but does allow some commercial/residential redevelopment at City Council's discretion in a building that existed in the neighbourhood prior to March 21, 1984. The Administration has identified that the proposed development is consistent with the purpose and intent of the TAR zone and uses already exist in adjacent properties.

Response to Regina Planning Commission (RPC) Referral Motion

In response to the referral motion of RPC, the Administration met with the applicant and the project architect to discuss graphics required to more clearly illustrate the visual impact of the proposed development on the College Avenue streetscape and also to clarify details on allocated parking and site development. Amendments have been made to the site plan and elevation plans which are attached to

this report as Appendix A-3.1 to A3.6. The Administration's response to the questions raised in the RPC referral motion is provided below:

The number and location of parking stalls:

The applicant has clarified that four surface parking stalls will be added to the site plan at the rear of the property. These parking stalls will be accessed from the lane and will be available for customer parking. These stalls are in addition to the three parking stalls that will be provided in the garage, as well as, the circle driveway which is accessed from College Avenue.

Street front elevations that include the existing building:

Appendix A-3.2 shows the front elevation of the existing building and proposed addition that will be visible from College Avenue. Also shown on this Appendix is the eastern elevation of the existing building and addition. Appendix A-3.3 shows the rear and west elevations with existing building and proposed addition.

Existing and proposed landscaping:

The existing street trees and the location of the tree at the eastern edge of the property are identified on Appendix A-3.1. The street trees are City of Regina trees and can not be removed. The location of all trees in proximity to the subject property including trees along the street, neighbouring properties, and on the mid-street boulevard on College Avenue are identified in Appendix A-3.4. The applicant has advised that the balance of the rear yard and west side yard areas will be xeriscaped. The front and east side yard areas will be grassed.

Illustrations or a 3D rendering, if possible, showing the new development and adjacent houses on either side, in the context of the streetscape.

Appendix A-3.4 also identified the cone of vision into the area of the proposed addition. It is noted that there are a number of trees within the cone of vision that will screen view corridors to the addition and mitigate any potential visual impacts along the College Avenue streetscape. The top of this diagram includes the footprints of buildings located on this block as well as the adjacent two blocks between Cornwall and McIntyre Streets along College Avenue.

Appendix A-3.5 provides a 3D front view rendering of the existing building with addition at the top of the page and a street view visual representation from College Avenue has been superimposed on a photograph of the site.

It should be noted that the footprint and form of building is similar to other developments on the block to the west. Without the addition, an existing detached dwelling located to the north of the lane, is visible from College Avenue. This is illustrated in Appendix A-3.6 which shows a "Before" and "After" illustration.

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: The Official Community Plan Bylaw No. 2013-48*. Policy 7.16 reads as follows:

- 7.16 Encourage local commercial within residential areas.

Repurposing existing residential buildings, while keeping their existing form, will ensure the buildings are maintained, continue to contribute to the built form and streetscape, and reduce the risk of demolition of historic buildings along College Avenue.

The proposal is also consistent with the policies contained in Part B.3 Transitional Area Neighbourhood 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.

As per the above policy, an upgraded House-Form Commercial/Residential land use will be compatible with the intention and character of the area described in the Transition Area Neighbourhood Plan.

Other Implications

None with respect to this report.

Accessibility Implications

The provincial *Uniform Buildings and Accessibility Standards Act* exempts buildings less than 600 m² area from compliance.

COMMUNICATIONS

Standard public notice procedure was applied to this application as per the Zoning Bylaw requirements.

Public notification signage posted on:	September 24, 2014
Letter sent to immediate property owners	October 17, 2014
Number of Public Comments Sheets Received	Two in support

The application was circulated to the Centre Square Community Association. The Community Association responded by telephone indicating that they had no concerns. The Administration also received two letters from immediate neighbours in support of the proposal.

The applicant and interested parties have received notification of this report and will receive written notification of City Council's decision.

DELEGATED AUTHORITY

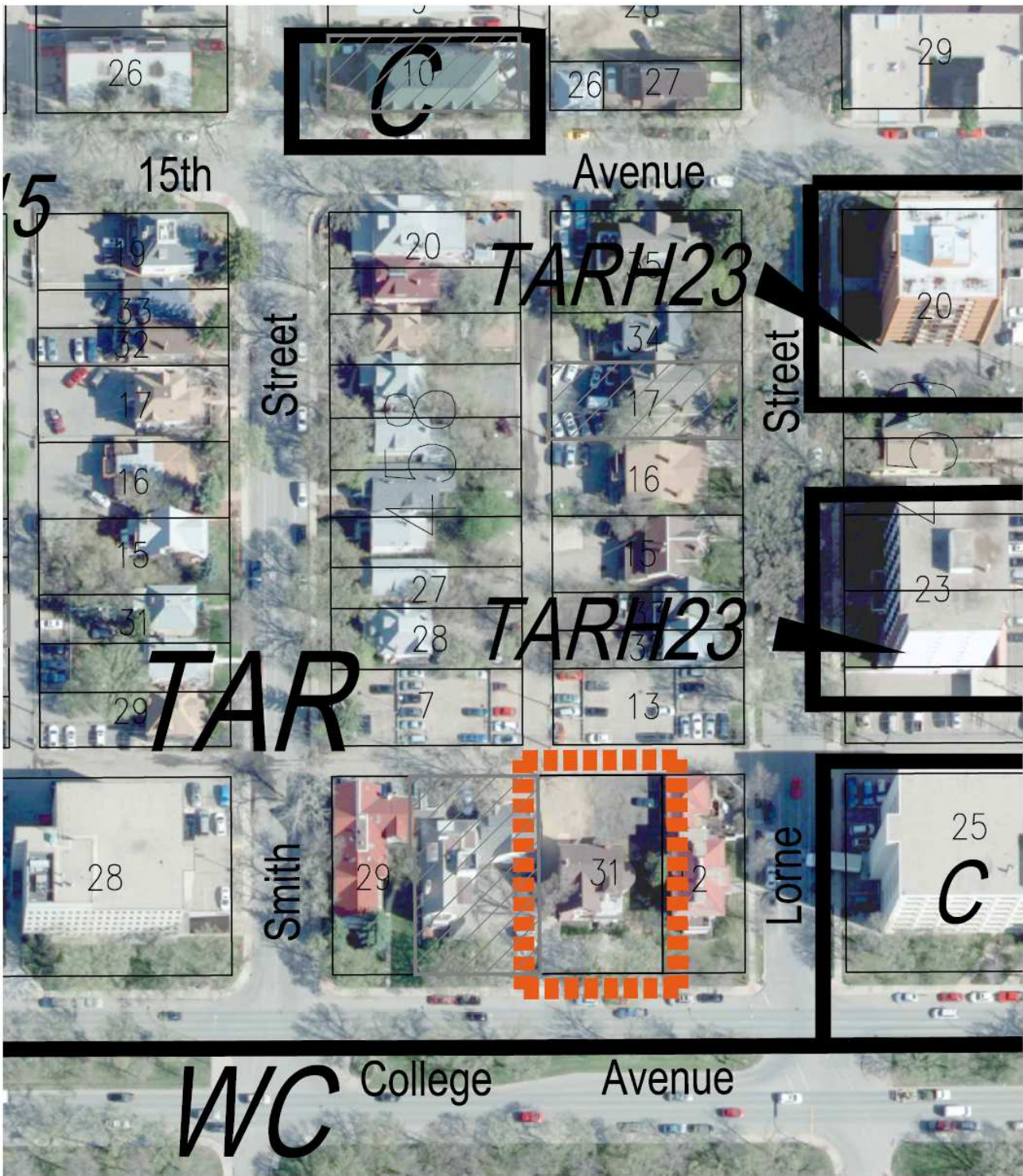
City Council's approval is required, pursuant to Part V of *the Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary



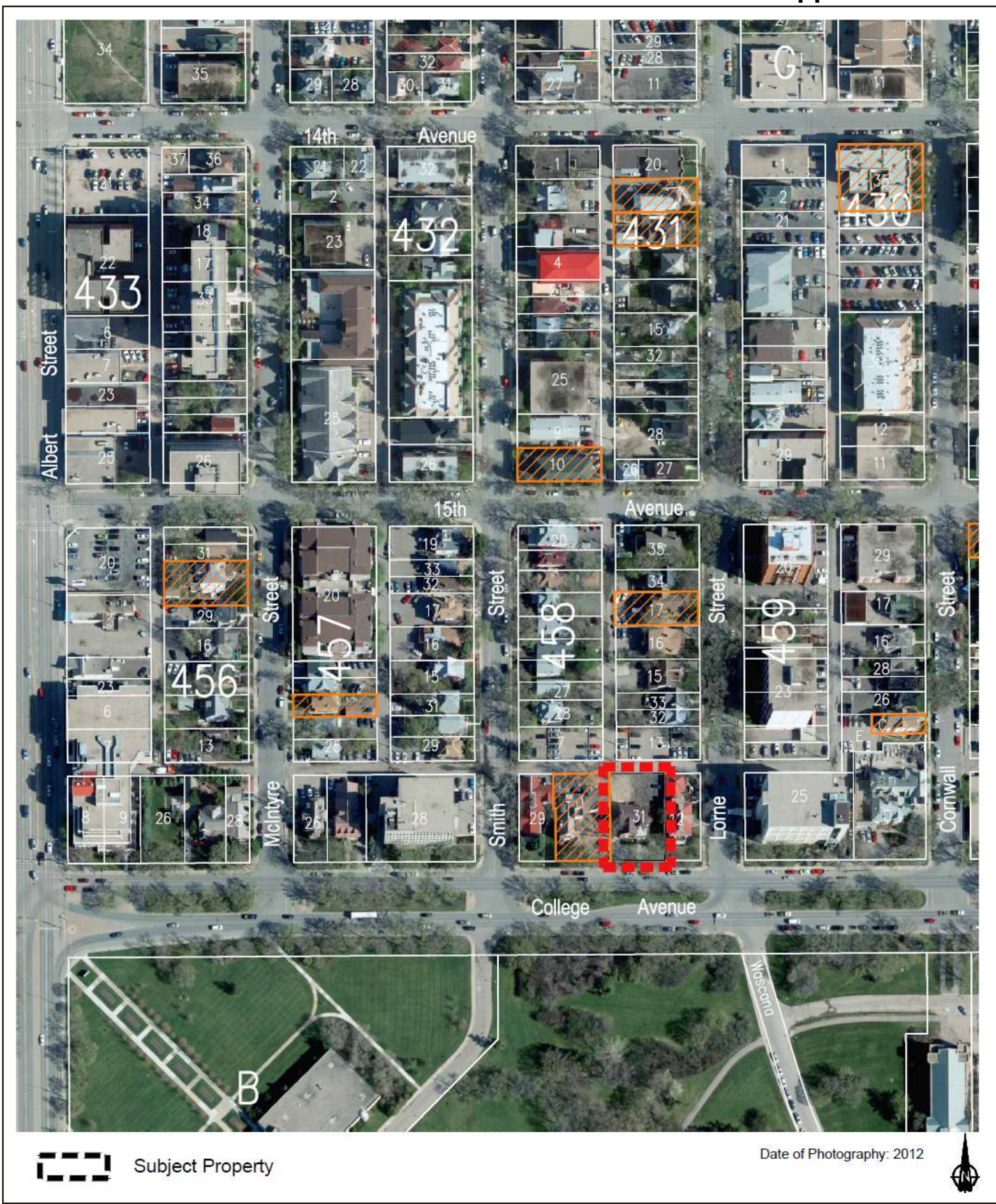
Subject Property

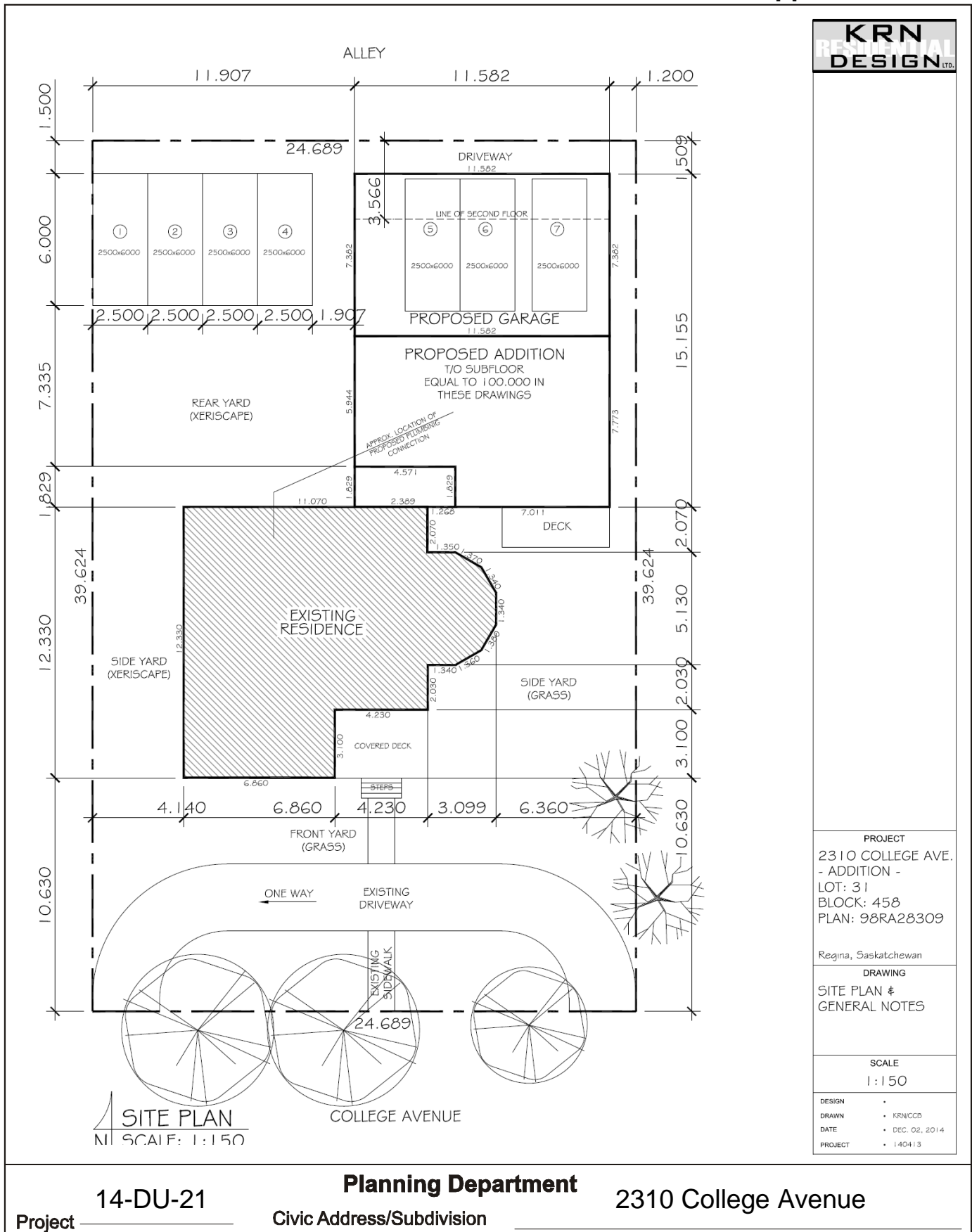


Project 14-DU-21

Planning Department
Civic Address/Subdivision

2310 College Avenue







FRONT ELEVATION
SCALE 1:75



RIGHT ELEVATION
SCALE 1:75

PROJECT	
2310 COLLEGE AVE.	
- ADDITION -	
LOT: 31	
BLOCK: 458	
PLAN: 98RA28309	
Regina, Saskatchewan	
DRAWING	
NEIGHBOURHOOD	
PLAN & FRONT	
ELEVATION	
SCALE	
AS SHOWN	
DESIGN	•
DRAWN	• KRN/CCB
DATE	• DEC. 02, 2014
PROJECT	• 140413

Planning Department

Project 14-DU-21

Civic Address/Subdivision

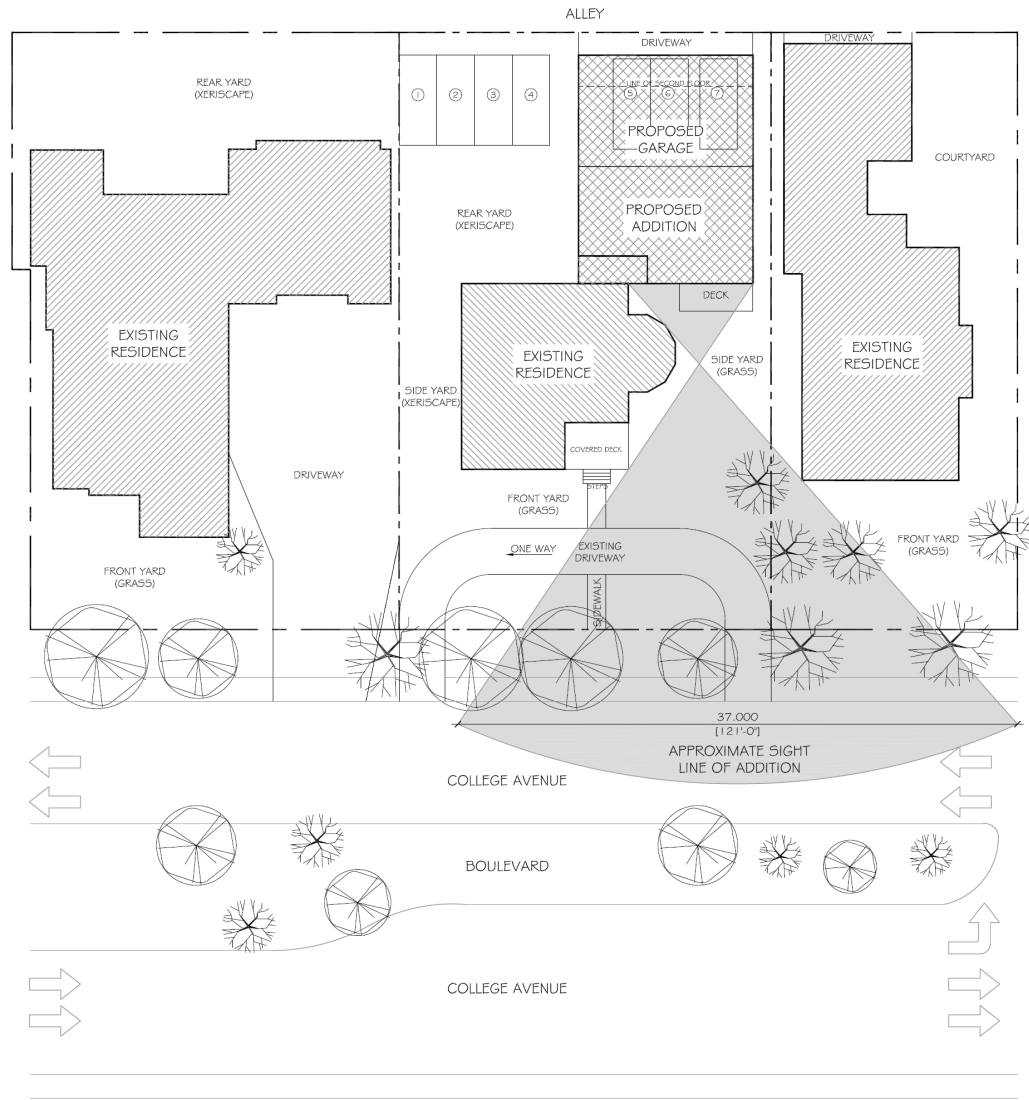
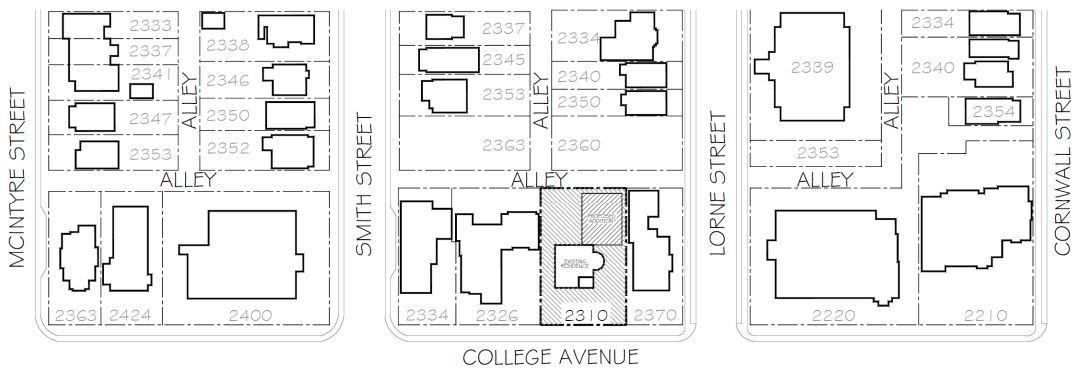
2310 College Avenue



EXISTING HOUSE DRAWN FOR
ILLUSTRATION PURPOSES ONLY.
CONFIRM ALL SITE CONDITIONS

DESIGN	•
DRAWN	• KRN/CCB
DATE	• DEC. 02, 2014
PROJECT	• 140413

Planning Department
 Project 14-DU-21 Civic Address/Subdivision 2310 College Avenue





Planning Department

Project 14-DU-21

Civic Address/Subdivision 2310 College Avenue



March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Discretionary Use Application (14-DU-22) Commercial Development
1440 11th Avenue and 1764 Ottawa Street

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- MARCH 4, 2015**

That the Discretionary Use Application for a proposed restaurant, convenience store, and retail uses exceeding 150 m² located at 1440 11th Avenue and 1764 Ottawa Street, being Lots 21-24 & 44, Block 291, Plan No. 101205458, Old 33 Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by BBK Structural Engineers and dated September 30, 2014; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – MARCH 4, 2015

Hui Lin 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, Mike O'Donnell and Barbara Young; Commissioners: Phil Evans, Adrienne Hagen Lyster, Ron Okumura, Daryl Posehn, Phil Selenski, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 4, 2015, considered the following report from the Administration:

RECOMMENDATION

- 1. That the Discretionary Use Application for a proposed restaurant, convenience store, and retail uses exceeding 150 m² located at 1440 11th Avenue and 1764 Ottawa Street, being Lots 21-24 & 44, Block 291, Plan No. 101205458, Old 33 Subdivision be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by BBK Structural Engineers and dated September 30, 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 March 23, 2015 meeting of City Council.

CONCLUSION

The applicant proposes to re-use the existing single storey commercial building with five commercial rental units (CRU's). The uses within the building will include a restaurant, convenience store, and retail uses. Restaurants, convenience stores and retail uses exceeding 150 m² in floor area are discretionary uses in the LC3 – Local Commercial Zone. The proposal will enhance the services and local shopping opportunities available to residents in the area and will contribute positively to the renewal of the 11th Avenue local commercial corridor. Accordingly, the Administration recommends approval of this Discretionary Use Application.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is consistent with the policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, 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 applicant proposes to develop five commercial rental units (CRU's) within an existing building for various commercial activities including a restaurant, convenience store, and retail uses exceeding 150 m². The land use and zoning related details of the proposal are identified in the tables below:

Land Use Details	Existing	Proposed
Zoning	LC3- Local Commercial Zone	LC3- Local Commercial Zone
Land Use	Vacant Commercial Building	Restaurant, Convenience Store, and Retail Use
Number of Dwelling Units	N/A	N/A
Building Area	603.9 m ²	603.9 m ²

Zoning Analysis	Required	Proposed
Number of Parking Stalls Required	0 stalls (No parking stalls required in LC3 Zone)	13 stalls
Minimum Lot Area (m ²)	100 m ²	1162.05 m ²
Minimum Lot Frontage (m)	5 m	38.1 m
Maximum Building Height (m)	13 m	3.35 m
Maximum Floor Area Ratio	2	0.52
Maximum Coverage (%)	100%	52%

The applicant has indicated at this time the five commercial rental units (CRU's) in the building would contain land uses identified in the table below:

CRU	Land Use	Area (m²)	Land Use Status
1	Restaurant	99.21	Discretionary
2	Retail	93.09	Permitted
3	Convenience Store	92.85	Discretionary
4	Retail	93.24	Permitted
5	Retail	178.68	Discretionary

Restaurants, convenience stores, and retail exceeding 150 m² in floor area are discretionary uses in the LC3 Zone. The maximum seating capacity of restaurants in the LC3 Zone is 50 seats and a convenience store is defined as a store with a gross floor areas that does not exceed 300 m² and offering for sale primarily groceries, but may include a fast food outlet as an accessory use.

The existing building encroaches on the City's property by 20 cm along the 11th Avenue frontage. The applicant has agreed to enter into an encroachment agreement with the City of Regina to acknowledge this existing condition.

The proposed development is consistent with the purpose and intent of the LC3 - Local Commercial Zone with respect to the location of businesses that are appropriate in scale and use to the adjacent neighbourhood. The proposed development makes use of an existing building in the neighbourhood and will contribute positively to the revitalization of the 11th Avenue commercial corridor.

The surrounding land uses include residential to the north, and local commercial land uses to the east, south and west along 11th Avenue.

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 *Part A of Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to:

- Providing opportunities for daily lifestyle needs, such as services, convenience shopping and recreation; and
- Encouraging the retention of existing local and neighbourhood commercial spaces.

The proposal is also consistent with the policies contained in *Part L: Core Neighbourhood Plan of Design Regina: The Official Community Plan Bylaw No. 2013-48* with respect to facilitating commercial development of a size and scale that serves the community but also is compatible with adjacent residential development.

Other Implications

None with respect to this report.

Accessibility Implications

A minimum of one parking stall is required for persons with disabilities.

COMMUNICATIONS

Public notification signage posted on:	October 14, 2014
Letter sent to immediate property owners	December 19, 2014
Number of Public Comments Sheets Received	0

The application was circulated to the Heritage Community Association (HCA) for their comments. The Administration attempted follow-up contact with the HCA association following circulation of the application. However, comments were not received from the HCA prior to the deadline for submission of this report.

DELEGATED AUTHORITY

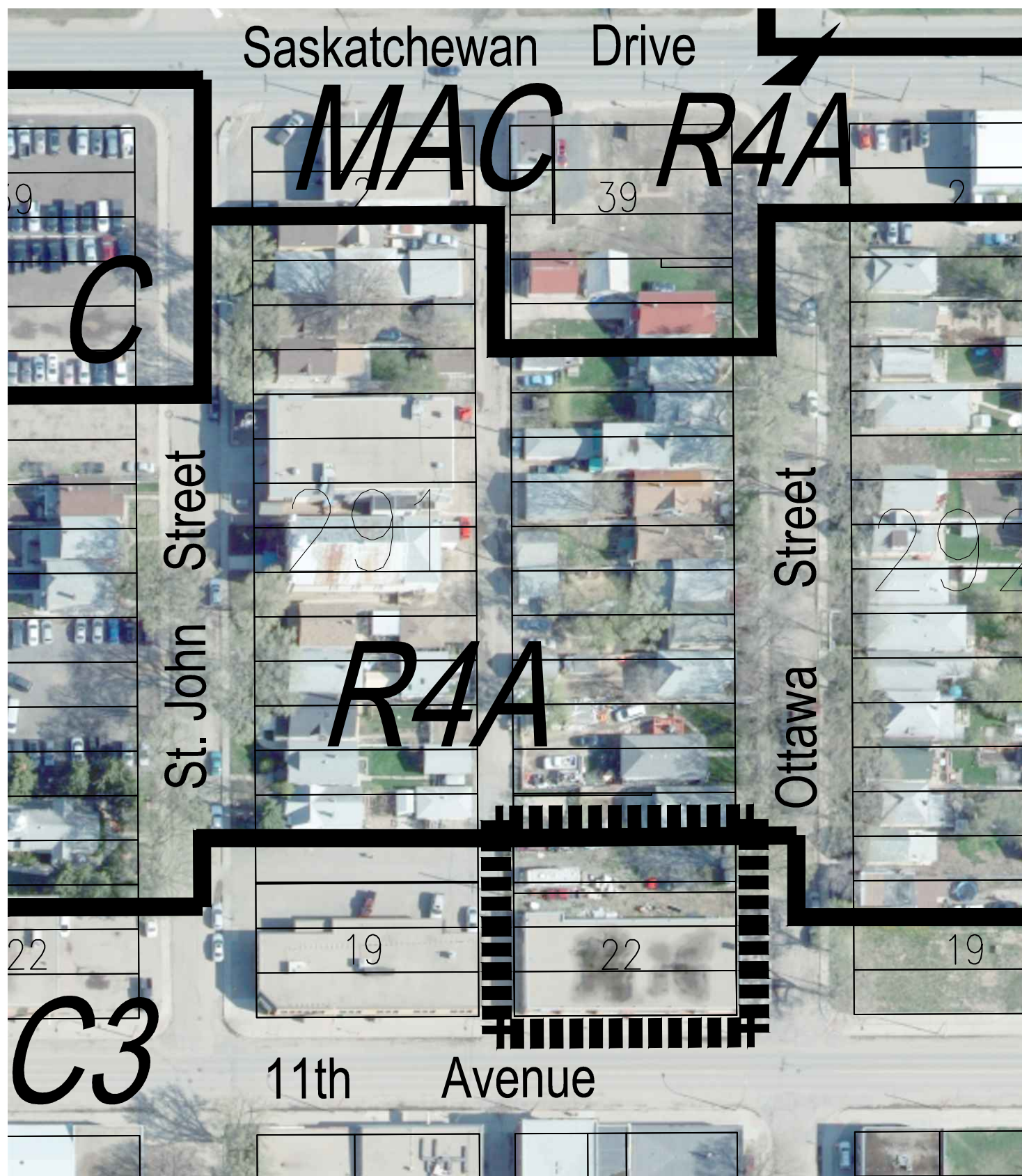
City Council's approval is required, pursuant to *Part V of The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

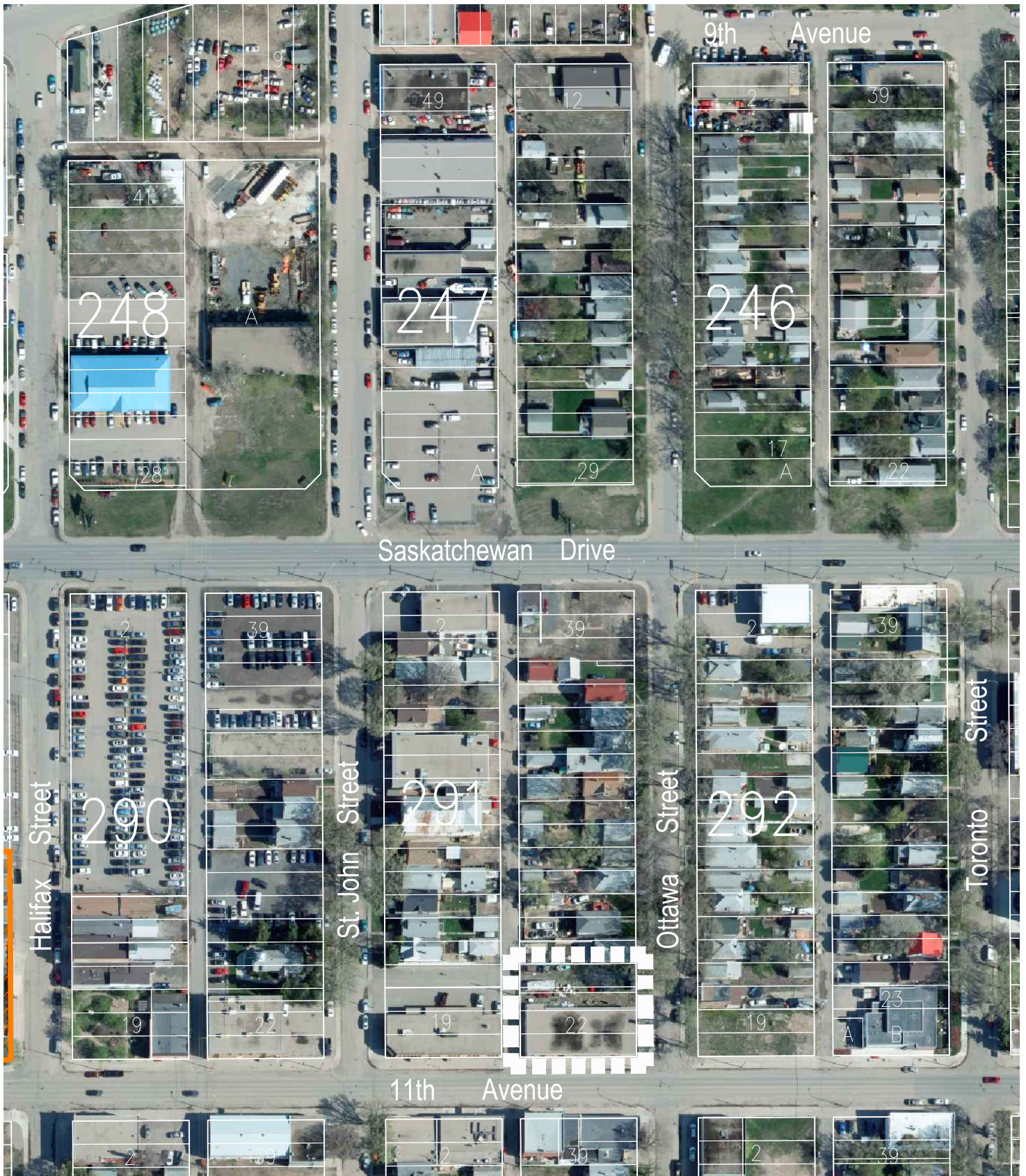


Elaine Gohlke, Secretary



Subject Property





Subject Property

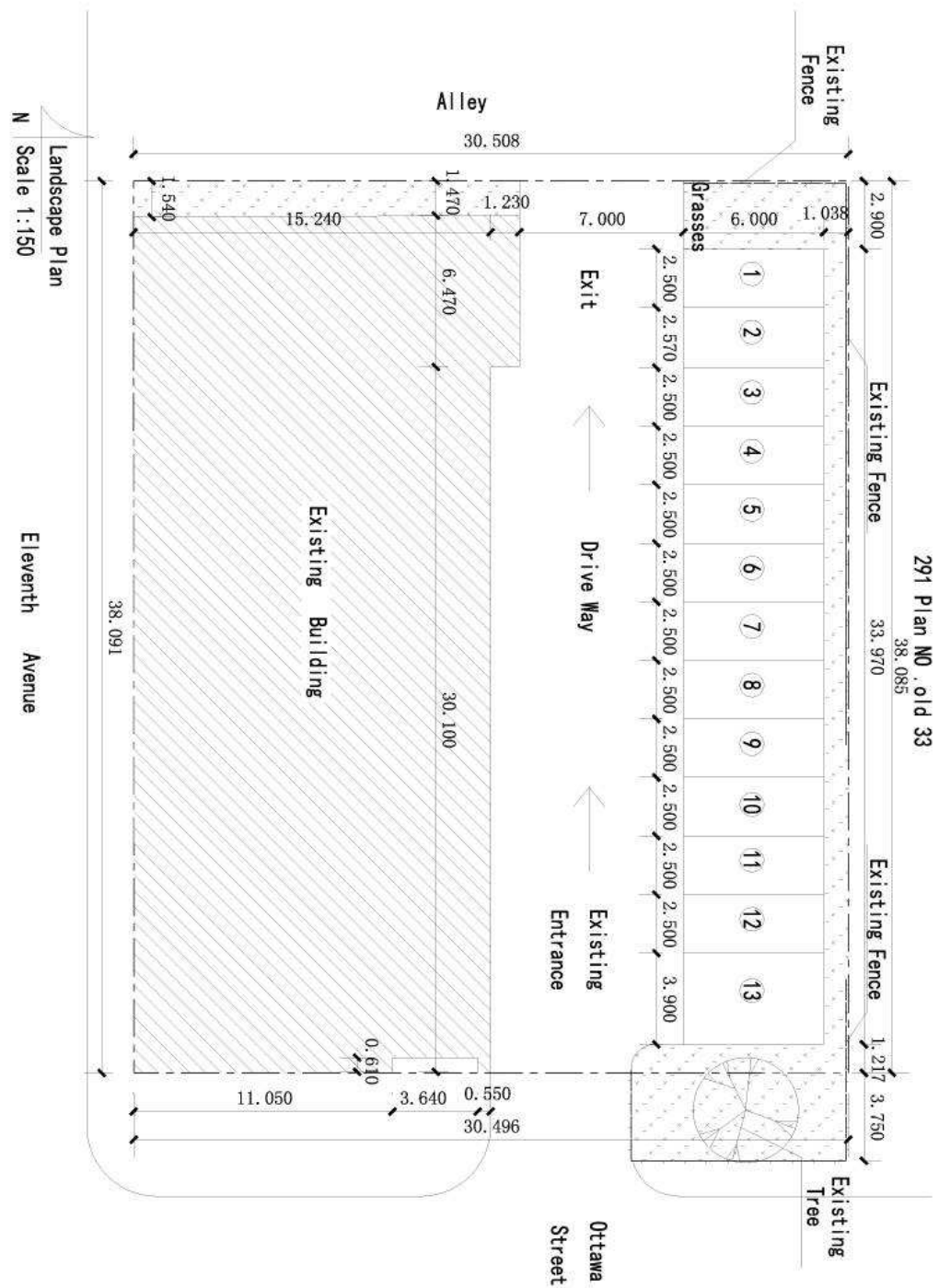
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Project 14-DU-22

Civic Address/Subdivision

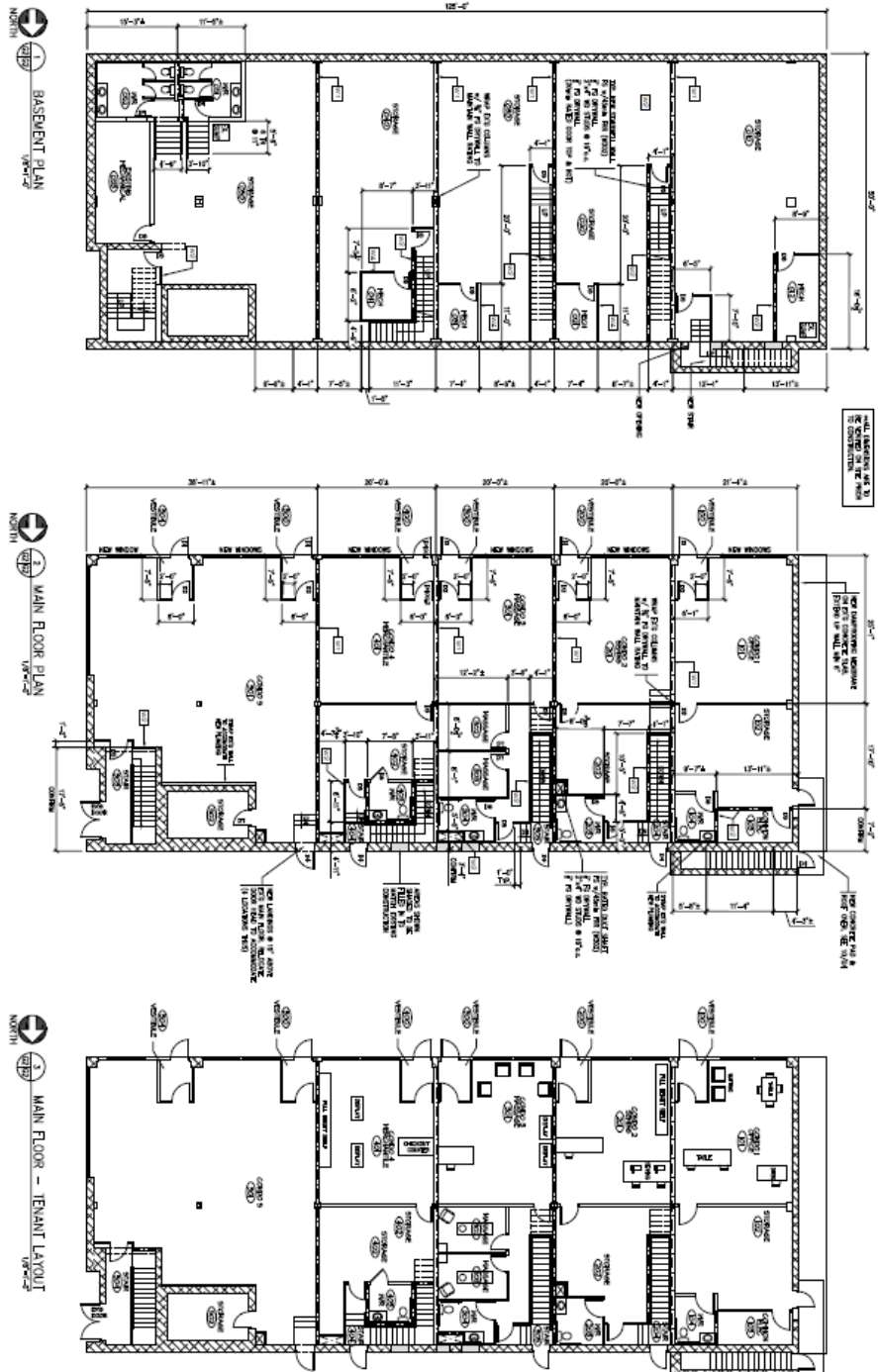
1440 - 11th Avenue and 1764 Ottawa Street

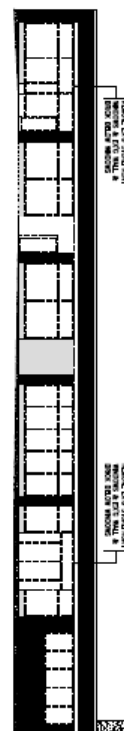
**Planning Department**Project 14-DU-22

Civic Address/Subdivision **1440 - 11th Avenue and 1764 Ottawa Street**

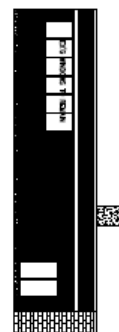
Civic Address/Subdivision

1440 - 11th Avenue and 1764 Ottawa Street

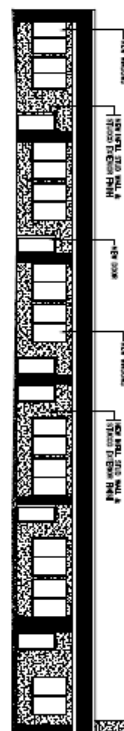
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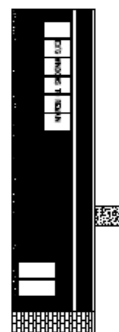
FRONT ELEVATION - DEMO



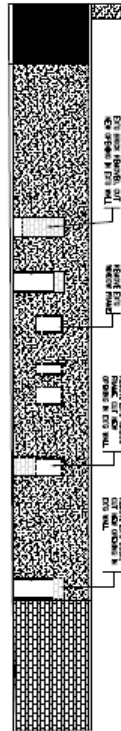
2 SIDE ELEVATION - DEMO



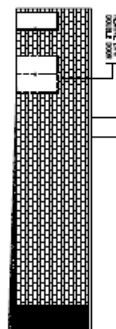
3 FRONT ELEVATION
1/8" = 1'-0"



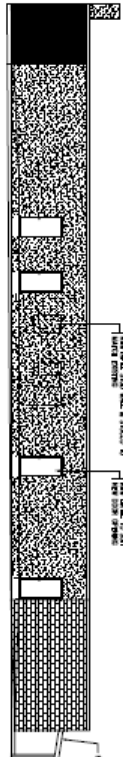
SIDE ELEVATION
1/8"=1'-0"



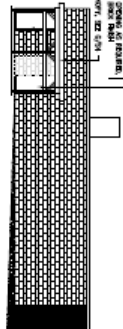
REAR ELEVATION - DEMO



6 SIDE ELEVATION - DEMO
1/8" = 1'-0"



7
25.00
REAR ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8"=1'-0"

No	Description	Year	Rate
2	General Insurance	2014	0
1	General Insurance	2014	0

REVISIONS

the other is that the study was poorly conducted and that the results are flawed. The researchers claim to have used a random sample of 1,000 people, but the sample was actually selected from a list of people who had responded to a survey about the study.

ALB	ROC
Imaginary	Created by
ALB	April 20, 2014
Created by	Date

DAVID ROSSINI, BLENDED
FAMILIARITIES

EXTENSION LITERATURE

Client Project Number

Copyright Clearance Center



3	2
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March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Discretionary Use Application (14-DU-26) Planned Group of Apartment Buildings
5501 Prefontaine Avenue - Harbour Landing Subdivision

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- MARCH 4, 2015**

That the Discretionary Use Application for the planned group of four, four-story apartment buildings, located at 5501 Prefontaine Avenue, being Parcel AA, Plan No. 102165375, Harbour Landing be APPROVED, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Alton Tangedal Architect Ltd. and dated February 9th, 2015; and
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – MARCH 4, 2015

Denis Jones, representing Deveraux Developments, 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, Mike O'Donnell and Barbara Young; Commissioners: Phil Evans, Adrienne Hagen Lyster, Ron Okumura, Daryl Posehn, Phil Selenski, Laureen Snook and Kathleen Spatt were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on March 4, 2015, considered the following report from the Administration:

RECOMMENDATION

1. That the Discretionary Use Application for the planned group of four, four-story apartment buildings, located at 5501 Prefontaine Avenue, being Parcel AA, Plan No. 102165375, Harbour Landing be APPROVED, and that a Development Permit be issued subject to the following conditions:
 - a) The development shall be consistent with the plans attached to this report as Appendix A-3.1 to A-3.4 inclusive, prepared by Alton Tangedal Architect Ltd. and dated February 9th, 2015; 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 March 23, 2015 meeting of City Council.

CONCLUSION

The applicant proposes to develop a planned group of four apartment buildings on the subject property located at the northwest corner of James Hill Road and Jim Cairns Boulevard in Harbour Landing. The proposal complies with the Harbour Landing Concept Plan which identified the subject property for HD – High Density Residential development. Accordingly, the Administration is recommending approval of the Discretionary Use Application.

The proposed development is consistent with policies contained within *Design Regina: The Official Community Plan Bylaw No. 2013-48*. The proposed development is supported by the recent amendment to the Phase 10 Stage 1 of Harbour Landing Concept Plan, which will facilitate the next sequential phase of development within Harbour Landing. The Administration is recommending approval for the proposed use.

BACKGROUND

This application is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, 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 applicant proposes to develop a planned group of four apartment buildings on the subject property (Buildings A, B, C, and D). Building A, located on the west side of the subject property, contains 64 dwelling units (16 one-bedroom units and 48 two-bed room units). Building B, C and D, located on the north and east side of the property, each contains 48 dwelling units (16 one-bedroom units and 32 two-bedroom units) in each building. An amenity space is proposed in south side of the property.

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

Land Use Details	Existing	Proposed
Zoning	R6 – Residential Multiple Housing	R6 – Residential Multiple Housing
Land Use	Vacant	Planned Group of Apartment Buildings
Number of Dwelling Units	N/A	208
Building Area	N/A	54, 259.01ft ² (5,040.82 m ²)

Zoning Analysis	Required	Proposed
Number of Parking Stalls	312	312
Minimum Lot Area (m ²)	500m ²	20, 784.98 m ²
Minimum Lot Frontage (m)	15m	229.68m
Maximum Building Height (m)	20m	12.7m
Maximum Floor Area Ratio	3.0	0.52
Maximum Coverage (%)	50%	24.25%

Lands in the immediate vicinity of the subject property are in the process of being developed and include future medium-density residential development (zoned R5 – Residential Medium Density) to the north and west, detached residential development (zoned R1 – Residential Detached) and medium-density residential development to the east, and medium and high-density residential development (zoned R6) to the south. There are two four-storey apartment buildings under construction on the site immediately to the south of the subject property across Jim Cairns Boulevard.

In addition to the on site parking identified in the table above, six motorcycle stalls will be provided on site as well as sixteen bicycle stalls. Two vehicular access points from Jim Cairns Boulevard and one access point from to Prefontaine Avenue are proposed as shown in Appendix 3.2. In terms of landscape development standards, the proposed plan meets the minimum requirements in the Zoning Bylaw.

The proposal complies with the approved Harbour Landing Concept Plan which identifies the subject property for HD – High Density development. The subject property is identified on the attached Harbour Landing concept plan in Appendix A-3.5

The Administration has identified that the proposed development is consistent with the purpose and intent of the Harbour Landing Concept Plan and the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

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: The Official Community Plan Bylaw No. 2013-48*.

Section D5 Goal 1 – Complete Neighbourhoods

7.1.5 A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with special needs.

7.6 Permit live/work opportunities within URBAN CENTRES and URBAN CORRIDORS and within residential areas as identified within approved secondary or concept plans.

Section D6 Goal 1 – Housing Supply and Affordability

8.1 Support attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.

8.8 Support residential intensification in existing and NEW NEIGHBOURHOODS to create complete neighbourhoods.

Other Implications

None with respect to this report.

Accessibility Implications

The provincial *Uniform Buildings and Accessibility Standards Act* requires 5% of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms and kitchens, and balconies. For this proposal, this equates to 4 barrier-free units for Building A and 3 barrier-free units for each Building B, C, and D. The applicant's proposal meets the requirement and all building will also be equipped with elevators.

Seven parking stalls for persons with disabilities are provided which meets the minimum requirement.

COMMUNICATIONS

Public notification signage posted on:	February 4, 2014
Letter sent to immediate property owners	January 20, 2014
Number of Public Comments Sheets Received	3 in support 11 in opposition

The application was circulated to the Albert Park Community Association. The community Association indicated that they had no issue with the proposal. The Administration also received fourteen comments from residents and property owners in the immediate area. Three letters are in support of the proposal and eleven letters were in opposition to the proposal. The issues, concerns, and objections along with the Administration's response are provided in Appendix B.

The applicant has received notification of this report and will receive written notification of City Council's decision.

DELEGATED AUTHORITY

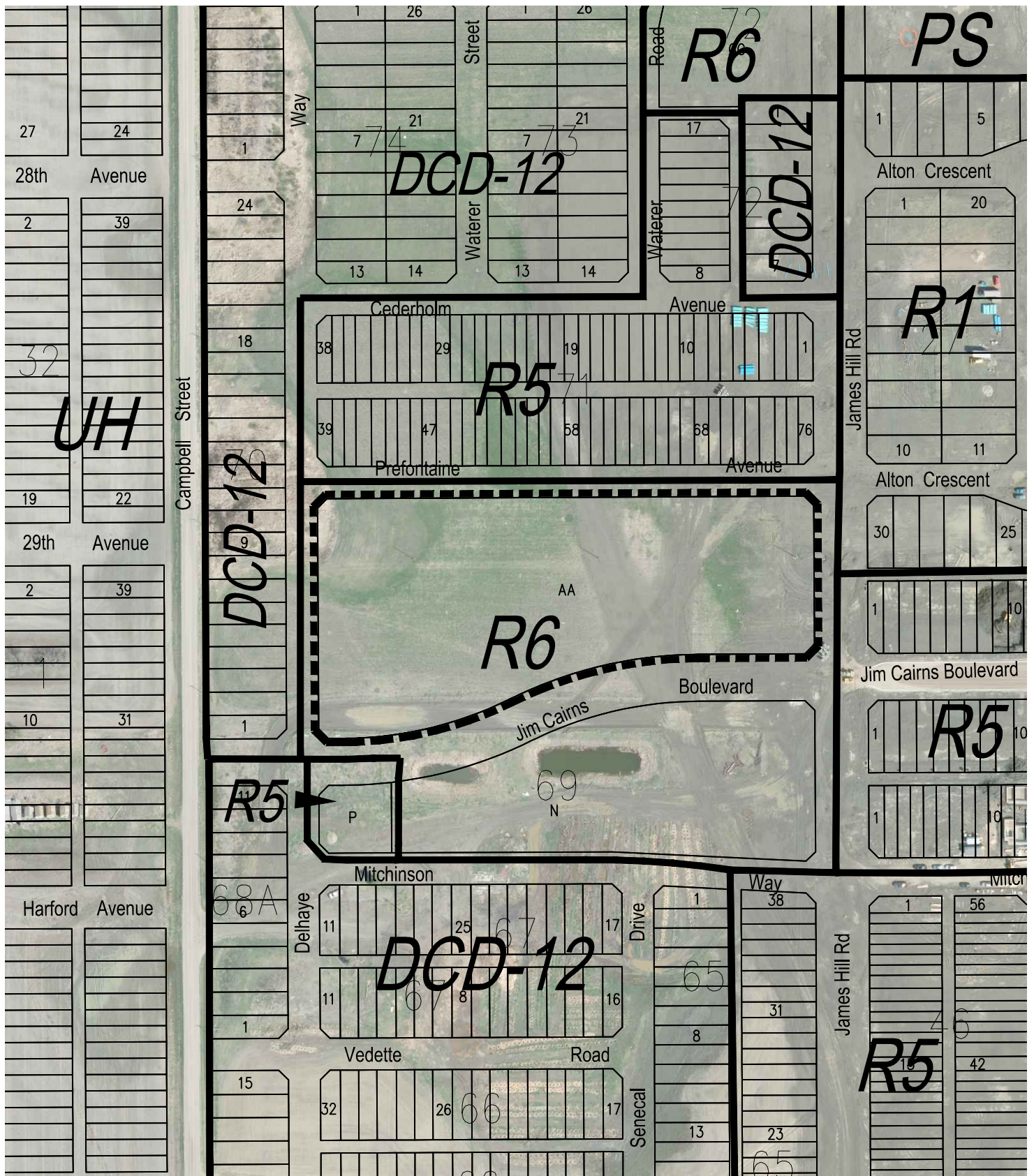
City Council's approval is required, pursuant to Part V of *the Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

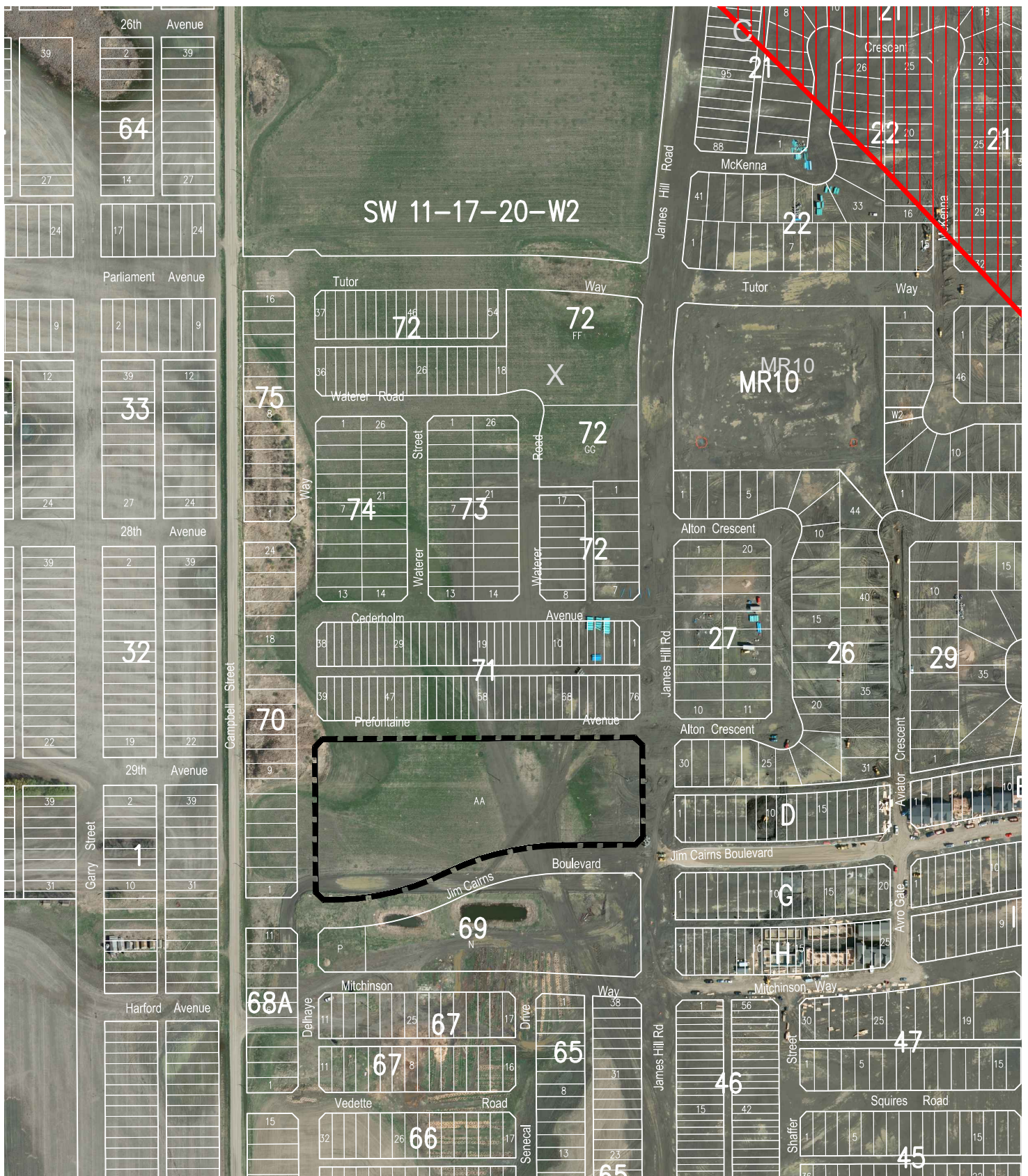
Elaine Gohlke

Elaine Gohlke, Secretary



Subject Property





Subject Property

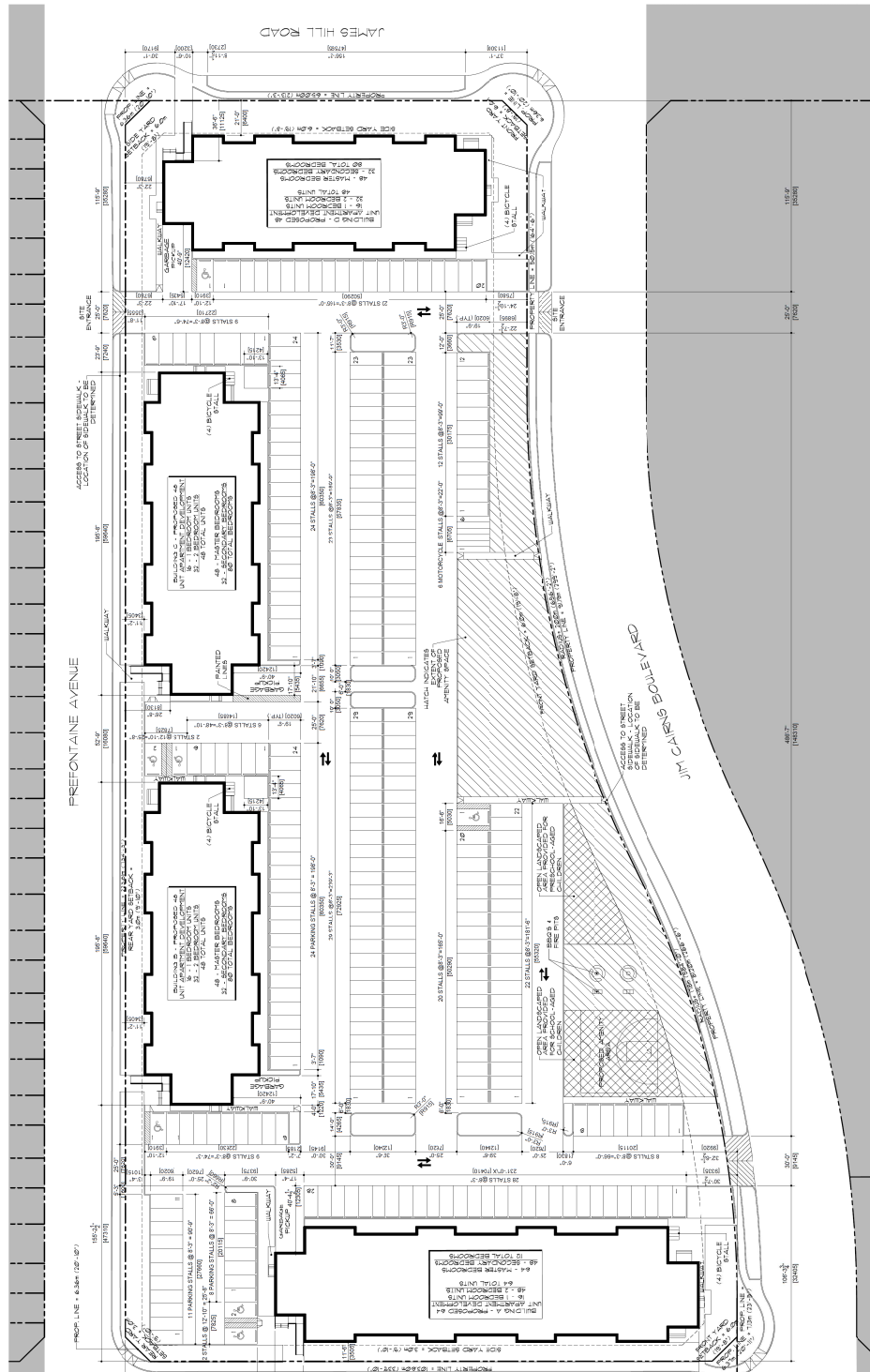
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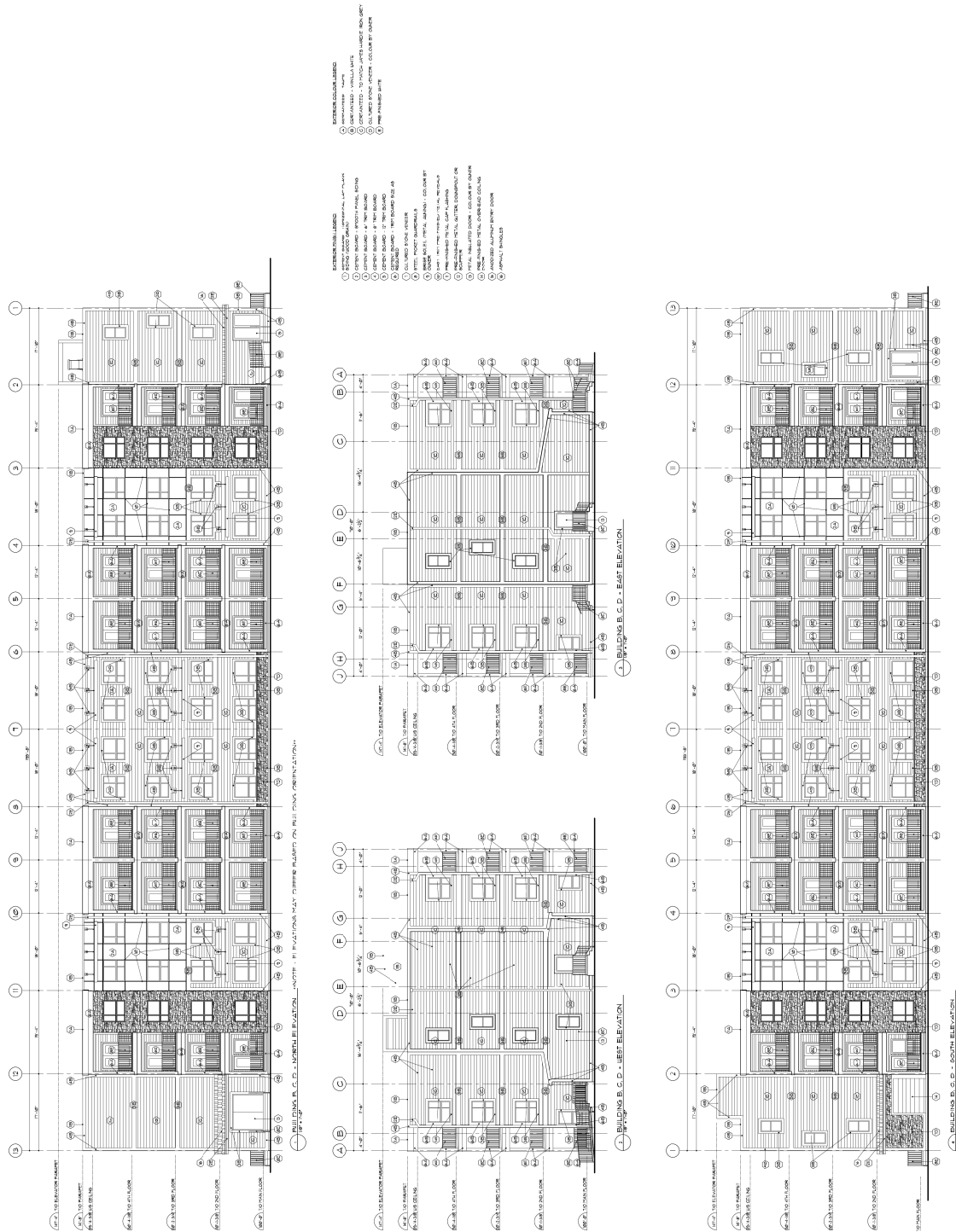
Project 14-DU-26

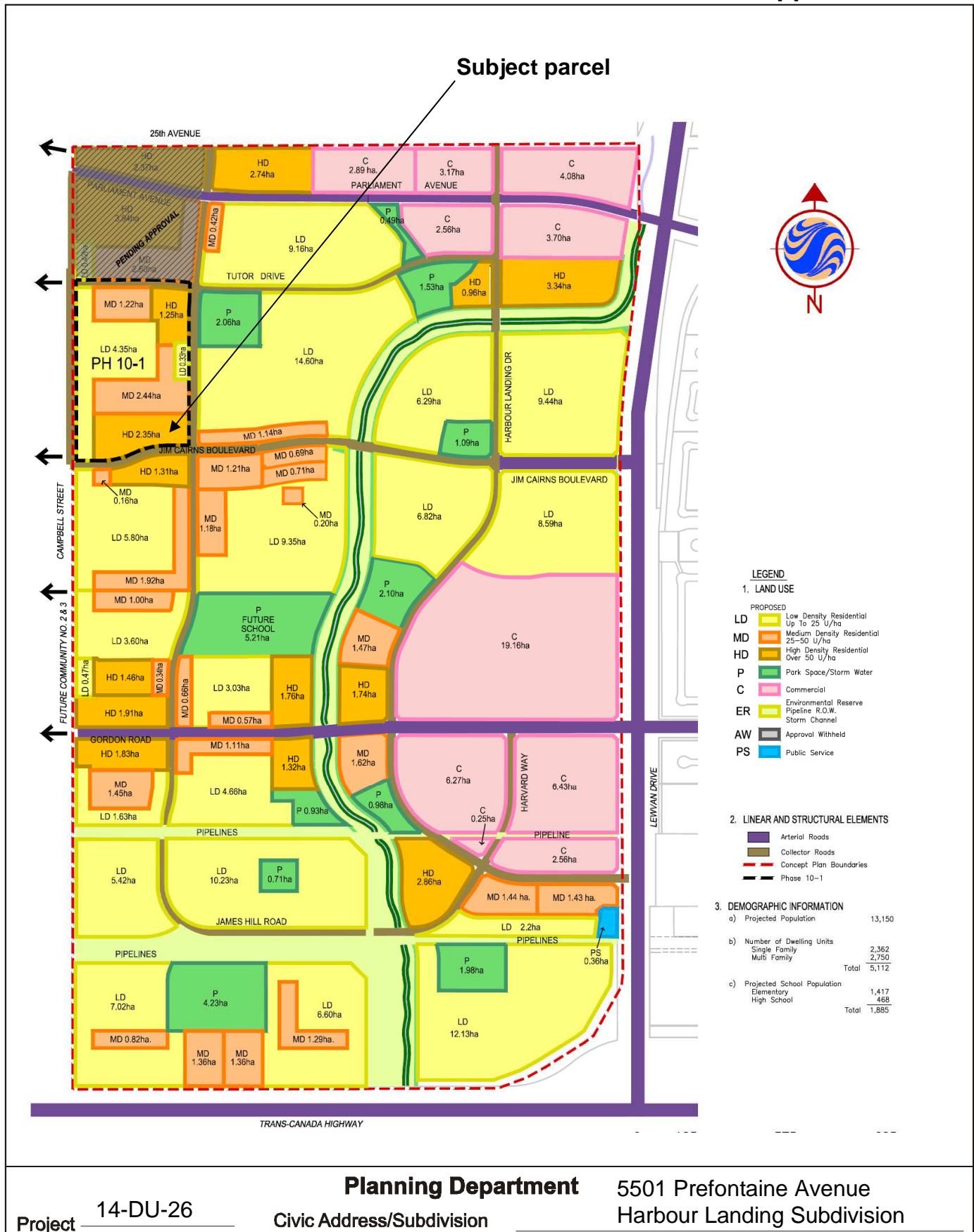
Civic Address/Subdivision

Harbour Landing Phase 10 Stage 1: Parcel AA



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Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	11	High density development Future traffic volume Future impact on property value Construction noise Building design Traffic access to the site Noise from the proposed amenity space
<i>Accept if many features were different</i>	0	
<i>Accept if one or two features were different</i>	1	Access to Prefontaine Avenue Similar building design Access to James Hill Road
<i>I support this proposal</i>	3	Proposed amenity will provide residents with an opportunity to play and interact each other. In favour of this project.

1. Issue: All building designs are identical

Response: Building B, C and D are identical while Building A is slightly larger. While this is the case, there is variation in orientation with two buildings on an east-west axis and two buildings on a north-south axis. The City does not have authority over architectural details and controls and building materials.

2. Issue: Is it possible to relocate the driveway access to Prefontaine Avenue to a location further to the west.

Response: Due to the proposed building configuration, the current proposal is the optimum choice for the driveway access location to Prefontaine Avenue. The Administration has assessed the proposed location of the driveway and has determined that the driveway location poses no safety issues or negative impacts on traffic flow and circulation in the immediate area.

3. Issue: The density in the area is already too high and the area is over populated. Medium density residential development should be developed on this site.

Response: The proposal is compliant with the Harbour Landing Concept Plan which designated this site as HD – High Density Residential and an amendment to the concept plan is not required to accommodate the proposed development. The subject property is zoned R6 – Residential Multiple Housing Zone which accommodate residential development at higher densities.

4. Issue: The proposed development will increase traffic volumes in the area

Response: The site is located adjacent to two key collector roadways (Jim Cairns Boulevard and James Hill Road). James Hill Road is also the designated greenway and transit route within the Harbour Landing Community. Accordingly, the Administration's position is that the existing road network can accommodate the traffic that will be generated by the development. The applicant proposes three traffic accesses to the site which will provide options for traffic egress and ingress to the site.

5. Issue: Negative impact on future property value

Response: The Administration acknowledges the residents have these concerns, but is not aware of any evidence that such a development will necessarily impact on surrounding property values.

6. Issue: There is insufficient parking on site

Response: The proposal meets the minimum parking requirements established under Regina Zoning Bylaw No. 9250.

7. Issue: Construction noise

Response: Contractors are required to follow the regulations and bylaws, which regulate construction work between the hours of 10p.m. and 7a.m.

8. Issue: Noise from the amenity area

Response: An amenity building/area will be considered according to future demand and other considerations. A number of other developments of this nature throughout the city have designate amenity spaces and have operations without distraction to the communities in which they are located. If noise is generated on site which exceeds maximum allowance noise level, investigation may proceed based on the Noise Abatement Bylaw.

March 23, 2015

To: His Worship and
Members of City Council

Re: 2014 Regional Planning Summit

RECOMMENDATION

That this report be received and filed.

CONCLUSION

Building on the success and enthusiastic response to the 2013 Regional Planning for Growth Summit: The Economic Case for Regional Cooperation, a second summit was held on November 17 & 18, 2014 entitled, 2014 Regional Planning for Growth Summit: Building the Regional Framework. The foremost purpose of the Summit was to bring our region's leaders together to focus on regional opportunities and chart a clearer path for regional cooperation for the Regina area. Participation by summit delegates resulted in an action plan for the Regina region. This action plan will be discussed and elaborated on with neighbouring municipalities over the next year.

BACKGROUND

As a follow up to the success of the 2013 Regional Planning for Growth Summit: The Economic Case for Regional Cooperation, the City of Regina and its regional partners, the Regina Regional Opportunities Commission (RROC) and the White Butte Regional Planning Committee, held a second summit November 17 & 18, 2014 at the Double Tree by Hilton Hotel, Regina, SK.

The purpose of the 2014 summit was to build on the cooperative efforts in the Regina region and to move the region toward implementing regional thinking in planning and development. The 2014 summit theme was Building the Regional Framework, which represented the aspiration of municipalities to build mutually agreeable conditions for inter-municipal planning in the region.

The summit brought together stakeholders consisting mainly of elected officials from the immediate region. The summit was designed to be a combination of learning from other regions who have successfully led efforts at regional governance and planning and for delegates to interact within working groups to address local opportunities and challenges.

The summit was organized across three themes: 1) leadership 2) practice and 3) participation. The leadership theme featured speakers with proven track records in collaboration. They spoke to their fellow elected officials on how efforts at bringing together otherwise fragmented local governments can be achieved. The practice theme featured professional practitioners providing insight into the experiences of their organizations and governance models and offered models to consider when looking at new regional arrangements. The participation theme culminated in Day 2 as a half day of facilitated workshops that brought

our region's leaders together to focus on opportunities and chart a clearer path for regional cooperation for the Regina area. Participation by summit delegates resulted in an action plan for the Regina region.

The summit agenda, speaker biographies, presentations and the Workshop Final Report are available on the website at Reginaplanningsummit.ca and the Executive Summary of the participation theme and the Summit Workshop Final Report are included as Appendix A and Appendix B to this report. The Executive Summary will be provided to all summit delegates and participants. The Summit Agenda is included as Appendix C.

DISCUSSION

Summit Participation

The summit brought together regional stakeholders, consisting primarily of municipal officials from the immediate region.

The facilitators of the participation theme workshops utilized a real-time polling technology in order to gauge the perceptions and values of the summit delegates. Of those in attendance, administrative staff made up 44.71 per cent of workshop participants, elected officials made up 22.35 per cent of workshop participants and the remaining 32.94 per cent participants consisted of members of the community, which included significant representation from the business community, including 11 senior representatives from the development and construction industry. Eight First Nations participants, representing three local First Nations bands, were active participants throughout the summit. Rural Municipalities (RM) from the immediate region were also well represented as 13 RMs were present with both staff and councillors in attendance. RMs are a significant portion of the region's geography and their large presence ensured that rural concerns were voiced at the summit. There were 19 representatives from senior levels of the Provincial government including Crown corporations. Elected representatives and administrators from small urban centres in the Regina region made up the remaining delegates.

Summit Participation Theme Workshop Results

A key feature of the summit was significant group interaction among rural, urban, private sector, major metro, the Provincial government and First Nations leadership and administrations. The working sessions were facilitated by Conroy Ross Partners of Regina. The working sessions utilized real-time polling technology as well as extensive working group sessions resulting in a comprehensive set of actions and priority outcomes for the region.

The sessions also identified the value for the region that a regional plan would achieve, as well as assessed the 'buy in' for complementary growth and complementary growth plans throughout the region. All of these results were encouraging for pursuing regional planning in the area. The key values that a plan would provide to the region were: certainty, consistency, and coordination & efficiency.

The working sessions involved extensive interaction and information sharing principally to:

- Identify and prioritize desired outcomes for regional planning.
- Establish actions for next 24 months (and immediate actions) to achieve:
 - Creation of a Regional Plan
 - Regional Collaboration Opportunities

The seven priority outcomes for a regional initiative were grouped under two themes. Each priority outcome includes a list of actions to take to achieve that outcome:

Creation of the Regional Plan:

1. Determine Boundaries and Scope of Region
2. Establish Regional Governance/Leadership (two groups focused on this priority)
3. Opportunity and Needs Assessment
4. Create an Involvement and Communication Strategy

Regional Collaboration Opportunities:

1. Water/Waste Water Collaboration
2. Regional Land Use Planning/Strategy
3. Environmental Sustainability Plan

From these priorities, participants then worked in groups to identify actions that should be undertaken within the next 24 months to complete the above priorities. Immediate actions to be undertaken in three to six months were also identified. As such, Day 2 participants made significant progress on creating a regional strategic plan complete with priority outcomes and actions to achieve those, both near term and within 24 months. That regional strategic plan for the Regina region is included as a table in the executive summary of the working sessions.

Summit Delegate Survey Feedback

Survey participants were surveyed for their feedback on the summit.

Survey highlights:

- About 70 per cent of summit delegates were satisfied or very satisfied with the summit agenda.
- 100 per cent agree or strongly agree that the summit was well organized.
- 94 per cent would be interested in a future summit.
- Strongest speaker ratings were for Clarence Louie and Derek Corrigan.

There were good comments across a wide range of subjects. Overall the survey was positive and indicates that the summit was well received and was viewed as a valuable use of participants' time. The Full summit participant survey results are included as Appendix D.

Next Steps

The Executive Summary of the workshop final report will be provided to all delegates of the summit and the final report will be made available on the summit website along with the presentations that were delivered.

The action plan will be discussed and elaborated on with neighbouring municipalities and regional partners including, but not limited to: the RM of Sherwood; First Nations within our region; the White Butte Regional Planning Committee; and the Moose Jaw Regina Industrial Corridor Committee. These discussions will include moving forward on priority actions within the plan.

The workshop sessions from the summit provide a mutually supported regional action plan that will inform the City's Regional Planning Branch Plan for 2015.

RECOMMENDATION IMPLICATIONS

Financial Implications

The summit budget was based on achieving 200 participants and this target was successfully reached at 203 participants. There were 142 total paid registrants, 61 non-paying (7 council, 9 sponsors, 25 speakers, 20 committee/staff). Of these, 90 participants attended the Day 2 workshop.

Budget in Brief	Estimate (200 paid delegates)	Actual (142 paid delegates)
Total Expenses	\$99,900.00	\$84,065.55
Revenue from Fees (\$150/person)	\$30,000.00	\$21,272.55
Revenue from Sponsorship	\$20,000.00	\$23,500.00
Funding from City of Regina Dept. Planning	\$30,000.00	\$30,000.00
Funding from White Butte Regional Committee	\$5,000.00	\$5,000.00
Total Budget	\$85,000.00	\$79,772.55
Revenue/Loss	-\$14,900.00	-\$4,293.00

The complete budget is included as Appendix E.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

Design Regina: The Official Community Plan Bylaw No. 2013-48 provides a regional context statement that includes the goal of supporting “a more sustainable and beneficial approach to growth within the region through collaborative regional planning and service delivery” and to work with regional partners to explore strategic planning initiatives (3.2). The regional summit was designed to build momentum toward this goal. The 2014 summit focused on advancing regional thinking in the immediate Regina region with delegates and participants consisting almost entirely of leaders and administrations from throughout the immediate area. The summit

agenda emphasized participation and interaction among these delegates in order to gain their insight and input into a path forward and plan for greater cooperation in the Regina region. Outcomes of the summit are of keen interest to stakeholders who attended the summit as well as regional partners who are working with or are proactively forming partnerships with the City of Regina. As such, the outcomes of the summit participation theme have a practical application in moving regional efforts forward. Among the outcomes of the summit is the recognition of the value proposition greater regional planning in the Regina region offers and the importance of moving regional planning initiatives to the next level.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The Summit Workshop Final Report and Executive Summary will be distributed to all summit participants and a copy of the Summit Workshop Final Report will be posted to the summit website Reginaplanningsummit.ca.

DELEGATED AUTHORITY

There is no delegated authority association with this report as it is for informational purposes only.

Respectfully submitted,



Shanie Leugner
A/Director, Planning

Respectfully submitted,



Diana Hawryluk, Executive Director
City Planning and Development

Report prepared by:
Regional Planning Branch

Executive Summary

SUBJECT: 2014 REGIONAL PLANNING FOR GROWTH SUMMIT – WORKSHOP RESULTS

The 2014 Regional Planning for Growth Summit invited attendees to participate in a half-day facilitated workshop with the purpose to advance the dialogue of regional planning and to build on the progress made since the 2013 Regional Planning for Growth Summit. Mindful of the learnings from the speakers and panel discussion on Day 1, participants progressed through a number of activities designed to confirm the value of regional collaboration, prioritize regional planning outcomes, and identify tangible actions.

Using real time polling technology, participants were asked to respond to a series of questions to establish a baseline understanding of regional planning. The nature of the questions challenged participants to think about complementary growth, the value of a regional plan, the inter-connection of a regional plan with community plans and the principles for effective collaboration. The results of the poll showed 84% of participants believe to a significant extent that there is value in creating a regional plan that establishes a consistent and coordinated approach to growth and development in the region.

Participants were asked to reflect and discuss their perspective on the value of a regional plan with their table groups. Key words from each table groups' discussion identified concepts including 'certainty', 'consistency', coordination' and efficiency'. Each table group (12 in total) drafted a headline statement that described the most compelling value that will come from a regional plan. Several concepts emerged from the headline statements including aspects of quality of life, effective use of services and infrastructure and economic advantage.

The following activity asked participants to brainstorm regional planning outcomes that they aspire to achieve. Specifically, table groups were tasked to identify their top two desired outcomes in two categories: (1) creation of the regional plan and (2) regional collaboration opportunities. Using the real time polling technology, participants prioritized seven (7) critical outcomes to focus on over the next twenty-four (24) months. Under the category of 'Creation of the Regional Plan', the prioritized desired outcomes included; (1) Determine Boundaries / Scope of the Region (2) Establish Regional Governance / Leadership, (3) Opportunity and Needs Assessment, and (4) Create an Involvement and Communication Strategy. Under the category of 'Regional Collaboration Opportunities' the prioritized desired outcomes included; (1) Water / Waste Water Collaboration, (2) Regional Land Use Planning / Strategy, and (3) Environmental Sustainability Plan.

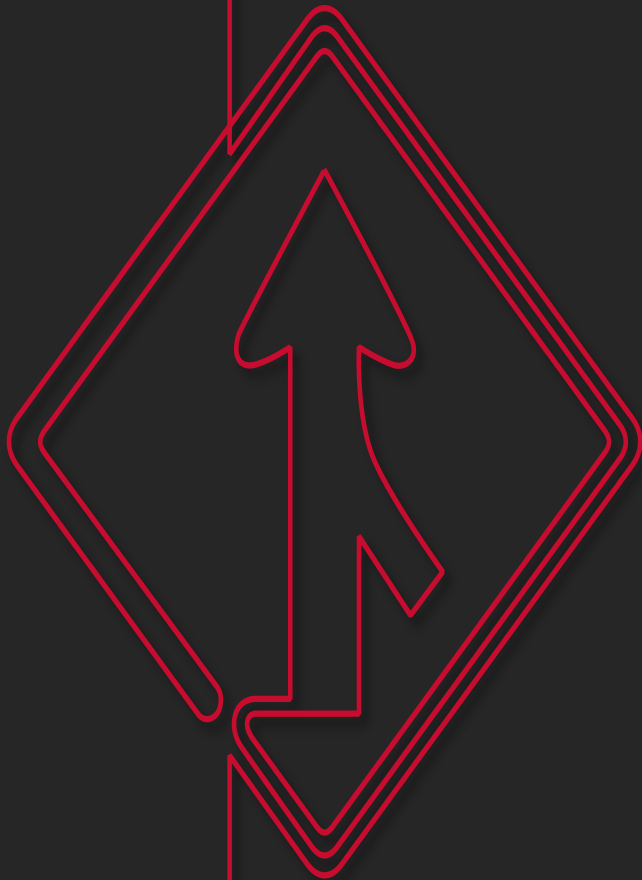
In the final activity, participants organized themselves into groups according to the prioritized outcomes established in the previous activity and discussed actions that needed to be advanced. The list of actions to be advanced over the next twenty-four (24) months and the top three actions that need to be initiated in the next three to six months are listed on the table on the following page.

At the conclusion of the workshop, participants were invited to walk around the room to review notes captured from each working group's discussion and sign their name alongside the desired outcomes (and associated actions) that they believed to be most important and are willing to advance.

Category	Prioritized Desired Outcome	Actions that need to be advanced over the next 24 months	Top 3 actions that need to be initiated over the next 3 to 6 months
Creation of the Regional Plan	Determine Boundaries and Scope of Region (group 1)	<ul style="list-style-type: none"> • Incorporate membership based on capital region • Send invitations • Determine focal point / common ground • Determine "man power" • Overlay OCP's • Constraints and opportunities map • Interdependence on Regina as core watershed 	<ol style="list-style-type: none"> 1. Send invitations [to everyone / anyone in the region] 2. Identify common interests, opportunities and constraints 3. Determine commitment
	Establish Regional Governance / Leadership (Group 1)	<ul style="list-style-type: none"> • Determine representation • Branding • Leadership versus management • Conflict resolution • Decision makers – decision making authority • Policy board versus advisory board • Local council votes authority to the regional authority • Appropriate size making timely decisions 	<ol style="list-style-type: none"> 1. Determine representation of governance team <ol style="list-style-type: none"> A. CoR initiates invites to other councils (groups within a defined boundary TBD) – political response <ol style="list-style-type: none"> i. Q1 2015 2. Ensure governance structure is seated with decision makers <ol style="list-style-type: none"> A. Respondents to CoR invite supported by admin <ol style="list-style-type: none"> i. Q1 2015 3. Creation of administration / execution (champion should be RROC) <ol style="list-style-type: none"> A. Respondents to originate invite at political level
	Establish Regional Governance / Leadership (Group 2)	<ul style="list-style-type: none"> • Principles – foundation for conducting work / results management <ul style="list-style-type: none"> • Light, nimble structure • Functional – specific goals focused on core services • Who's at the table? Determine players (oversight and leadership) <ul style="list-style-type: none"> • Local elected officials first • Others as work progresses • Define the provinces role • Research / knowledge building 	<ol style="list-style-type: none"> 1. Who's at the table? 2. Principles 3. Define provinces role
	Opportunity and Needs Assessment	<ul style="list-style-type: none"> • Benchmark • Understand current strengths and opportunities • How do you build momentum? Short term – long term. • What do you need the plan to do? What are the common needs? • What are the outlier needs to distinguish it from other regions? <ul style="list-style-type: none"> • Attract economic development, investment and people • Right parties together to discuss process / open communication dialogue • Prioritize needs • Identify duplication of service • Each council/community (all levels of government) discuss strengths / opportunities / common barriers / problems • Carry out needs assessment • 360 degree review of needs by all partners • Benchmark status of current status • Engage third party to manage review of needs • Review and inventory current community plans • Identify commonalities and where we can work together • Qualitative assessment 	<ol style="list-style-type: none"> 1. Concurrent review of OCP for gaps and duplication 2. 360 degree review by 3rd party (SWOT) <ul style="list-style-type: none"> • Possible outcomes (Benchmark, Quan/qual – dependent on if metrics are available) 3. Prioritization
	Create an Involvement and Communication Strategy	<ul style="list-style-type: none"> • Ensure everyone with a vested interest has equal opportunity to participate • Everybody participates • Everybody is informed • Define the regions purpose <ul style="list-style-type: none"> • Ensure the purpose addressed the needs and considerations of all partners • Establish formal involvement process • Establish regular communication protocol for regional partners and non-participating regional members to continue to highlight benefits and to help build trust/relationships • Define current state level of awareness of all regional partners 	n/a
Regional Collaboration Opportunities	Water / Waste Water Collaboration	<ul style="list-style-type: none"> • Individual needs/capacity assessments • Regional working group • Determining where partnerships benefit us • Develop terms of reference and vision • Develop coordinated system solutions • Develop and elevate options for servicing and governance 	<ol style="list-style-type: none"> 1. Individual needs and capacity assessments 2. Regional working group 3. Develop terms of reference and vision
	Regional Land Use Planning / Strategy (group 1)	<ul style="list-style-type: none"> • Define your strategy (e.g. OCP or other documents) • Level of detailed involvement • Define mission and vision for regional plan • Identify opportunities and constraints • Flexibility • Overlay OCP's for common understanding • Regional OCP or development plan that reflects individual OCP's of area • Define model for region to work together • Population and employment stats 	<ol style="list-style-type: none"> 1. Consolidate all individual OCP's to develop initial land use map 2. Population and growth forecasts with land use supply 3. Joint management areas and services – identify opportunities for collaboration: <ul style="list-style-type: none"> • Rec facilities • Fire, schools, health
	Regional Land Use Planning / Strategy (group 2)	n/a	<ol style="list-style-type: none"> 1. Overlay OCP's and infrastructure inventory 2. Consider challenges such as broader social and environmental concerns and water/waste water and other core facility 3. Common vision as to what is to be achieved
	Environmental Sustainability Plan	<ul style="list-style-type: none"> • Create "buy in" and awareness of importance • Education – 3 pillars of sustainability support one and other <ul style="list-style-type: none"> • Not "second fiddle" to economic development • Cannot be too broad (harder to get buy in) • Best practice research • Mandatory plan to participate in and follow (when complete) • Identify jurisdictional issues / policies 	<ol style="list-style-type: none"> 1. Educate, create awareness and buy-in 2. Define scope and undertake best practice research 3. Identify authority / priorities of plan and policies

2014 REGIONAL PLANNING FOR GROWTH SUMMIT

November 17th, 2014 - Workshop Results



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OBJECTIVE

THE PARTICIPANT WORKSHOP WAS DESIGNED TO BUILD FROM THE PROGRESS MADE ON REGIONAL PLANNING INITIATIVES OVER THE PAST YEAR

As part of the 2014 Regional Planning for Growth Summit, attendees were invited to participate in a half-day facilitated workshop. The purpose of the workshop was to advance the dialogue on regional planning and build on the progress made since the 2013 Regional Planning for Growth Summit. Mindful of the learnings from the speakers and panel discussion on day 1, participants progressed through a number of activities designed to confirm the value from regional collaboration, prioritize regional planning outcomes and identify tangible actions.

APPROACH

WORKSHOP PARTICIPANTS ENGAGED IN THREE ACTIVITIES DESIGNED TO DRIVE THE DIALOGUE ABOUT REGIONAL PLANNING AND IDENTIFY ACTIONS TO EXECUTE ON IN THE NEXT 24 MONTHS

Activity #1

Identify regional plan
value proposition

Activity #2

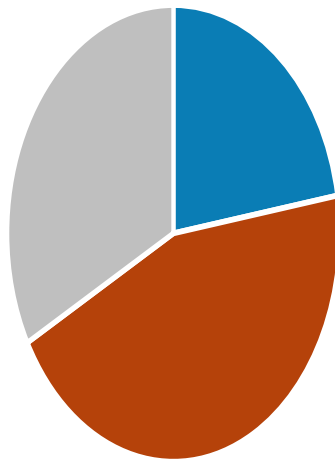
Identify and prioritize
desired outcomes for
regional planning

Activity #3

Establish actions to
execute in the next 24
months

DEMOGRAPHIC IDENTIFICATION

USING REAL TIME POLLING TECHNOLOGY, PARTICIPANTS WERE INVITED TO IDENTIFY THE STAKEHOLDER SEGMENT THAT BEST DESCRIBED THEIR ROLE IN REGIONAL PLANNING



- Elected Official
- Administrative Staff
- Member of the Community

Responses		
Answer	Percent	Count
Elected Official	22.35%	19
Administrative Staff	44.71%	38
Member of the Community	32.94%	28
Totals	100%	85

****Note:** Participants who arrived late were unable to identify their demographic category

VALIDATING ASSUMPTIONS

Real Time Participant Polling

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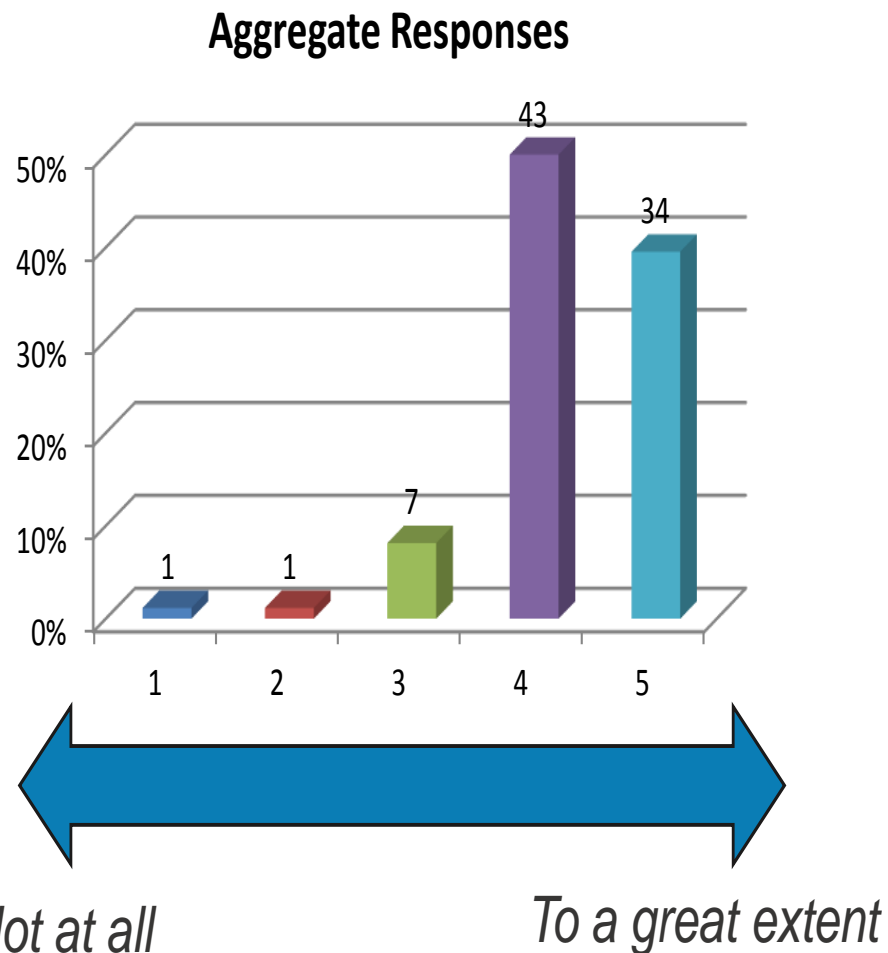
VALIDATING ASSUMPTIONS

THE WORKSHOP BEGAN BY HAVING PARTICIPANTS VALIDATE FOUNDATIONAL ASSUMPTIONS ABOUT REGIONAL PLANNING

Using real time polling technology, participants were asked to respond to a series of questions to establish a baseline understanding of regional planning:

- » To what extent should each community's planned growth initiatives be complementary with other areas of the region?
- » To what extent do you believe there is value in creating a regional plan that establishes a consistent and coordinated approach to growth and development in the region?
- » To what extent are you aware that your official community plan will inform, and be consistent with, the vision and guidelines established in a regional plan?
- » Which of these principles do you believe need to be most enhanced in order to collaborate more effectively with your regional partners? (positive intent, trust, respect, communication)

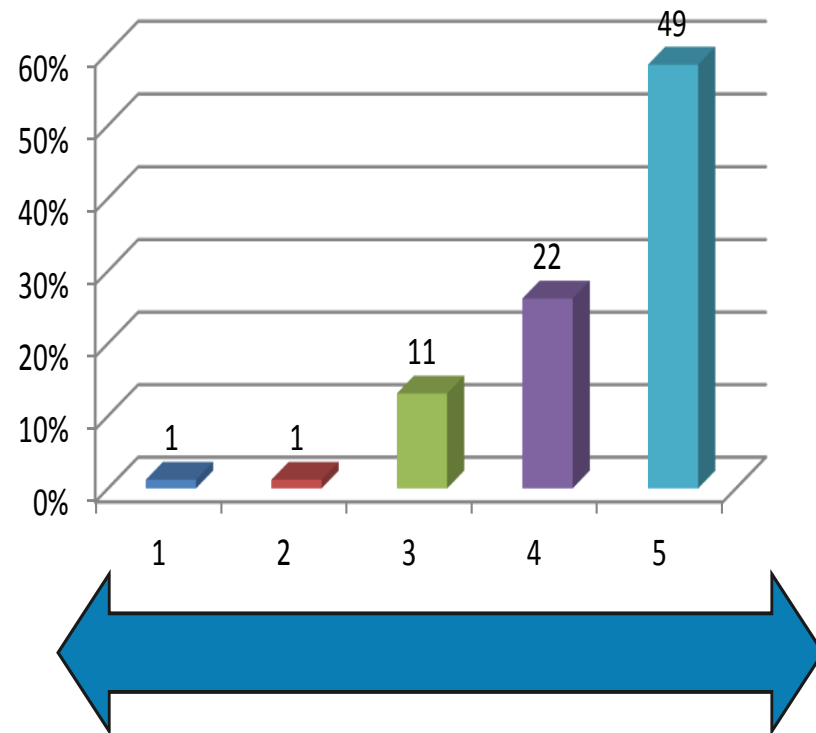
To what extent should each community's planned growth initiatives be complementary with other areas of the region?



The overwhelming majority of participants, across all segments (Elected Officials, Administrators and Community Members) believe to a significant extent (4 or 5) that each community's growth initiatives should be complementary with other areas of the region.

To what extent do you believe there is value in creating a regional plan that establishes a consistent and coordinated approach to growth and development in the region?

Aggregate Responses



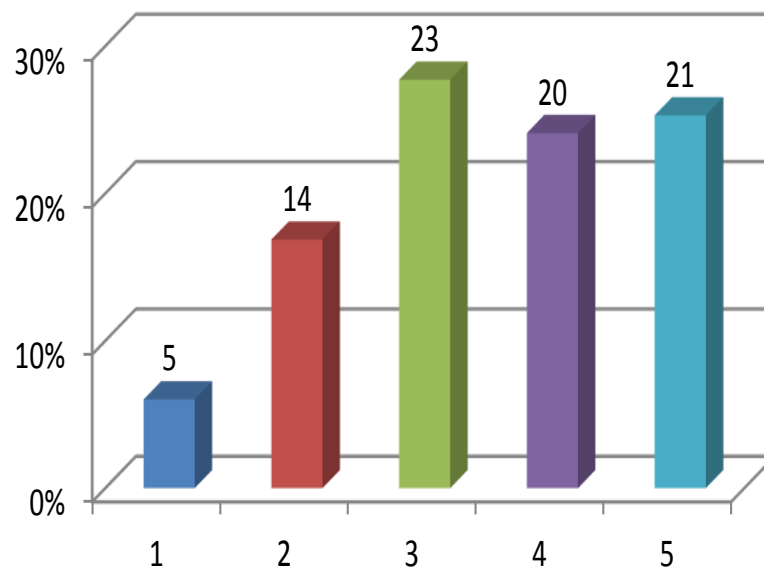
Not at all

To a great extent

88% of the Community Members segment believe to a significant extent (4 or 5) that there is value in creating a regional plan that establishes a consistent and coordinated approach to growth and development in the region

To what extent are you aware that your official community plan will inform, and be consistent with, the vision and guidelines established in a regional plan?

Aggregate Responses



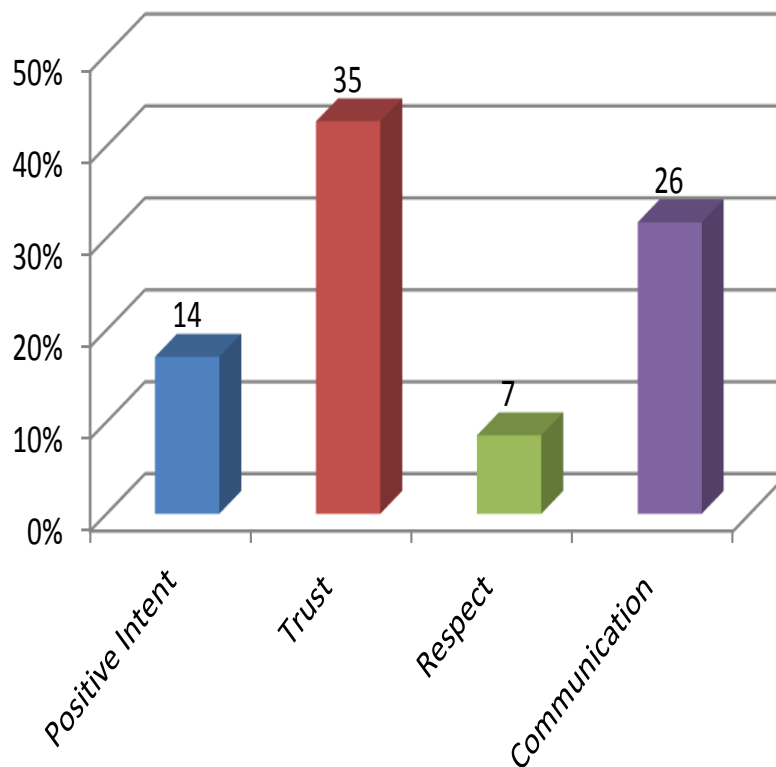
Not at all

To a great extent

62% of the Administrators segment has the most awareness (4 or 5) that official community plans will inform, and be consistent with, the vision and guidelines established in a regional plan

Which of these principles do you believe need to be most enhanced in order to collaborate more effectively with your regional partners?

Aggregate Responses



Across all participant segments, trust and communication are the two principles that need to be most enhanced in order to collaborate more effectively with regional partners

ACTIVITY #1

Regional Plan Value

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REGIONAL PLAN VALUE ACTIVITY

PARTICIPANTS REFLECTED ON AND DISCUSSED THEIR PERSPECTIVES ON THE VALUE OF A REGIONAL PLAN

In table groups, participants were asked to identify the value they believe a regional plan would create for communities and the broader region.

Secondly, each table group was tasked to write a summary headline or statement that best described the most compelling value that would come from having regional plan.

REGIONAL PLAN VALUE – KEY WORDS

THE MOST COMMON KEY WORDS THAT EMERGED FROM THE TABLE GROUP DISCUSSIONS INCLUDE CERTAINTY, CONSISTENCY, COORDINATION AND EFFICIENCY



REGIONAL PLAN VALUE HEADLINES

EACH TABLE GROUP WROTE A HEADLINE / STATEMENT THAT BEST DESCRIBED THE MOST COMPELLING VALUE THAT WILL COME FROM A REGIONAL PLAN

1. “Our region boasts lowest development costs and high quality of life despite uncertain economic conditions”
2. “Create alignment with the key strengths in our region and our goal to be the best place in the world to work/live/play”
3. “Managing locally, thinking regionally”
4. “Group discovers better quality of life possible through regional coordination of municipal services and infrastructure”
5. “The regional plan has brought security and enhanced the cost efficiency and capacity of the region and made it more attractive to investors and community growth”

REGIONAL PLAN VALUE HEADLINES.../2

6. “A regional plan is a common vision that sets an enabling framework for economic development based on the following three principles:
 - Economic advantage from inclusion and cooperation
 - Using existing structures as opposed to creating new ones
 - Action / project focus”
7. “Inter-jurisdictional collaboration key to long term success”
8. “Regional planning contributes to a high quality of life by creating an attractive and diverse destination where people want to work, live and play”
9. “Critical mass provides choice for all”
10. “The capital region develop a comprehensive regional plan that maximizes opportunities to the benefit of all partners”
11. “Region plans promote working together to grow together”
12. “Common good, common understanding”

ACTIVITY #2

Desired Outcomes

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DESIRED OUTCOMES ACTIVITY

PARTICIPANTS WERE INVITED TO IDENTIFY SPECIFIC REGIONAL PLANNING OUTCOMES THAT THEY ASPIRE TO ACHIEVE

In table groups, participants were asked to create a list of desired outcomes that they aspire to achieve in the next 24 months and segment them into two distinct categories:

- » Creation of the Regional Plan
- » Regional Collaborative Opportunities

Using the two lists created, the table groups were asked to prioritize the top two most important desired outcomes that they aspire to achieve for each category.

**Comprehensive data from each table group's brainstorming and prioritization of desired outcomes is available in Appendices C and D*

DESIRED OUTCOMES

PARTICIPANTS WERE ASKED TO VOTE ON THE OUTCOME THAT THEY BELIEVED TO BE MOST CRITICAL TO FOCUS ON OVER THE NEXT 24 MONTHS

Once each table group had identified their top desired outcomes (top two for each category), the results were consolidated in order to form a list of the most prevalent desired outcomes for each category. Using the polling devices, participants selected one desired outcome from each category that they believed to be most important to focus on over the next 24 months



MOST PREVALENT DESIRED OUTCOMES FOR CREATION OF THE REGIONAL PLAN

Determine boundaries / scope of region

Establish regional governance/leadership

Develop a regional vision statement

Establish a framework for regional governance

Create an involvement and communication strategy

Agree to a funding model

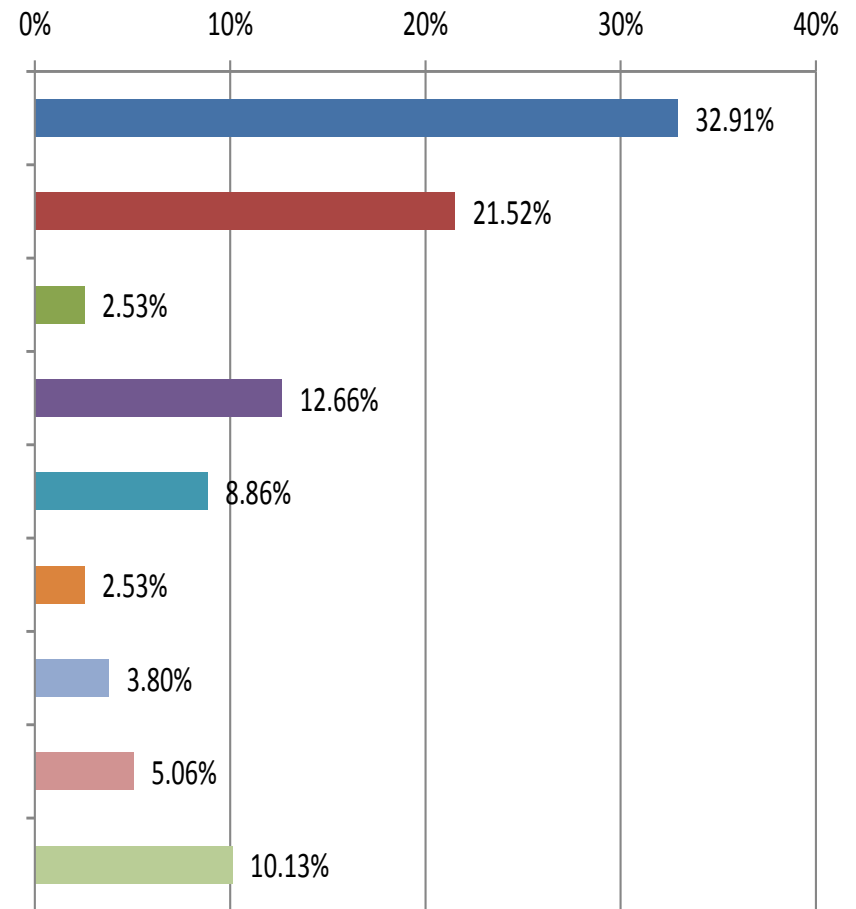
Review regional policies / OCP's policies

Committed resource and/or consultant and project plan

Opportunity / needs assessment and information sharing

*Choose the desired outcome related to **Creation of the Regional Plan** that you believe is most critical to focus on over the next 24 months*

Responses		
Desired Outcome	Percent	Count
Determine Boundaries / Scope of Region	32.91%	26
Establish Regional Leadership/Governance	21.52%	17
Develop a Regional Vision Statement	2.53%	2
Establish a Framework for Regional Governance	12.66%	10
Create an Involvement and Communication Strategy	8.86%	7
Agree to a Funding Model	2.53%	2
Review Regional Policies / OCP's Policies	3.80%	3
Committed Resource and/or Consultant and Project Plan	5.06%	4
Opportunity / Needs Assessment and Information Sharing	10.13%	8
Totals	100%	79



MOST PREVALENT DESIRED OUTCOMES FOR REGIONAL COLLABORATION OPPORTUNITIES

Regional landfill / recycling plan

Water / waste water collaboration

Parks / regional recreation strategy

Establish a transportation strategy/plan

Regional emergency services plan

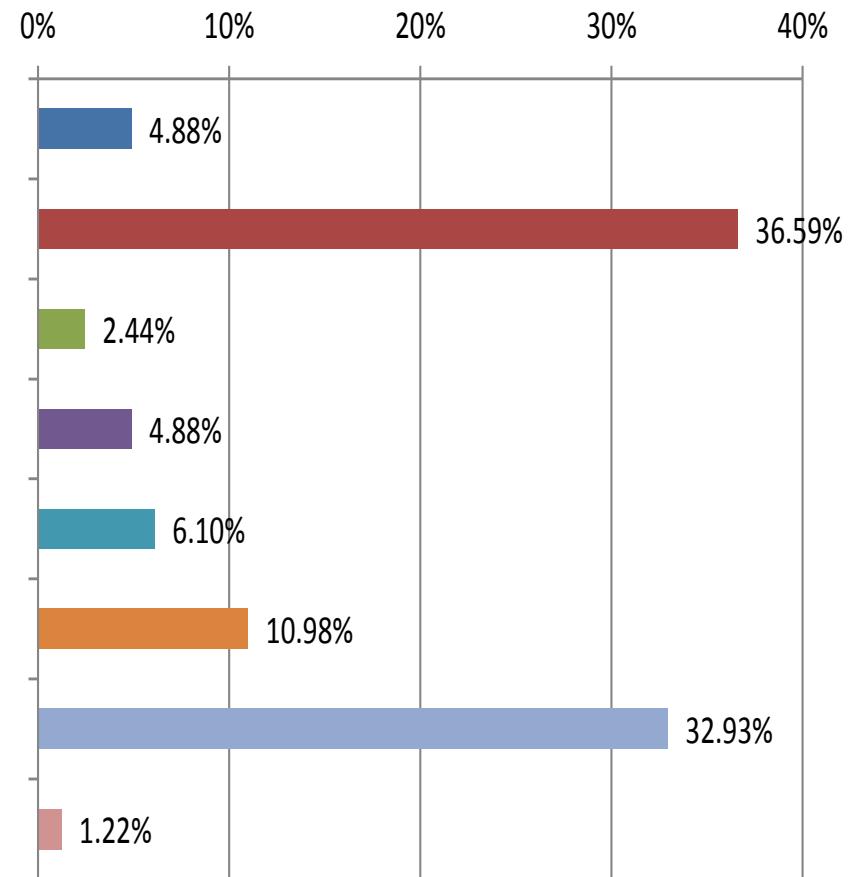
Environmental sustainability plan

Regional land use planning / strategy

Tax / cost sharing arrangement

*Choose the desired outcome related to **Regional Collaboration Opportunities** that you believe is most critical to focus on over the next 24 months*

Responses		
Desired Outcome	Percent	Count
Regional Landfill / Recycling Plan	4.88%	4
Water / Waste Water Collaboration	36.59%	30
Parks / Regional Recreation Strategy	2.44%	2
Establish a Transportation Strategy/Plan	4.88%	4
Regional Emergency Services Plan	6.10%	5
Environmental Sustainability Plan	10.98%	9
Regional Land Use Planning / Strategy	32.93%	27
Tax / Cost Sharing Arrangement	1.22%	1
Totals	100%	82



ACTIVITY #3

Identify Actions

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IDENTIFY ACTIONS ACTIVITY

PARTICIPANTS WERE TASKED WITH BRAINSTORMING ACTIONS FOR EACH OF THE PRIORITIZED DESIRED OUTCOME TOPIC AREAS ESTABLISHED IN ACTIVITY #2

Seven desired outcome areas were identified for further discussion based on the results of the polling at the end of Activity #2. Participants were invited to assemble into groups according to the desired outcome they were most energized to contribute to. Each group was then tasked with brainstorming actions to be accomplished over the next 24 months in order to progress towards achievement of the desired outcome. After developing the list of actions, groups were asked to identify the top three actions that need to be initiated over the next 3 to 6 months (i.e. what are the necessary first steps required to advance towards the desired outcome?)

PRIORITIZED DESIRED OUTCOME AREAS

PARTICIPANTS ORGANIZED THEMSELVES INTO GROUPS ACCORDING TO THE DESIRED OUTCOME TOPIC AREA THEY WERE MOST COMPELLED TO CONTRIBUTE TO



DETERMINE BOUNDARIES AND SCOPE OF REGION

Actions that need to be advanced over the next 24 months

- Incorporate membership based on capital region
- Send invitations
- Determine focal point / common ground
- Determine “man power”
- Overlay OCP’s
- Constraints and opportunities map
- Interdependence on Regina as core watershed

Top 3 actions that need to be initiated over the next 3 to 6 months

1. **Send invitations [to everyone / anyone in the region]**
2. **Identify common interests, opportunities and constraints**
3. **Determine commitment**

ESTABLISH REGIONAL GOVERNANCE / LEADERSHIP (1)

Actions that need to be advanced over the next 24 months

- Determine representation
- Branding
- Leadership versus management
- Conflict resolution
- Decision makers – decision making authority
- Policy board versus advisory board
- Local council votes authority to the regional authority
- Appropriate size making timely decisions

Top 3 actions that need to be initiated over the next 3 to 6 months

- 1. Determine representation of governance team**
 - A. CoR initiates invites to other councils (groups within a defined boundary TBD) – political response
 - i. Q1 2015
- 2. Ensure governance structure is seated with decision makers**
 - A. Respondents to CoR invite supported by admin
 - i. Q1 2015
- 3. Creation of administration / execution (champion should be RROC)**
 - A. Respondents to originate invite at political level

ESTABLISH REGIONAL GOVERNANCE / LEADERSHIP (2)

Actions that need to be advanced over the next 24 months

- Principles – foundation for conducting work / results management
 - Light, nimble structure
 - Functional – specific goals focused on core services
- Who's at the table? Determine players (oversight and leadership)
 - Local elected officials first
 - Others as work progresses
- Define the provinces role
- Research / knowledge building

Top 3 actions that need to be initiated over the next 3 to 6 months

1. Who's at the table?
2. Principles
3. Define provinces role

OPPORTUNITY AND NEEDS ASSESSMENT

Actions that need to be advanced over the next 24 months

- Benchmark
- Understand current strengths and opportunities
- How do you build momentum? Short term – long term.
- What do you need the plan to do? What are the common needs?
- What are the outlier needs to distinguish it from other regions?
 - Attract economic development, investment and people
- Right parties together to discuss process / open communication dialogue
-
- Prioritize needs
- Identify duplication of service
- Each council/community (all levels of government) discuss strengths / opportunities / common barriers / problems
- Carry out needs assessment
- 360 degree review of needs by all partners
- Benchmark status of current status
- Engage third party to manage review of needs
- Review and inventory current community plans
- Identify commonalities and where we can work together
- Qualitative assessment

Top 3 actions that need to be initiated over the next 3 to 6 months

1. **Concurrent review of OCP for gaps and duplication**
2. **360 degree review by 3rd party (SWOT)**
 - **Possible outcomes (Benchmark, Quan/qual – dependent on if metrics are available)**
3. **Prioritization**

CREATE AN INVOLVEMENT AND COMMUNICATION STRATEGY

Actions that need to be advanced over the next 24 months

- Ensure everyone with a vested interest has equal opportunity to participate
- Everybody participates
- Everybody is informed
- Define the regions purpose
 - Ensure the purpose addressed the needs and considerations of all partners
- Establish formal involvement process
- Establish regular communication protocol for regional partners and non-participating regional members to continue to highlight benefits and to help build trust/relationships
- Define current state level of awareness of all regional partners

Top 3 actions that need to be initiated over the next 3 to 6 months

n/a

WATER / WASTE WATER COLLABORATION

Actions that need to be advanced over the next 24 months

- Individual needs/capacity assessments
- Regional working group
- Determining where partnerships benefit us
- Develop terms of reference and vision
- Develop coordinated system solutions
- Develop and elevate options for servicing and governance

Top 3 actions that need to be initiated over the next 3 to 6 months

1. Individual needs and capacity assessments
2. Regional working group
3. Develop terms of reference and vision

REGIONAL LAND USE PLANNING / STRATEGY (1)

Actions that need to be advanced over the next 24 months

- Define your strategy (e.g. OCP or other documents)
- Level of detailed involvement
- Define mission and vision for regional plan
- Identify opportunities and constraints
- Flexibility
- Overlay OCP's for common understanding
- Regional OCP or development plan that reflects individual OCP's of area
- Define model for region to work together
- Population and employment stats

Top 3 actions that need to be initiated over the next 3 to 6 months

1. **Consolidate all individual OCP's to develop initial land use map**
2. **Population and growth forecasts with land use supply**
3. **Joint management areas and services – identify opportunities for collaboration:**
 - **Rec facilities**
 - **Fire, schools, health**

REGIONAL LAND USE PLANNING / STRATEGY (2)

Actions that need to be advanced
over the next 24 months

n/a

Top 3 actions that need to be
initiated over the next 3 to 6 months

1. Overlay OCP's and infrastructure inventory
2. Consider challenges such as broader social and environmental concerns and water/waste water and other core facility
3. Common vision as to what is to be achieved

ENVIRONMENTAL SUSTAINABILITY PLAN

Actions that need to be advanced over the next 24 months

- Create “buy in” and awareness of importance
- Education – 3 pillars of sustainability support one and other
 - Not “second fiddle” to economic development
- Cannot be too broad (harder to get buy in)
- Best practice research
- Mandatory plan to participate in and follow (when complete)
- Identify jurisdictional issues / policies

Top 3 actions that need to be initiated over the next 3 to 6 months

1. **Educate, create awareness and buy-in**
2. **Define scope and undertake best practice research**
3. **Identify authority / priorities of plan and policies**

CONFIRMING COMMITMENT GALLERY WALK

PARTICIPANTS WERE ASKED TO SIGN THEIR NAME BESIDE THE DESIRED OUTCOMES THAT THEY BELIEVED TO BE MOST IMPORTANT TO ADVANCE

At the conclusion of the workshop, the flip charts created by working groups during Activity #3 were posted on the wall. All participants were invited to walk around the room to review and absorb the results of each working group's discussion on desired outcomes. A piece of blank flip chart paper was posted on the wall next to the output from each of the working groups. Participants were encouraged to sign their name alongside the desired outcomes (and associated actions) that they believed to be most important and are willing to advance.



Photo Credit: 620ckrm

Images of each commitment signature page are available in Appendix F

APPENDIX A

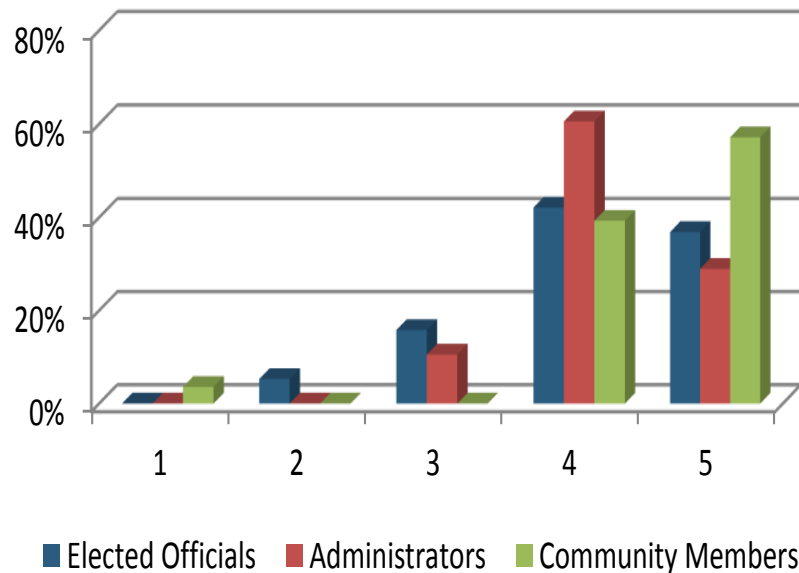
Polling Results by Stakeholder Group

CONROY ROSS PARTNERS

SEARCH &
CONSULTING

To what extent should each community's planned growth initiatives be complementary with other areas of the region?

Results by Stakeholder Group



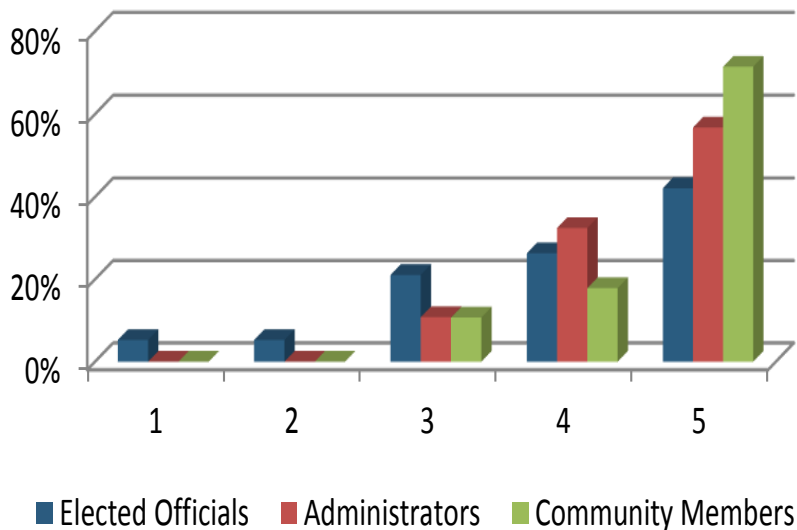
Not at all

To a great extent

Stakeholder Segmentation			
Answer	Elected Officials	Administrators	Community Members
1	0.00%	0.00%	3.57%
2	5.26%	0.00%	0.00%
3	15.79%	10.53%	0.00%
4	42.11%	60.53%	39.29%
5	36.84%	28.95%	57.14%
Totals	100%	100%	100%

To what extent do you believe there is value in creating a regional plan that establishes a consistent and coordinated approach to growth and development in the region?

Results by Stakeholder Group



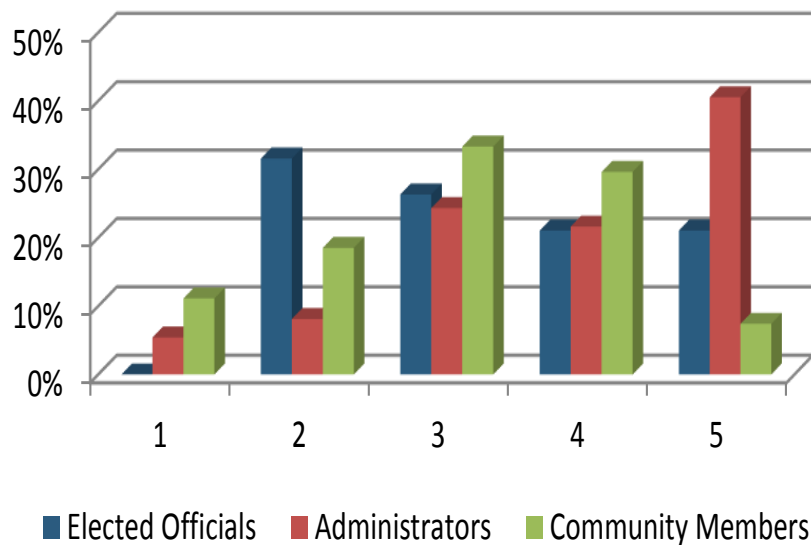
Not at all

To a great extent

Stakeholder Segmentation			
Answer	Elected Officials	Administrators	Community Members
1	5.26%	0.00%	0.00%
2	5.26%	0.00%	0.00%
3	21.05%	10.81%	10.71%
4	26.32%	32.43%	17.86%
5	42.11%	56.76%	71.43%
Totals	100%	100%	100%

To what extent are you aware that your official community plan will inform, and be consistent with, the vision and guidelines established in a regional plan?

Results by Stakeholder Group



Not at all

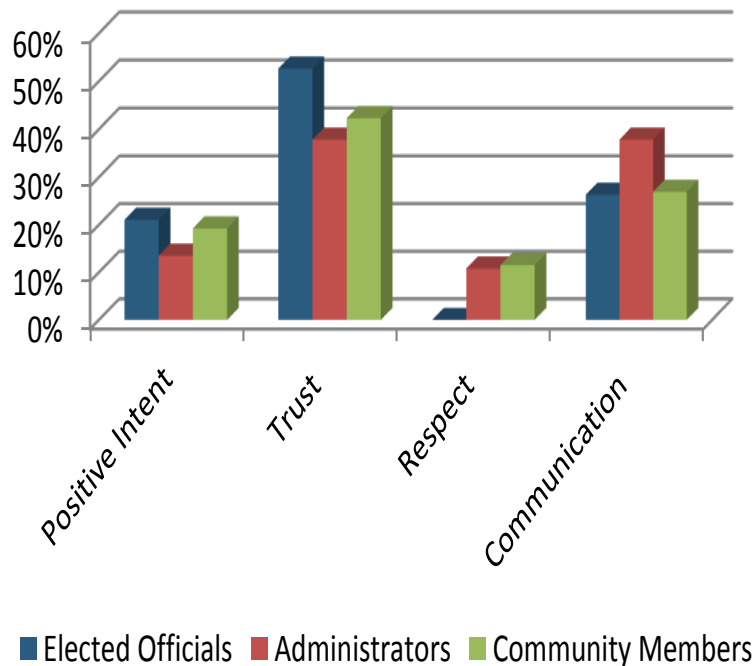
To a great extent

Stakeholder Segmentation

Answer	Elected Officials	Administrators	Community Members
1	0.00%	5.41%	11.11%
2	31.58%	8.11%	18.52%
3	26.32%	24.32%	33.33%
4	21.05%	21.62%	29.63%
5	21.05%	40.54%	7.41%
Totals	100%	100%	100%

Which of these principles do you believe need to be most enhanced in order to collaborate more effectively with your regional partners?

Results by Stakeholder Group



Stakeholder Segmentation

Answer	Elected Officials	Administrators	Community Members
Positive Intent	21.05%	13.51%	19.23%
Trust	52.63%	37.84%	42.31%
Respect	0.00%	10.81%	11.54%
Communication	26.32%	37.84%	26.92%
Totals	100%	100%	100%

APPENDIX B

Activity #1 - Regional Plan Value Proposition
Table Group Data

CONROY | ROSS PARTNERS

SEARCH &
CONSULTING

REGIONAL PLAN VALUE

Group 1

- » Vision
- » Certainty/clarity
- » Monetary
- » Investment efficiency-coordination
- » Economic marketing
- » Where is the compelling urgency
- » Initial cost versus operating cost
- » Cost vs control
- » Loss of control – larger influence
- » Social cohesion

Group 2

- » Economic value
- » Direction
- » Reduced risk
- » Common purpose
- » Some certainty for investors
- » Role within larger community
- » Sustainability
- » Inclusion
- » Joint projects for efficiencies
- » Coordinated land use and services

Group 3

- » Transit + housing + land use + GIS plan = growth plan
- » Parameters to work with in for partners
- » Competition with Edmonton, Calgary, etc.
- » Ability to create jobs
- » Compelling story – “what do we want to be?”
- » Resource rich – PEOPLE (attract and stay)
- » Attract people – cool jobs, career, housing, “quality of life”, tech (why don’t people move here?)
- » Embrace and promote what it is here – recreation opportunities, parks/trails
- » Work together to leverage infrastructure investment
- » Consistent approach
- » Key to attracting investment / partners
- » Broader perspective (more than just

Group 4

- » Shared \$’s on shared infrastructure / facilities
 - Certainty
 - Quality of life
- » Certainty / clarity / consistency for investment
- » Enhance LOS
- » Leveraging common development to benefit region
- » Complementary planning
- » Input/participation from all – commitment
- » Higher levels of agreement
- » Support sustainable growth
- » Shared resources and staff expertise
- » Quality of life to enhance recruitment and retention
- » Stronger lobbying
- » Manage expectations of the community

REGIONAL PLAN VALUE PROPOSITION../2

Group 5

- » Economic advantages from cooperation and inclusion
- » Effective use of resources
- » Collaborative thinking
- » Capacity > vs more layers
- » Improving governance > vs more layers
- » Action focused plans
 - Specific projects
 - Sector specific
 - Accountability

Group 6

- » Cost effective provision of services
- » Efficiency
- » Orderly development
- » Integration of social, economic and environmental
- » Fair and balanced development amongst neighboring jurisdictions
- » Mutual benefit

Group 7

- » Common vision (long term)
- » Relationship building
- » Collaboration
- » Inter-jurisdictional cooperation (engage and involve)
- » Finding efficiencies
- » Simplify interactions
- » Common expectations / knowledge of plans
- » Rules of the game / set expectations
- » Consistency for developers / communities
- » Provide certainty / predictability for investment
- » Understanding of needs (holistic view of larger picture)
- » Less gov't
- » Working together to address needs

Group 8

- » Cost effective provision of services
- » Efficiency
- » Orderly development
- » Integration of social, economic and environmental
- » Fair and balanced development amongst neighboring jurisdictions
- » Mutual benefit

Group 9

- » Complementary land use plans
- » Promotes investment growth
- » Best use of resources toward infrastructure investment
- » Broader outlook on the environment (Qu'Appelle water system)
- » Inclusion surrounding communities (understanding neighbors)
- » First nation interests are included
- » Reduce tensions among RM's, cities and urban

REGIONAL PLAN VALUE PROPOSITION../3

Group 10

- » Plan infrastructure investment to optimize use
- » Providing choices for different lifestyles
- » Speak with unified voice
- » Benefits of joint infrastructure resilient / redundant
- » Regional risk management (disaster / emergency plan)
- » Increased effectiveness in choices both as individual communities and jointly
- » Coordinate service delivery where beneficial
- » Increased understanding of how decisions affect partners / other governing bodies (social infrastructure)

Group 11

- » Recognize opportunities
- » Complementary development certainty
- » Maximize limited resources
- » Pool / shared resources
- » Efficient use of limited resources
- » Shared regional vision (e.g. tourist destination)
- » Cost-effective services to citizens/region
- » Certainty to development community / public / governments
- » Strong partnerships
- » Resiliency

Group 12

- » Get together (cost effective)
- » List all issues
- » Prioritize common issues (easy to leverage money as a group)
- » Pick one that is achievable (more investment friendly)

Group 13

- » Information sharing
- » Consistency
- » Long term thinking
- » Infrastructure building / efficiencies
- » Environmental stewardship
- » Consensus building
- » Decreased competition (larger basis) / complementary
- » Communications
- » Defined area – can be expanded
- » Servicing linkages

APPENDIX C

Activity #2 - Desired Outcomes
Table Group Data (Brainstorming)

CONROY ROSS PARTNERS

SEARCH &
CONSULTING

DESIRED OUTCOMES

Group 1

Creation of Regional Plan

- » Guidance for development of plan (3rd party regional planner)
- » Include residents – community outreach
- » Establish priorities
- » Pull OCP's together (overlay)
- » Councilor meetings

Collaborative Opportunities

- » Shared investment in creation facilities
- » Waste water feasibility and sustainability master plan
- » Water supply management plan
- » Agreement and study on water use plan
- » Transportation (binding)

Group 2

Creation of Regional Plan

- » Define the area – meet your neighbors
- » Community profile
- » Define land use plan
- » Long term – asset management
- » Long term goals / vision values

Collaborative Opportunities

- » Identify shared core services and assets / info (water, waste water, landfill, fire)
- » Environmental stewardship
- » Proactive planning
- » Recreation planning
- » Conservation planning
- » Drainage
- » Transportation
- » Complementary actions and programs
- » Economic development
- » Regional land use strategy

Group 3

Creation of Regional Plan

- » Regional growth plan
- » Determine / establish regional boundaries
- » Leadership structure (governance) – feds, province, rural municipalities, first nations
- » Who is building the plan
- » Vision
- » Identify foundational building blocks

Collaborative Opportunities

- » Understanding needs (needs assessment)
- » Water/waste water because foundational work has been completed
- » Shared service delivery
- » Define / achieve quality of life
 - How do we contribute to quality of life
 - Regions role
- » Land use / acquisition
- » Transit
- » Housing
- » GIS
- » Collaborative action plan to address needs

DESIRED OUTCOMES../2

Group 4

Creation of Regional Plan

- » Creation of framework to have collaborative discussions
- » Compilation of current mapping
 - Infrastructure
 - Zoning

Collaborative Opportunities

- » Waste water / regional (finance and governance models)
- » F.N. involvement
- » Promotion of region by member communities

Group 5

Creation of Regional Plan

- » Governance
- » Group A – elected officials
 - Direction
 - Money
- » Group B – Administration
 - Works on direction given by group A and brings back
 - Works behind the scenes

Collaborative Opportunities

- » Confidentiality
- » Speaks with one voice (unity)
- » Assign tasks

Collaborative Opportunities

- » Lobby together for funding
- » Waste water
- » Water
- » Roads / transportation
- » Fire
- » Regional economic plan
- » Engineering study

Group 6

Creation of Regional Plan

- » Governance structure with committed players
- » Abolish protectionist
- » Define area and common vision
- » Community engagement and buy in
- » Define (redefine?) role of provincial government (framework)

Collaborative Opportunities

- » Shared servicing plans (waste water, water, solid waste)
- » Tax sharing / arrangements cost sharing
- » Standards – design and development
 - Common designations
- » Establish common approach to dev't fees
- » Regional transportation plan

DESIRED OUTCOMES../3

Group 7

Creation of Regional Plan

- » Develop a strong governance framework
- » Review of each partners objectives (e.g. OCP policies)
- » Determination of boundaries and partners
- » Administrative framework

Collaborative Opportunities

- » Water and waste water study
- » Regional landfill and recycling facility
- » Master drainage plan
- » Recreation strategy
- » Regional fire service agreement
- » Regional emergency plan (e.g. flood)
- » Transportation master plan
- » Regional asset management plan

Group 8

Creation of Regional Plan

- » Creation of Regional Plan
- » Initiation by gov't (take lead)
- » Find scope of region and determine region boundary
- » Governance framework (committee/grassroots)
- » Find common ground needs
- » Set structure / framework guidelines
- » Initial meeting with region
- » Develop communications plan to inform and engage and involve
- » Fair and impartial

Collaborative Opportunities

- » Servicing infrastructure (water, sewer)
- » Tourism
- » Recreation/cultural inclusive
- » Natural environment (urban forest / greenbelt)
- » transportation
- » Commercial
- » Industrial
- » Holistic quality of life
- » Trans-Canada trail

Group 9

Creation of Regional Plan

- » Define region
- » Defining region and development of governance structure
- » Regional land use plan
- » Establish regional vision
- » Establish funding plan
- » Vision plan includes creating a great place to live, work and play for everyone (inclusive)
- » Establish a baseline – what do we have to provide now
- » Infrastructure planning and common assumptions
- » Maintaining flexibility to adapt to change
- » Provincial participation

Collaborative Opportunities

- » Waste water services plan
- » Water services plan
- » Solid waste services plan
- » Recreation strategy
- » Emergency services response plan
- » Transportation services (transit, roadways, winter road maintenance)
- » Health and education planning
- » Regional land use plan
- » Baseline planning to identify opportunities and constraints

DESIRED OUTCOMES../4

Group 10

Creation of Regional Plan

- » Who's in – scale (communities)
- » Communication
- » Parameters
- » Common interests/ goals
- » Mitigating collective risk
- » Funding
- » Regional self determination

Collaborative Opportunities

- » Governance structure
- » Conflict resolution process
- » Long term view
- » Vision statement
- » Substantive elements
 - Waste
 - Waste water
 - Landfill
 - Recreation
 - Parks
 - Transit / transport
- » Fire services mutual aid

Group 11

Creation of Regional Plan

- » Develop action oriented project specific plan
- » Establish framework for regional collaboration (not governance)
- » Common understanding of regional plan
- » Must have difficult discussions
- » Basic principles
- » Mechanism / formalized strategy for dialogue
- » Recognize different capacities
- » Mutual benefit
- » Demonstrate value (must have difficult conversations)

Collaborative Opportunities

- » Sharing of capacity (knowledge, resources)
- » Regional utility
- » Waste water
- » Transportation
- » Use of regional facilities (recreation)
- » Communication and notification
- » Communication with the province
- » Communication with the citizens
- » Issue / action focused meetings
- » Acknowledgement of regional partners (impact, why they are here)
- » Process versus end result
- » Dispute resolution process
- » Overall regional servicing plan

Group 12

Creation of Regional Plan

- » Define the region (s)
- » Common definitions and understanding
- » Components: Tourism, business, ec devl
- » Create a vision
- » Mapping clusters (agriculture, commercial, industrial)
- » Add the trading area
- » Develop change management plan
- » Land use
- » Knowledge management plan

Collaborative Opportunities

- » Tourism
- » All water issues
- » Transportation: roads, networks
- » Parks and recreation
- » Increasing population
- » Environmental issues and impacts
- » Social cultural diversity
- » Managing change
- » Risk mitigation

APPENDIX D

Activity #2 - Desired Outcomes

Table Group Data (Prioritized Outcomes)

CONROY ROSS PARTNERS

SEARCH &
CONSULTING

PRIORITIZED OUTCOMES

Creation of a Regional Plan	Regional Planning Opportunities
<ul style="list-style-type: none"> Define the area and meet the neighbors 	<ul style="list-style-type: none"> Identify cooperative efficiencies and share core services (i.e. water, waste water, landfill, etc.)
<ul style="list-style-type: none"> Long term goals / vision 	<ul style="list-style-type: none"> Regional land use strategy

Creation of a Regional Plan	Regional Planning Opportunities
<ul style="list-style-type: none"> Governance structure with committed players 	<ul style="list-style-type: none"> Shared services plans (water, waste water and storm)
<ul style="list-style-type: none"> Defined area and common vision 	<ul style="list-style-type: none"> Tax and cost sharing arrangements

Creation of a Regional Plan	Regional Planning Opportunities
<ul style="list-style-type: none"> Governance framework which determines common ground and needs 	<ul style="list-style-type: none"> Water and waste water
<ul style="list-style-type: none"> Find scope of region, stakeholders, all people involved so that framework can be determined 	<ul style="list-style-type: none"> Holistic regional living – ways for us to work together to create inclusive collaborative recreational developments (e.g. Trans Canada Trail)

PRIORITIZED OUTCOMES../2

Creation of a Regional Plan	Regional Planning Opportunities
<ul style="list-style-type: none"> • Develop an action oriented project specific plan 	<ul style="list-style-type: none"> • Sharing of capacity (knowledge, resources)
<ul style="list-style-type: none"> • Establish a framework of regional collaboration not governance (partnerships) 	<ul style="list-style-type: none"> • Overall regional servicing plan

Creation of a Regional Plan	Regional Planning Opportunities
<ul style="list-style-type: none"> • Form a regional planning committee (or expand White Butte) with governance structure that creates trusted action 	<ul style="list-style-type: none"> • Create a regional land use plan <ul style="list-style-type: none"> • Amalgamate existing plans • Identify gaps (e.g. schools) • Identify conflicts
<ul style="list-style-type: none"> • Baseline planning to identify opportunities and constraints (e.g. landfill, waste water, health and education) 	<ul style="list-style-type: none"> • Create a vision for the region

Creation of a Regional Plan	Regional Planning Opportunities
<ul style="list-style-type: none"> • Who's in? (Communities involved, who will represent those who are involved?) 	<ul style="list-style-type: none"> • Quick wins (E.g. Mutual aid, shared emergency services)
<ul style="list-style-type: none"> • Common interests and goals 	<ul style="list-style-type: none"> • Waste water phase 2

PRIORITIZED OUTCOMES../3

Creation of a Regional Plan	Regional Planning Opportunities
<ul style="list-style-type: none"> • Definition of a regional authority 	<ul style="list-style-type: none"> • Define regional services
<ul style="list-style-type: none"> • Purpose or vision of the plan 	<ul style="list-style-type: none"> • Change management plan

Creation of a Regional Plan	Regional Planning Opportunities
<ul style="list-style-type: none"> • Governance <ul style="list-style-type: none"> • Political group • Administration group <p>*Establish good working process between the two</p>	<ul style="list-style-type: none"> • Water
<ul style="list-style-type: none"> • Assign tasks for participants within governance structure 	<ul style="list-style-type: none"> • Transportation

Creation of a Regional Plan	Regional Planning Opportunities
<ul style="list-style-type: none"> • Pull together and overlay OCP's 	<ul style="list-style-type: none"> • Transportation
<ul style="list-style-type: none"> • Committed resource or consultant 	<ul style="list-style-type: none"> • Water / waste water

PRIORITIZED OUTCOMES../4

Creation of a Regional Plan	Regional Planning Opportunities
<ul style="list-style-type: none"> Governance model(s) to create a framework to have collaborative discussions 	<ul style="list-style-type: none"> Review of regional boundaries and opportunities
<ul style="list-style-type: none"> Information sharing: <ul style="list-style-type: none"> Infrastructure availability Development plans 	<ul style="list-style-type: none"> MOU for further study on eastern water and waste water system

Creation of a Regional Plan	Regional Planning Opportunities
<ul style="list-style-type: none"> Leadership / governance structure 	<ul style="list-style-type: none"> Needs assessment
<ul style="list-style-type: none"> Vision based on assessment of foundational building blocks 	<ul style="list-style-type: none"> Collaborative action plan to address needs / shared services

Creation of a Regional Plan	Regional Planning Opportunities
<ul style="list-style-type: none"> Develop a strong regional framework 	<ul style="list-style-type: none"> Water and waste water study
<ul style="list-style-type: none"> Review of each partners' objectives (e.g. OCP policies) 	<ul style="list-style-type: none"> Regional emergency planning (e.g. flood)

APPENDIX E

Activity #3 - Identify Actions Working Group Data

CONROY ROSS PARTNERS

SEARCH &
CONSULTING

IDENTIFY ACTIONS

Determine Boundaries and Scope of Region

- » Incorporate membership based on capital region
- » Send invitations
- » Determine focal point / common ground
- » Determine “man power”
- » Overlay OCP’s
- » Constraints and opportunities map
- » Interdependence on Regina as core watershed

Establish Regional Governance / Leadership (1)

- » Determine representation
- » Branding
- » Leadership versus management
- » Conflict resolution
- » Decision makers – decision making authority
- » Policy board versus advisory board
- » Local council votes authority to the regional authority
- » Appropriate size making timely decisions

Establish Regional Governance / Leadership (2)

- » Principles – foundation for conducting work / results management
 - Light, nimble structure
 - Functional – specific goals focused on core services
- » Who’s at the table? Determine players (oversight and leadership)
 - Local elected officials first
 - Others as work progresses
- » Define the provinces role
- » Research / knowledge building

IDENTIFY ACTIONS../2

Create an Involvement and Communication Strategy

- » Ensure everyone with a vested interest has equal opportunity to participate
- » Everybody participates
- » Everybody is informed
- » Define the regions purpose
- » Ensure the purpose addressed the needs and considerations of all partners
- » Establish formal involvement process
- » Establish regular communication protocol for regional partners and non-participating regional members to continue to highlight benefits and to help build trust/relationships
- » Define current state level of awareness of all regional partners

Opportunity and Needs Assessment

- » Benchmark
- » Understand current strengths and opportunities
- » How do you build momentum? Short term – long term.
- » What do you need the plan to do? What are the common needs?
- » What are the outlier needs to distinguish it from other regions?
 - Attract economic development, investment and people
- » Right parties together to discuss process / open communication dialogue
- » Each council/community (all levels of government) discuss strengths / opportunities / common barriers / problems
- » Carry out needs assessment
- » 360 degree review of needs by all partners
- » Benchmark status of current status
- » Engage third party to manage review of needs
- » Review and inventory current community plans
- » Identify commonalities and where we can work together
- » Qualitative assessment
- » Prioritize needs
- » Identify duplication of service

Water / Waste Water

- » Individual needs/capacity assessments
- » Regional working group
- » Determining where partnerships benefit us
- » Develop terms of reference and vision
- » Develop coordinated system solutions
- » Develop and elevate options for servicing and governance

IDENTIFY ACTIONS../3

Environmental Sustainability Plan

- » Create “buy in” and awareness of importance
- » Education – 3 pillars of sustainability support one and other
 - Not “second fiddle” to economic development
- » Cannot be too broad (harder to get buy in)
- » Best practice research
- » Mandatory plan to participate in and follow (when complete)
- » Identify jurisdictional issues / policies

Land Use Strategy (1)

- » Define your strategy (e.g. OCP or other documents)
- » Level of detailed involvement
- » Define mission and vision for regional plan
- » Identify opportunities and constraints
- » Flexibility
- » Overlay OCP’s for common understanding
- » Regional OCP or development plan that reflects individual OCP’s of area
- » Define model for region to work together
- » Population and employment stats

Land Use Strategy (2)

- » Overlay OCP’s and infrastructure inventory
- » Consider challenges such as broader social and environmental concerns and water/waste water and other core facility
- » Common vision as to what is to be achieved

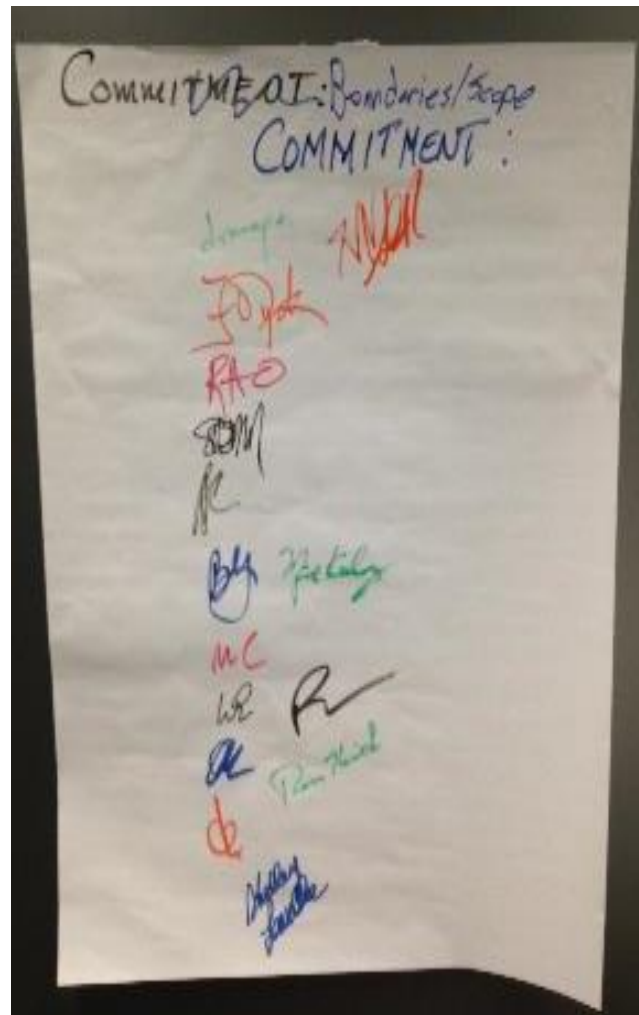
APPENDIX F

Confirming Commitment Gallery Walk
Participant Signatures

CONROY ROSS PARTNERS

SEARCH &
CONSULTING

DETERMINE BOUNDARIES AND SCOPE OF REGION

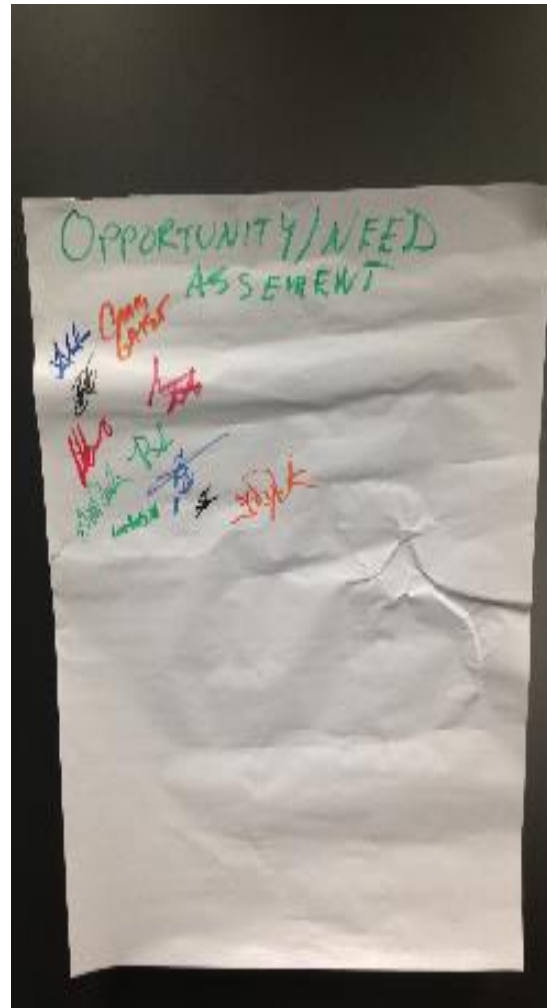


ESTABLISH REGIONAL GOVERNANCE / LEADERSHIP

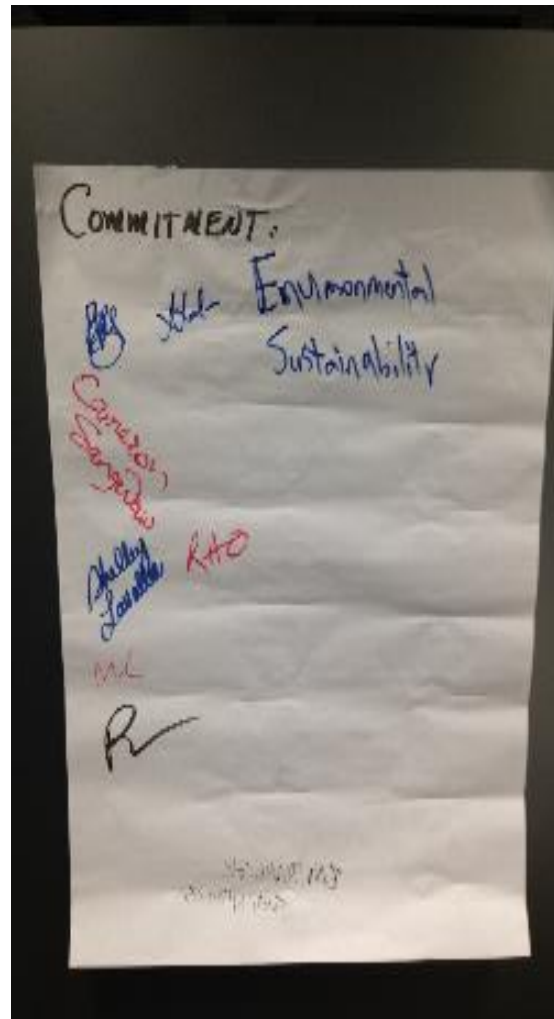




OPPORTUNITY AND NEEDS ASSESSMENT



ENVIRONMENTAL SUSTAINABILITY PLAN



LAND USE STRATEGY







CONROY **ROSS PARTNERS**

SEARCH &
CONSULTING

BUILDING THE REGIONAL FRAMEWORK

Monday • November 17, 2014

7:30 – 8:30 a.m.

Registration/Breakfast (Capital Ballroom)
Welcome Breakfast proudly sponsored by:



8:30 – 8:55 a.m.

**Welcome/Opening Remarks
(Capital Ballroom)**

John Lee, President and CEO, RROC

Mayor Michael Fougere, City of Regina

Minister Jim Reiter, Ministry of Government Relations,
Government of Saskatchewan

8:55 a.m.

MNP proudly presents the
Summit Leadership Theme

9 – 10 a.m.

**Leadership Theme: “Community Benefits
of the Regional Plan”**

Mayor Derek Corrigan, Mayor of Burnaby,
Director of Metro Vancouver Board

10 – 10:20 a.m.

Networking Break proudly sponsored by:



10:20 – 11:20 a.m.

**Leadership Theme: “The ICET Experience:
Economic Development Collaboration as a
Gateway to Regional Thinking”**

Line Robert, CEO, Island Coastal Economic Trust

11:20 – 11:30 a.m.

**Introduction of Participation Theme:
Conroy Ross Partners**

11:30 a.m. – 1 p.m.

**Luncheon Keynote Address:
“Leading Community Change”**

Chief Clarence Louie, Osoyoos Indian Band

Regina & Region
Home Builders'
Association



1 – 1:15 p.m. Break

1:15 – 2:15 p.m.

**Practice Theme: Saskatoon North
Partnership for Growth (P4G) “Rural and
Urban Perspectives in a Regional Plan”**

Rebecca Row, MCIP – Director of Planning & Development,
Rural Municipality of Corman Park

Dana Kripki, MCIP – Senior Planner, Regional Partnerships,
City of Saskatoon

Christine Guttman, MCIP – Regional Plan Project Manager,
Saskatoon North Partnership for Growth

2:15 – 2:45 p.m.

**Practice Overview 1: White Butte
in Review. “A Brief History, the Challenges
and Successes of a Changing Region”**

White Butte Regional Planning Committee

Moderator:

Pamela Fiske, Praxis Research/Strategy

2:45 – 3 p.m.

Networking Break proudly sponsored by:



3 – 3:30 p.m.

**Practice Overview 2: Overview of the Regina
and Region Water and Wastewater Study
Phase 1**

Iain Cranston, CH2M Hill



CH2MHILL.

BUILDING THE REGIONAL FRAMEWORK

Monday • November 17, 2014

3:30 – 4:45 p.m.

Panel Discussion: Maximizing Regional Growth Opportunities

Panel Explores Current & Future Opportunities and Challenges for the Region:

Bryan Richards, President and CEO, Global Transportation Hub

John Hopkins, President and CEO, Regina and District Chamber of Commerce

Judie Dyck, President and CEO, MJ Regina Industrial Corridor

Ron Gerbrandt, Associate Deputy Minister, Ministry of Highways and Infrastructure

Moderator:

John Lee, President and CEO, RROC

4:45 – 7:30 p.m.

Sponsor Networking Reception (Swift Current Room)



City of Regina



Regina Regional Opportunities Commission



7

BUILDING THE REGIONAL FRAMEWORK

Tuesday • November 18, 2014

7:30 – 8:20 a.m.

Breakfast proudly sponsored by:



8:20 – 8:30 a.m.

Day One Recap

John Lee, President and CEO, RROC

8:30 – 10 a.m.

Facilitated Working Group Sessions: "Pathways Forward in the Regina Region"

Conroy Ross to facilitate regional conversations



10 – 10:15 a.m.

Networking Break proudly sponsored by:



10:15 – 11:30 a.m.

Working Group Sessions continued

11:30 a.m.

Conference Wrap up and Next Steps

John Lee, President and CEO, RROC










Mayor Michael Fougere, City of Regina

11:45 a.m.

Media Scrum

Regional Planning for Growth Summit 2014



Question 1 - What group(s) do you represent? Please check all that are applicable

Response	Chart	Percentage	Count
Rural Municipality		21.2%	7
Urban Municipality		33.3%	11
First Nations		0.0%	0
Sponsor		3.0%	1
Presenter		3.0%	1
Committee		6.1%	2
City of Regina employee		18.2%	6
Non-profit		9.1%	3
Private sector		18.2%	6
Other - please specify.		15.2%	5
		Total Responses	33







Question 1 (Other)

#	Response
1.	Chamber of Commerce
2.	conservation advocacy, community volunteers
3.	McNab Neighbourhood Association
4.	Government
5.	Consultant

Question 2 - Did you attend the 2013 Regional Planning Summit?

Response	Chart	Percentage	Count
Yes		45.5%	15
No		54.5%	18
		Total Responses	33

Question 3 - How did you hear about the Summit?

Response	Chart	Percentage	Count
Website - ReginaPlanningSummit.ca		12.1%	4
Email		39.4%	13
Online Advertisement		0.0%	0
Word of mouth		15.2%	5
Social Media (Facebook/Twitter)		0.0%	0
Other (please specify)		33.3%	11
Total Responses			33

Question 3 (Other (please specify))

#	Response
1.	Work
2.	regina.ca
3.	newspaper report
4.	Through work
5.	City of Regina InSite page
6.	The LeaderPost
7.	City of Regina website
8.	Invited by City of Regina Planning Director
9.	through a sponsorship
10.	A colleague sent me the information
11.	Presenter

Question 4 - Tell us how satisfied or dissatisfied you were with the following:

	Very Dissatisfied	Dissatisfied	Nutral	Satisfied	Very Satisfied	Total Responses
Conference materials provided	1 (3.0%)	1 (3.0%)	5 (15.2%)	18 (54.5%)	8 (24.2%)	33
Summit agenda	1 (3.0%)	1 (3.0%)	8 (24.2%)	17 (51.5%)	6 (18.2%)	33
Registration fees	0 (0.0%)	1 (3.0%)	8 (24.2%)	19 (57.6%)	5 (15.2%)	33

Question 5 - Please indicate if you agree or disagree with the following statements:

	Strongly Disagree	Disagree	Agree	Strongly Agree	Total Responses
The conference was well organized	0 (0.0%)	0 (0.0%)	17 (51.5%)	16 (48.5%)	33
Summit staff were courteous and helpful	0 (0.0%)	0 (0.0%)	15 (45.5%)	18 (54.5%)	33
I found Twitter useful to provide comments and feedback during the Summit	4 (13.3%)	16 (53.3%)	8 (26.7%)	2 (6.7%)	30

Question 6 - Please indicate if you agree or disagree with the following statements regarding the Summit venue, DoubleTree by Hilton:

	Strongly Disagree	Disagree	Agree	Strongly Agree	Total Responses
The venue staff were courteous and helpful	0 (0.0%)	0 (0.0%)	22 (66.7%)	11 (33.3%)	33
I enjoyed the meals	0 (0.0%)	4 (12.1%)	15 (45.5%)	14 (42.4%)	33
The venue was easy to locate	0 (0.0%)	1 (3.0%)	15 (45.5%)	17 (51.5%)	33
Parking and/or taxi services were easy to find	0 (0.0%)	4 (12.9%)	16 (51.6%)	11 (35.5%)	31

Question 7 - Please rate the following presentations:

	Poor	Satisfactory	Good	Excellent	N/A	Total Responses
Community Benefits of the Regional Plan. Presentation by Mayor Derek Corrigan.	0 (0.0%)	3 (9.1%)	13 (39.4%)	16 (48.5%)	1 (3.0%)	33
The ICET Experience: Economic Development Collaboration as a Gateway to Regional Thinking. Presentation by Line Robert.	1 (3.0%)	8 (24.2%)	17 (51.5%)	7 (21.2%)	0 (0.0%)	33
Leading Community Change. Keynote	1 (3.0%)	4 (12.1%)	10 (30.3%)	17 (51.5%)	1 (3.0%)	33

presentation by Chief Clarence Louie.						
Rural and Urban Perspectives in a Regional Plan. Presentation by Saskatoon North Partnership for Growth (P4G).	2 (6.1%)	5 (15.2%)	14 (42.4%)	9 (27.3%)	3 (9.1%)	33
White Butte Regional Planning Committee Overview. Presentation by the White Butte Regional Planning Committee.	5 (15.6%)	9 (28.1%)	10 (31.2%)	4 (12.5%)	4 (12.5%)	32
Overview of the Regina and Region Water and Wastewater Study Phase 1. Presentation by Iain Cranston.	0 (0.0%)	5 (15.2%)	13 (39.4%)	13 (39.4%)	2 (6.1%)	33
Maximizing Regional Growth Opportunities. Panel discussion.	1 (3.0%)	12 (36.4%)	12 (36.4%)	7 (21.2%)	2 (6.1%)	33
Day 2- Facilitated Workshop. Workshop by Conroy Ross Partners.	0 (0.0%)	4 (12.1%)	10 (30.3%)	10 (30.3%)	10 (30.3%)	33

Question 8 - What did you enjoy most about the Summit?

#	Response
1.	Food, workshop, presentations, venue. That it was not a full two days.
2.	Networking
3.	The interaction and discussion during the facilitated workshop
4.	Interaction in small groups
5.	Regional Planning Focus
6.	clearer understanding of needs and objectives of regional participants
7.	Last morning feedback & discussion groups
8.	Breadth of knowledge from successful regional processes.
9.	Presentation from Mayor of Burnaby.
10.	Community Benefits of the Regional Plan. Presentation by Mayor Derek Corrigan.
11.	Chief Louis & networking opportunity

12.	Meeting colleagues and reviewing the process with Conroy Ross
13.	Meeting new people - sharing ideas
14.	Keynote speaker
15.	On time, food, weell organized [resentations
16.	Speaker Chief Clarence Louie, I think he needs to be brought back to speak with politicians and band chiefs - could listen to him all day.
17.	The City of Regina and surrounding area would have been far better served by a focused and mediated roundtable, that resulted in a working group dedicated to regional cooperation and growth.
18.	Chief Clarence Louie
19.	Conroy Ross' work was invaluable.
20.	Presentation from MetroVan on their experience
21.	The opportunity to interact with various groups involved in the region's planning activities.
22.	Learning about what is going on.
23.	The ICET presentation was very informative.
24.	The speakers and there information
25.	Chief Louie
26.	Diveristy of the group, networking
27.	Workshop on Day 2
28.	That municipalities are willing to talk to get to a common understanding of regional growth requirements.
29.	Networking and presentations

Question 9 - What did you enjoy least about the Summit?

#	Response
1.	There were three presentations on Regional Authorities and their governance. Three presentations of basically the same model and concept is too many.
2.	The White Butte presentation didn't give each Mayor/Reeve much opportunity to speak.
3.	No real issues to report
4.	It would have been nice to have a break over lunch. Way to long of a day.
5.	off topic tangents; mostly related to political principles
6.	Poor parking, insufficient time to feed a 2-hr. meter
7.	Carb heavy lunch.
8.	Scheduling of speakers was too compacted. Day 1 was too long.



9.	N/A
10.	Focus for Day 2 too focused on Regina with the facilitators making statements that Regina already has things in place so that part of a regional plan shouldnt be an action item
11.	Hour long presentations from presenters that it was difficult to find the value or message
12.	Was all good
13.	Time of year with porential bad weather
14.	While I appreciate that Saskatoon is further along in coordinating their regional economic development with their surrounding areas, the Saskatoon group's presentation was not good. They were clearly not at the point of sharing the dos and don'ts of regional development, as they are only at the beginning stages of development.
15.	Metro Vancouver Governence
16.	The White Butte session didn't seem to add much to the discussion.
17.	Little time left open during agenda to network
18.	A small point, but it might have been nice if there was a bit more time for informal discussions.
19.	Conflicting work schedule
20.	It was unclear what the goal of the first day was.
21.	workshop on second day
22.	Workshop
23.	??
24.	One of the presentations was quite dry and non-applicable to our region.
25.	Comments expressed by Chief Louis that all first nations must be treated as partners in all projects.
26.	N/A

Question 10 - Are there any other topics you would have liked to discuss during the workshop session on Day 2?

#	Response
1.	Maybe more content from other successful plans
2.	legislative role of the provincial government in guiding/supporting regional development
3.	Role of senior government(s) in regional planning: resources & leadership
4.	Did not attend.
5.	The wider benefits - see Community Benefits of the Regional Plan. Presentation by Mayor Derek Corrigan.

6.	How to engage first nations... seems be a problem on both sides
7.	SWOT analysis of the region / debate on what we are trying to be known for
8.	Not at this time appropriate agenda
9.	Challenges of various types of regional governance structures and concrete examples of financial benefits of regional structures.
10.	ICET presentation
11.	The City of Regina has not had enough success and action on the regional development front to justify a second conference on regional economic development and coordinated growth.
12.	next steps - where do we go next, next event, etc
13.	I think they were adequately covered.
14.	As John Hopkins asked in the panel "do we want to grow?"
15.	No, I think that the list of topics was determined through consensus.
16.	No
17.	Regional drainage and how it will impact regional development and the responsibility of provincial government.
18.	N/A

Question 11 - Would you be interested in a future Regional Planning for Growth Summit?

Response	Chart	Percentage	Count
Yes		93.9%	31
No		6.1%	2
Total Responses			33

Question 12 - Final comments:

#	Response
1.	Was personally there to see how we could partner with the Region on economic and tourism opportunities. All discussion was about Lumsden to Balgonie. Fort Qu'Appelle has 4 lakes and a ski hill which benefits the entire region. We need to work together to promote the larger region.
2.	Excellent venue, excellent food. John Lee kept the agenda on time, while respecting breaks. Disappointed with the lack of attendance at the reception.
3.	City of Regina staff and hotel staff, were fantastic.
4.	facilitation of final session Tuesday morning could have been better

5.	Better promotion/communication outside urban area needed, e.g. weekly papers
6.	On balance, I found the Summit very good. "No community is an island to herself anymore"
7.	Overall satisfied. Took away a new perspective on trying to involve first nations. I found it too focused on Regina and felt that I paid a registration to help solve some of that regions issues instead of learning the way to address the issues generically.
8.	The day and a half is a suitable time period
9.	Very interesting and relevant
10.	Find more local success examples and work through the nuts and bolts of their experience, how it started, why it started, benefits, problems, etc.
11.	Regional economic development and coordinated growth is an important subject that deserves real attention and action from the City of Regina, and its elected officials.
12.	Regional co-operation and not Regional Government.
13.	I applaud the City and its partners for taking the initiative to hold these summits. My background is in First Nation's land management so I had a keen interest in that aspect of the summit. I would be happy to share my ideas on meaningful engagement of First Nations in regional planning activities.
14.	The 2nd day facilitation was good, but it certainly did not seem that actual decision makers who could execute visioning or implementing a future regional structure or plan. I was left wondering who would actually champion the next steps
15.	I thought last years was more interesting.
16.	Thanx
17.	Good work look forward to outcomes

Planning Summit- 1.5 days	Paid Delegates				Actual
	Estimate	Estimate	Estimate	Estimate	
	100	150	200	142	
Registration Credit Card Fees (3% of registration fee)	\$450.00	\$675.00	\$900.00	\$549.00	
Registration- Picatic Fees (5% of registration fee)	\$750.00	\$1,125.00	\$1,500.00	\$915.00	
Advertising costs	\$5,000.00	\$5,000.00	\$5,000.00	\$3,460.51	
Printing/Design costs	\$3,000.00	\$4,000.00	\$5,000.00	\$2,441.13	
Facility Rental Fee	\$8,000.00	\$8,000.00	\$8,000.00	\$1,890.00	
Networking Reception- Day 1	\$4,000.00	\$5,000.00	\$6,000.00	\$3,739.66	
Moving rental fee				\$253.00	
Entertainment fee- Joel Henderson (Poor Nameless Boy)				\$600.00	
Welcome Reception- Sunday evening	\$2,000.00	\$2,000.00	\$2,000.00	\$1,975.18	
Speakers	\$15,000.00	\$15,000.00	\$15,000.00	\$9,189.09	
Facilitation	\$25,000.00	\$25,000.00	\$25,000.00	\$30,249.71	
Audio/Visual services	\$8,000.00	\$8,000.00	\$8,000.00	\$8,158.11	
Speakers' gifts	\$500.00	\$500.00	\$500.00	\$542.64	
Paid registrations- Food and Beverage (@\$100 per person)	\$10,000.00	\$15,000.00	\$20,000.00	\$19,646.47	
Unpaid registrations Food and Beverage (@\$100 per person) 30 people	\$3,000.00	\$3,000.00	\$3,000.00	*included above	
Miscellaneous					
Staff parking at hotel				\$72.00	
Wrap-up lunch at hotel				\$136.55	
Photographer (Calvin Fehr)				\$247.50	
Total	\$84,700.00	\$92,300.00	\$99,900.00	\$84,065.55	

Revenue from Fees (\$150/person)

Revenue from Sponsorship

Funding from Planning
Funding from White Butte

Total Budget

Revenue/Loss

March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: CMHC Fall 2014 Rental Vacancy Reports

**RECOMMENDATION OF THE MAYOR'S HOUSING COMMISSION
- MARCH 5, 2015**

That this report be received and filed.

MAYOR'S HOUSING COMMISSION – MARCH 5, 2015

Jennifer Barrett, City Planner, addressed, presented a PowerPoint presentation and answered questions. A copy of the presentation is on file in the Office of the City Clerk.

The Commission adopted a resolution to forward this report to City Council for information.

Mayor Michael Fougere, Councillors: Bryon Burnett; Bob Hawkins, Barbara Young; Robert Byers; Blair Forrester and Malcolm Neill were present during consideration of this report by the Mayor's Housing Commission.

The Mayor's Housing Commission, at its meeting held on March 5, 2015, considered the following report from the Administration:

RECOMMENDATION

That this report be received and filed.

CONCLUSION

Canadian Mortgage and Housing Corporation (CMHC) has released the Fall 2014 Rental Market Report for the Regina Census Metropolitan Area (CMA) and Fall 2014 Rental Market Report – Saskatchewan Highlights. The rental vacancy rate for the Regina CMA increased to three per cent, up from 2.5 per cent reported in the spring 2014 survey. This vacancy rate increase achieves the target of the Comprehensive Housing Strategy to attain a three per cent rental vacancy rate by 2017. This vacancy rate includes purpose-built rental buildings of three units or more but does not include social or affordable housing units.

BACKGROUND

The Mayor's Housing Commission has the authority to seek, gather and research information that will assist in providing overall guidance in the implementation of the Comprehensive Housing Strategy (CHS). As part of the implementation of the CHS, the rental vacancy rate has

been monitored with a goal of reaching a three per cent vacancy by 2017. The October 2014 Rental Market Report states a three per cent vacancy rate in the Regina CMA. This is the first time since 2006 that Regina CMA has seen a vacancy rate at or above three per cent.

Rental vacancy rates are recorded in the spring (April) and fall (October) of each year. The report for the Regina CMA, released in December, tracks the vacancy rate for purpose-built rental buildings with three or more units for the Regina CMA and the submarket neighbourhood level zones, current supply and demand, as well as the secondary rental market. The Fall 2014 Rental Market Report – Saskatchewan Highlights reports the vacancy rates and average rents of the 10 major urban centres in the Province.

The tracking of housing data is a critical process in the evaluation of the effectiveness and appropriateness of the City's housing incentives. Current data allows Administration to assess measures that may be taken by the City to improve housing affordability and supply. This analysis will be the basis of the upcoming Housing Incentives Policy review in 2015.

DISCUSSION

In December 2014, CHMC released the Fall 2014 Rental Market Reports for the Regina CMA and Saskatchewan (see Appendix A and B). Data for the Regina CMA is based on information gathered in the first two weeks of October 2014. This report will be accompanied by a short presentation to provide charts and graphs of this information.

A summary of the data presented is as follows:

- The primary rental market vacancy rate reached three per cent in October 2014, up from 1.8 per cent in October 2013.
- The average monthly rent for a two-bedroom apartment unit in Regina is \$1,079, up from \$1,018 in October 2013, resulting in a three per cent rise in the average monthly rental cost.
- The number of purpose-built rental apartment units in Regina CMA has increased to 11,647, up from 11,082 reported in October 2013.
- In order for a newly constructed building to be considered for the October survey, it must be completed and available for occupancy by June 30. An additional 337 units were completed between July 1 and December 31, 2014 and would not have been counted in the Fall Survey.
- The vacancy rate does not include social or affordable housing units such as those under federal operating agreements, and those owned and operated by non-profits or housing authorities for eligible households that are not available in the open market. Until 2004 these units were measured as a separate vacancy rate. However, CMHC has stopped reporting on these units as the vacancy rate was consistently zero per cent.

Vacancy rates are also recorded for eight zones in the city to capture neighbourhood-level data. Vacancies increased in almost all submarket zones in the city in 2014 (see Figures 1 and 3 in Appendix A). These numbers also reflect a large increase in purpose-built rental units in the two north zones in Regina, resulting in higher vacancy rates.

- Regina's Northeast and Northwest neighbourhoods saw the most change in vacancy and rental price. Rental vacancies are highest in Regina Northeast and Northwest zones reporting 4.2 per cent and 4.7 per cent vacancies respectively. The Northwest also reported the highest average monthly rent for a two-bedroom apartment at \$1,280, up from \$1,085 in October 2013. This is likely due to the increase in new construction in these areas resulting in new, higher-priced units being added to the market.
- Apartment vacancies continue to remain low (0.9 per cent) in the South. There is a high rental demand from students in the Wascana-University zone given its proximity to the University and Saskatchewan Polytechnic.
- The East zone was the only one with a decline in vacancy rate of 2.1 per cent, down from 3.5 per cent in October 2013.

In addition to the primary rental market, CMHC also conducts a survey for the Secondary Rental Market in September and October each year to estimate the rental market not covered by the Rental Market Survey (RMS). The information collected for the secondary rental market reflects rented condominiums, single-detached and semi-detached houses, secondary suites, townhouses or any other dwelling containing one or two dwelling units. Year-to-year changes in the secondary rental market differ from those in the RMS as owners of these types of dwellings can move them in and out of the rental market. Unlike units counted in the RMS, which are built for rental tenure, units in the secondary market can be rented one year and owner occupied the next.

- In the fall of 2014, the vacancy rate of investor-owned and rented condominiums saw little change, 1.2 per cent, down from 1.4 per cent at the same time in 2013.
- There were an estimated 12,559 households in the secondary rental market, of these households, 7,007 lived in single family detached rental homes, 2,765 rented semi-detached or duplex units, 1,582 were housed in rented condominiums and the remainder in other forms of secondary rental units such as secondary suites.
- The average rent in the secondary market for all unit types in 2014 was \$1,243, compared to \$1,026 in October 2013. In 2014 the secondary rental market saw a 21 per cent increase in rental rates, compared to the three per cent rental increase observed in purpose-built rental units.

The Fall 2014 Rental Market Report - Saskatchewan Highlights was also released in December, reporting on urban centres exceeding a population of 10,000. Province-wide there were increased rental demands and a rise in rental stocks, which contributed to higher vacancy rates.

- Vacancy rates have increased across the province. The Fall 2014 Rental Market Report indicates a 4.1 per cent vacancy rate in the major urban centres in the Province, up from three per cent in October 2013. Eight of the 10 cities in Saskatchewan reported vacancy rate increases.
- The average monthly rent for a two-bedroom unit in Saskatchewan's urban centres in fall 2014 was \$1,056. Regina reported a slightly higher than average two-bedroom rent of \$1,079 per month. The highest average two bedroom rents in the province were reported in Lloydminster and Estevan at \$1,226 and \$1,240 per month respectively.

As a result of the high number of 2014 rental starts, the Regina CMA has reached the City's vacancy rate target of three percent. CMHC predicts that increased construction will continue to lift vacancies over the next two years. Administration has estimated that approximately 350 - 400 additional units are needed annually to keep up with projected growth. CMHC has reported 900 new rental unit starts in Regina between January and December 2014. Given this rental development, Regina should remain at a three per cent vacancy rate or higher in the next reporting period. The vacancy rate data as well as additional data on rental starts and completions will be considered as part of Administration's review of the Housing Incentives Policy scheduled for 2015.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

The CHS has a target of three per cent vacancy rate by 2017. This goal has been achieved in this fall's report. However, Administration will continue to monitor the data to evaluate whether policy and incentives are required to maintain a steady vacancy rate.

The Condominium Conversion Policy is affected by this increase in vacancy rate. A rental building may be considered for condominium conversion when the average of the two most recently published spring vacancy rates or the two most recently published fall vacancy rates for the Regina CMA and neighbourhood zone are both at or above three per cent. Additional restrictions apply for units that have received rental incentives through the City's Housing Incentives Policy.

Other Implications

None with respect to this report.

Accessibility Implications

Five per cent of units in rental development must be accessible as per the provincial *Uniform Building and Accessibility Standards Regulations*. Development criteria established for eligibility for housing incentives encourages development of accessible units that exceed the required five per cent in multi-unit rental developments and the creation of accessible units in ownership developments.

COMMUNICATIONS

None with respect to this report.

DELEGATED AUTHORITY

The Mayor's Housing Commission has the authority to seek, gather and research information that will assist in providing overall guidance in the implementation of the Comprehensive Housing Strategy.

Respectfully submitted,

MAYOR'S HOUSING COMMISSION

A handwritten signature in black ink, appearing to read "Hall", written in a cursive style.

Erna Hall, Secretary

Report prepared by: Cindy Howden
Administrative Assistant

RENTAL MARKET REPORT

Regina CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2014

Highlights

- In the primary rental market, the vacancy rate in Regina's privately-initiated rental apartments was three per cent in October 2014, up from 1.8 per cent in October 2013.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Regina CMA was \$1,079 in October 2014, up from \$1,018 in October 2013.
- In rental structures common to both the October 2013 and October 2014 surveys, the year-over-year change in the average rent for a two-bedroom apartment was three per cent.

Figure 1

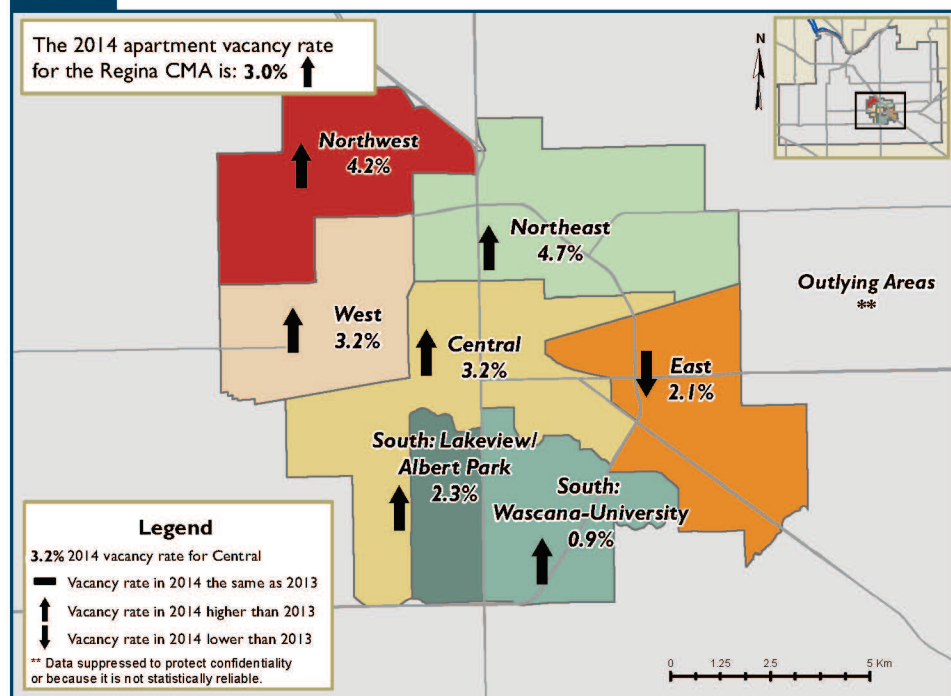


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- 5 Supply and Demand Factors: New rental additions have eased demand pressures
- 5 Secondary Rental Market Survey: Vacancies unchanged in rental condominium apartments

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Primary Rental Market Survey

Overview: Regina's Vacancies and Rents Increased in 2014

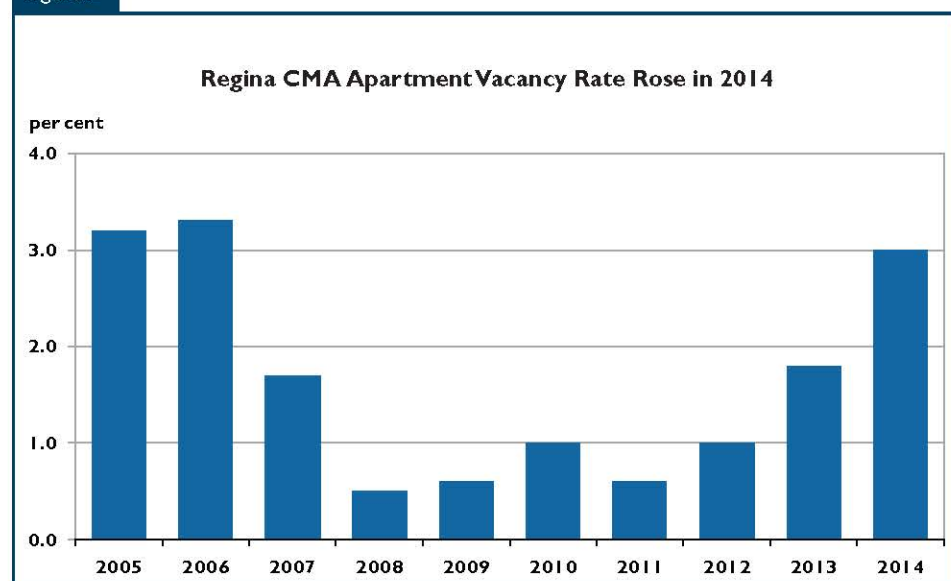
According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2014, the apartment vacancy rate¹ in the primary rental market in the Regina Census Metropolitan Area (CMA) was three per cent, up from 1.8 per cent in October 2013. The higher vacancy rate can be attributed to rising supply of newly constructed rental apartments that more than surpassed a more modest increase in rental demand between the two fall surveys. Regina's persistently low vacancies in previous years have spurred the construction of rental apartments in the past two years. As many of these units have been completed, this has added to the overall supply levels across the CMA. On the demand side, the contraction in Regina's full-time job creation, the arrival of

fewer non-permanent residents so far this year, and the movement into homeownership by some renter households have moderated the growth in rental demand. Together, these factors have resulted in a higher apartment vacancy rate in the October 2014 survey.

The vacancy rates by bedroom type ranged from two per cent for apartments with three or more bedrooms to a high of 3.4 per cent for two-bedroom suites. Bachelor suites reported a vacancy rate of 2.7 per cent in October 2014, compared to 2.2 per cent last fall. The vacancy rate in one-bedroom apartments increased 0.7 of a percentage point to 2.7 per cent in the current survey. Among apartments with three or more bedrooms, the vacancy rate was two per cent in October 2014, down from 2.6 per cent in the previous survey. Two-bedroom suites posted the largest increase in apartment vacancies, rising 1.9 percentage points to 3.4 per cent from 1.5 per cent in October 2013. This is unsurprising

Apartment Vacancy Rates (%) by Major Centres		
	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	2.7	2.8

Figure 2



Source: CMHC October Rental Market Survey – Structures of 3+ units

¹ Based on privately-initiated rental apartment structures of three or more units.

given that two-bedroom suites also reported the largest increase in the rental universe between the two October surveys, adding 511 more units this fall.

Across the Regina CMA, the average monthly rent for a two-bedroom apartment in new and existing structures was \$1,079 in October 2014, up from \$1,018 in last fall's survey. Based on units common to both the 2013 and 2014 October surveys², the average rent for a two-bedroom apartment in the Regina CMA rose three per cent this fall after rising 3.7 per cent in the previous year.

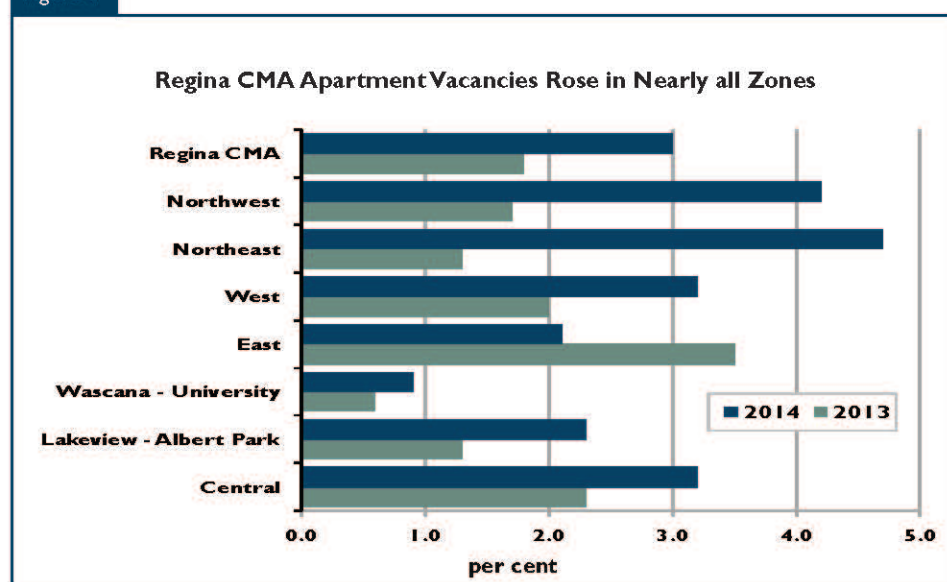
Regina's availability rate³ for apartment rental units increased in the October 2014 survey compared to last fall, rising to 4.4 per cent from 2.6 per cent in October 2013. The availability rate can serve as a useful tool for property managers as it allows them to manage not only the units that are currently vacant, but also those that will be vacant in the coming months. At the time of the October survey, the difference between the apartment vacancy rate and the availability rate had increased to 1.4 percentage points from 0.8 of a percentage point in the previous survey, pointing to the possibility of more vacant units in the months ahead.

Submarket Results:

Vacancies rose in nearly all zones

CMHC's October 2014 survey reported an increase in apartment vacancies in nearly all zones within the City of Regina. The vacancy rate

Figure 3



Source: CMHC October Rental Market Survey – Structures of 3+ units

ranged from as high as 4.7 per cent in the Northeast zone to as low as 0.9 per cent in the Wascana University area. Much like in the October 2013 survey, apartment vacancies remained low in the Wascana University area, given the proximity of units to the University of Regina and strong demand from students. The East was the only zone that reported a decline in the apartment vacancy rate at 2.1 per cent, down from 3.5 per cent in the October 2013 survey. Of the areas that reported higher vacancies this fall, the Northeast zone not only had the highest vacancy rate at 4.7 per cent, but also recorded the largest vacancy increase of 3.4 percentage points between the two surveys. This coincided with only a 2.1 per cent increase in the rental apartment universe, suggesting that along with supply, demand factors also impacted vacancy rates such as some tenants entering into homeownership or moving to rent

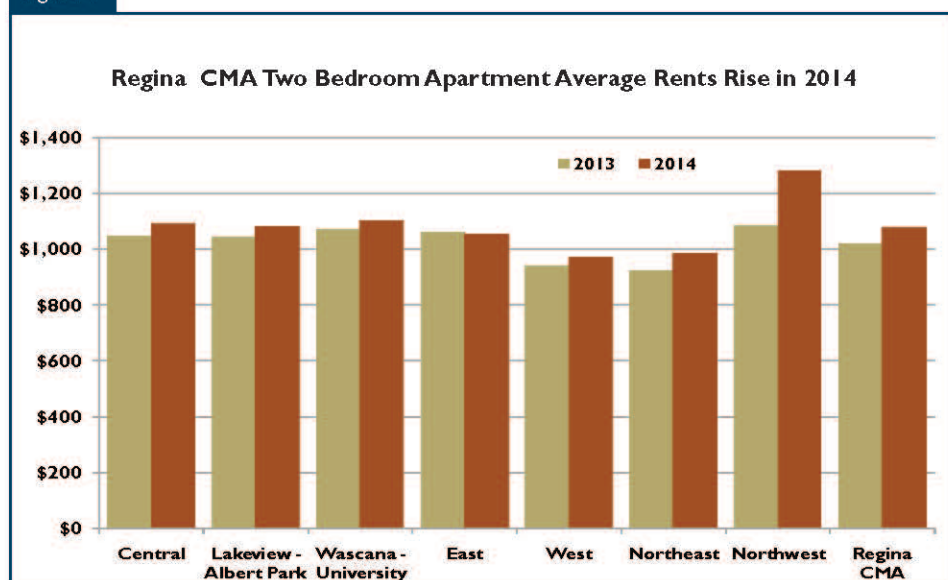
in other neighbourhoods. Meanwhile, the vacancy rate in both the West and Central zones was 3.2 per cent. The vacancy rate in the Lakeview/Albert Park area increased to 2.3 per cent in the October 2014 survey from 1.3 per cent last fall.

Unlike in October 2013, newer structures reported a higher vacancy rate relative to older buildings in the current survey. The apartment vacancy rate in structures built in 2005 or later was 6.2 per cent in the current survey, up from 0.2 per cent last fall. By comparison, structures built from 1940 to 1959 reported a vacancy rate of 5.4 per cent, up from 3.8 per cent in October 2013. Both ends of the spectrum reported higher vacancies over the previous year. Older rental buildings in the Regina CMA have been faced with increasing competition from newer rental structures whose units offer additional amenities to attract a wider

² When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2013 and 2014 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

³ A rental unit is available if the existing tenant has given, or has received, notice to move and a new tenant has not signed a lease; or the unit is vacant.

Figure 4



Source: CMHC October Rental Market Survey – Structures of 3+ units

demographic. In newer structures, the increase in vacancies this fall can be attributed to higher supply of newly constructed rental units, which generally command a higher average monthly rent.

The availability rate for rental apartments in Regina increased in nearly all zones within city limits this October. At 8.4 per cent, the Northwest zone not only reported the highest availability rate this fall but also recorded the largest increase in the availability rate, rising 5.8 percentage points from the previous year. This coincided with a large increase in the rental universe for this zone between the two October surveys. The lowest availability rate for rental apartments in Regina was reported in the Wascana University area, at 2.1 per cent.

In structures common to both surveys, bachelor suites posted the largest year-over-year increase in same-sample rents, rising an estimated 4.9 per cent from October 2013 to October 2014. Among the smallest gains in structures common to

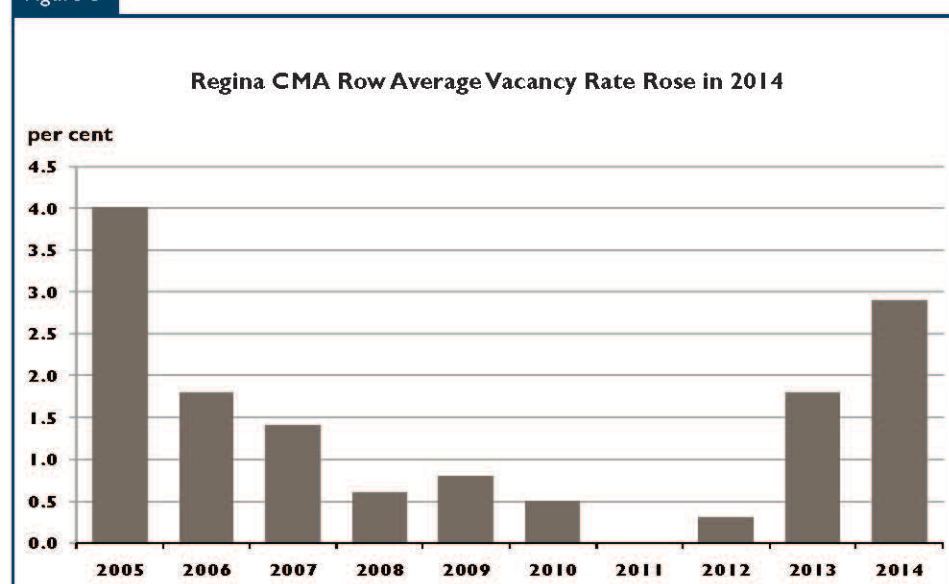
both surveys were apartments with three or more bedrooms, with an estimated 2.5 per cent rent increase over the October 2013 survey. The increase in same-sample rents for both one-bedroom and two-bedroom apartments was estimated at 3.0 per cent in October 2014 survey. The Northeast had among the highest same-sample rent increases in two-

bedroom apartments, at 4.6 per cent year-over-year. Meanwhile, the Central zone reported among the lowest same-sample rent increases in two-bedroom suites compared to the previous survey, at 2.8 per cent.

In new and existing structures, the Northwest reported the highest average monthly rent for a two-bedroom apartment at \$1,280, up from \$1,085 in the October 2013 survey. Rental structures in this zone tend to be newer with additional amenities, thus command higher rents. Meanwhile, the lowest average rent for a two-bedroom apartment was reported in the West zone at \$969 per month.

In October 2014, the vacancy rate for Regina's row (townhouse) rentals in the primary rental market increased to 2.9 per cent, up from 1.8 per cent in the previous year. Across the Regina CMA, row vacancies ranged from 0.4 per cent among two-bedroom suites to 7.1 per cent for one-bedroom units. Given the relatively small rental universe among row units, readers should be cautious when interpreting

Figure 5



Source: CMHC October Rental Market Survey – Structures of 3+ units

the high vacancy rate among one-bedroom units. Overall, the universe of Regina's row rental units declined to 836 units in October 2014 from 901 in October 2013.

Despite having a vacancy rate slightly lower than Regina's rental apartments, same-sample rents for row units in the primary rental market increased at a faster pace than apartments in the October 2014 survey at 5.2 per cent year-over-year.

The average monthly rent for a two-bedroom townhouse in the Regina CMA this fall was \$1,201, up from \$1,121 in October 2013. Within the city boundaries, the average monthly rent for a two-bedroom row unit was \$1,211 in October 2014.

Supply and Demand Factors:

New rental additions have eased demand pressures

While net migration in the first half of 2014 remains elevated, the reduction in the number of non-permanent residents arriving in Saskatchewan during this period has impacted rental demand in Regina this year. Non-permanent workers typically look to the rental market for their accommodation needs. Another factor impacting rental demand is the moderation of employment growth in Regina this year, which is impacting full-time job creation among a traditional renter group aged 15-24. In addition, discussion with industry suggests that the rising supply in Regina's resale and new home

markets, along with low mortgage rates and increasing lower-price housing options in the new home multi-family sector, has encouraged some renter households to move into homeownership. Together, these factors have helped increase vacancies in Regina this year.

On the supply side, persistently low vacancies in recent years prompted local builders to increase rental apartment starts in the past few years. As many of these units have been completed, this has alleviated some of the downward pressure on rental apartment vacancies in the Regina CMA, resulting in a higher vacancy rate this year. In the October 2014 survey, the universe of purpose-built rental apartments in the Regina CMA increased to 11,647 units from 11,082 in October 2013, an addition of 565 units. Changes in the number of units in the universe are impacted by new unit completions and structures that are added or removed due to renovations, demolitions, fire damage, or condominium conversions. Other buildings removed from the survey can either be vacant and for sale, demolished, boarded up, or converted to other uses.

From July 2013 to June 2014, local builders applied finishing touches to 944 rental apartments.⁴ This followed only 159 completions during the previous 12-month period. The recent additions resulted in an increase in Regina's apartment rental universe in the October 2014 survey. There were a total of 230 apartment rental units removed from the universe in the past

year via condominium conversions, compared to none from October 2012 to October 2013. A lower number of units were removed from the universe due to renovation or demolition.

Secondary Rental Market Survey⁵:

Vacancies unchanged in rental condominium apartments

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

In October 2014, the vacancy rate in Regina's investor-owned and rented condominiums was relatively unchanged from October 2013 survey. As depicted on Table 4.1.1, the vacancy rate in rental condominium apartments across the Regina CMA was 1.2 per cent this fall, compared to 1.4 per cent in the fall of 2013.

In the current survey, the universe of condominium apartments in Regina increased 14 per cent to 6,404 units from 5,616 in October 2013. The number of condominium apartments identified as rental totalled 1,582 units, up from 1,280 in last fall's survey. As a result, the proportion of condominium units identified as investor-owned and rented rather than owner-occupied was 24.7 per

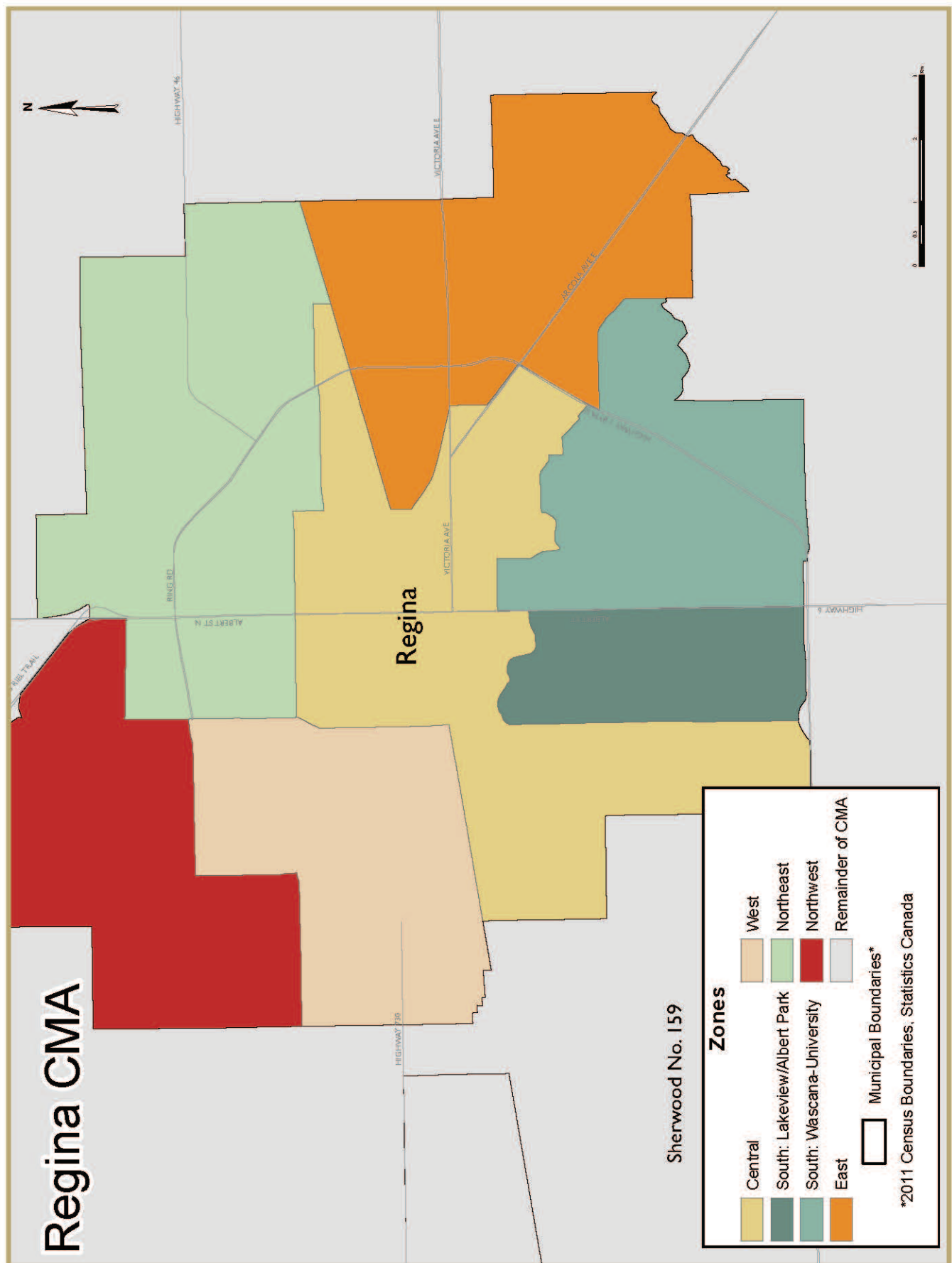
⁴ In order for a newly constructed building to be included in CMHC's October rental market survey, it must be completed by June 30.

⁵ The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. There are two types of Secondary Rental Market Surveys of condominiums and of rented structures with less than three self-contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada. Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

cent of the total condominium universe, compared to 22.8 per cent in 2013.

Regina's other segment of the secondary rental market includes households in rented single-detached houses, semi-detached houses, freehold row or townhouses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. In the fall of 2014, there were an estimated 10,977 households in Regina's other secondary rental market, compared to 10,595 households in October 2013. Of these, an estimated 7,007 Regina households rented single-detached homes, compared to 6,603 households in October 2013. An estimated 2,765 households rented semi-detached, row, or duplex units this October, compared to 3,308 in 2013.

As highlighted by Table 5.1, the average rent in the secondary market for all unit types in October 2014 was \$1,243, compared to \$1,026 in October 2013. A single-detached house rented for an average of \$1,319 per month this fall. Meanwhile, semi-detached, row, and duplex units commanded an average monthly rent of \$1,156, compared to \$1,011 in the previous October survey.



RMS ZONE DESCRIPTIONS - REGINA CMA	
Zone 1	Central - North: Ross Ave E, McKinley Ave; East: Hwy 1, Park St; West: Courtney St; South: Hwy 1.
Zone 2	South: Lakeview/Albert Park - North: Wascana Creek; East: Albert St; West: Lewvan Dr; South: Hwy 1.
Zone 3	South: Wascana-University - North: College Ave, 19th Ave; East: Fleet St; West: Albert St; South: 5th Base Line.
Zone 4	East -North: Cormorant Dr; East: Prince of Wales Dr; West: Winnipeg St, Park St, Hwy 1; South: Wascana Lake.
Zone 5	West - North: 9th Ave N; East: Pasqua St, Lewvan Dr; West: Pinkie Rd; South: Surveyed Rd.
Zone 6	Northeast - North: South of Inland Dr; East: Prince of Wales Dr; West: Pasqua St; South: Ross Ave E.
Zone 7	Northwest - North: Armour Rd; East: Albert St N; West: Pinkie Rd; South: between Read Ave and Fulton Dr., 9th Ave. N.
Zones 1-7	Regina City
Zone 8	Outlying Areas
Zones 1-8	Regina CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	2.4 b	2.6 b -	2.3 a	3.3 a ↑	2.1 a	3.3 a ↑	4.4 a	0.0 a ↓	2.3 a	3.2 a ↑
Zone 2 - South: Lakeview/Albert Park	2.3 a	1.9 a ↓	1.3 a	2.4 a ↑	1.1 a	2.1 a ↑	0.0 a	7.1 a ↑	1.3 a	2.3 a ↑
Zone 3 - South: Wascana University	0.0 a	0.0 c -	0.8 a	1.2 a ↑	0.5 a	0.8 a ↑	**	**	0.6 a	0.9 a ↑
Zone 4 - East	0.0 a	28.6 a ↑	5.1 a	0.9 a ↓	2.7 a	2.5 a ↓	4.1 a	0.8 a ↓	3.5 a	2.1 a ↓
Zone 5 - West	0.0 c	4.6 d ↑	2.6 a	3.6 b ↑	1.8 a	2.7 a ↑	0.0 a	5.2 d ↑	2.0 a	3.2 a ↑
Zone 6 - Northeast	3.3 a	3.5 d -	1.5 a	2.4 a ↑	1.1 a	5.7 b ↑	**	**	1.3 a	4.7 b ↑
Zone 7 - Northwest	**	**	2.6 a	1.3 a ↓	1.2 a	5.1 a ↑	**	2.8 a	1.7 a	4.2 a ↑
Regina City (Zones 1-7)	2.2 a	2.7 a ↑	2.0 a	2.7 a ↑	1.5 a	3.4 a ↑	2.6 a	2.0 a ↓	1.8 a	3.0 a ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	2.2 a	2.7 a ↑	2.0 a	2.7 a ↑	1.5 a	3.4 a ↑	2.6 a	2.0 a ↓	1.8 a	3.0 a ↑

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	639 a	680 a	838 a	863 a	1,049 a	1,090 a	1,241 a	1,352 a	889 a	923 a
Zone 2 - South: Lakeview/Albert Park	695 a	730 a	931 a	966 a	1,046 a	1,080 a	1,354 a	1,382 a	966 a	1,002 a
Zone 3 - South: Wascana University	697 a	708 a	903 a	945 a	1,070 a	1,102 a	**	**	999 a	1,031 a
Zone 4 - East	**	688 a	899 a	909 a	1,060 a	1,055 a	1,228 a	1,250 a	1,049 a	1,044 a
Zone 5 - West	619 b	693 a	846 a	867 a	941 a	969 a	1,138 a	1,150 b	895 a	922 a
Zone 6 - Northeast	687 a	714 a	846 a	872 a	924 a	987 a	**	**	895 a	949 a
Zone 7 - Northwest	**	**	968 a	1,009 a	1,085 a	1,280 a	**	1,469 a	1,044 a	1,227 a
Regina City (Zones 1-7)	657 a	696 a	875 a	904 a	1,018 a	1,079 a	1,211 a	1,271 a	938 a	989 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	657 a	696 a	875 a	904 a	1,018 a	1,079 a	1,211 a	1,271 a	938 a	988 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	395	391	2,018	2,066	1,179	1,240	22	25	3,614	3,722
Zone 2 - South: Lakeview/Albert Park	171	163	1,135	1,126	1,051	1,046	31	29	2,388	2,364
Zone 3 - South: Wascana University	22	22	393	361	611	537	8	8	1,034	928
Zone 4 - East	5	7	196	220	547	605	121	123	869	955
Zone 5 - West	49	49	407	405	624	622	20	20	1,100	1,096
Zone 6 - Northeast	30	30	457	426	1,003	1,065	18	18	1,508	1,539
Zone 7 - Northwest	2	2	190	223	347	758	6	36	545	1,019
Regina City (Zones 1-7)	674	664	4,796	4,827	5,362	5,873	226	259	11,058	11,623
Zone 8 - Outlying Areas	1	1	12	12	11	11	0	0	24	24
Regina CMA	675	665	4,808	4,839	5,373	5,884	226	259	11,082	11,647

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	2.7 b	4.3 c ↑	2.8 a	4.6 a ↑	2.6 a	4.2 a ↑	4.4 a	8.4 a ↑	2.7 a	4.4 a ↑
Zone 2 - South: Lakeview/Albert Park	2.3 a	1.9 a ↓	3.0 a	4.0 a ↑	2.0 a	2.8 a ↑	0.0 a	7.1 a ↑	2.5 a	3.3 a ↑
Zone 3 - South: Wascana University	0.0 a	0.0 c -	1.3 a	3.4 b ↑	1.6 a	1.3 a ↓	**	**	1.5 a	2.1 a ↑
Zone 4 - East	0.0 a	28.6 a ↑	7.1 a	1.4 a ↓	4.0 a	3.6 a ↓	6.6 a	0.8 a ↓	5.1 a	2.9 a ↓
Zone 5 - West	**	**	3.1 b	4.9 a ↑	2.3 a	3.4 a ↑	0.0 a	5.2 d ↑	2.6 a	4.2 a ↑
Zone 6 - Northeast	3.3 a	3.5 d -	3.1 a	3.1 a -	1.5 a	6.5 a ↑	**	**	2.0 a	5.5 a ↑
Zone 7 - Northwest	**	**	4.2 a	4.5 a ↑	1.7 a	9.6 a ↑	**	8.3 a	2.6 a	8.4 a ↑
Regina City (Zones 1-7)	2.5 a	3.9 b ↑	3.0 a	4.1 a ↑	2.2 a	4.7 a ↑	4.0 a	3.6 a ↓	2.6 a	4.4 a ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	2.5 a	3.9 b ↑	3.0 a	4.1 a ↑	2.2 a	4.7 a ↑	4.0 a	3.6 a ↓	2.6 a	4.4 a ↑

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Central	3.7 c	5.4 b	5.5 a	3.1 c	3.9 b	2.8 a	5.4 c	**	4.7 a	3.3 b
Zone 2 - South: Lakeview/Albert Park	5.9 a	4.9 b	4.9 a	3.9 a	4.1 a	3.2 a	3.9 d	**	4.6 a	3.3 a
Zone 3 - South: Wascana University	2.8 c	1.0 a	3.4 a	4.6 a	3.8 a	3.1 a	**	**	3.3 a	3.6 a
Zone 4 - East	**	**	1.5 b	1.2 a	1.6 b	++	1.2 a	2.8 a	1.9 a	++
Zone 5 - West	3.3 c	**	6.8 a	1.2 a	1.5 a	3.1 b	**	**	3.1 a	3.5 b
Zone 6 - Northeast	3.9 b	2.8 c	6.1 b	2.4 a	5.3 a	4.6 b	**	**	5.5 a	4.1 b
Zone 7 - Northwest	**	**	3.5 a	2.6 a	4.0 a	2.9 a	**	**	++	**
Regina City (Zones 1-7)	3.9 b	4.9 a	5.0 a	2.9 a	3.7 a	3.0 a	4.1 b	2.5 b	4.1 a	3.4 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	3.9 b	4.9 a	5.0 a	3.0 a	3.7 a	3.0 a	4.1 b	2.5 b	4.1 a	3.4 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
Pre 1940	1.1 a	1.9 c -	1.8 c	4.6 c ↑	0.0 b	5.2 d ↑	8.3 a	0.0 a ↓	1.4 a	4.0 c ↑
1940 - 1959	0.0 b	5.8 d ↑	4.4 b	5.3 b ↑	3.9 b	5.5 b ↑	0.0 a	0.0 a -	3.8 b	5.4 a ↑
1960 - 1974	3.0 a	2.1 a ↓	1.9 a	2.7 a ↑	1.3 a	2.3 a ↑	1.6 a	3.3 c ↑	1.7 a	2.5 a ↑
1975 - 1989	2.6 a	7.7 a ↑	1.9 a	1.4 a ↓	1.5 a	2.3 a ↑	2.9 a	1.5 a ↓	1.7 a	2.0 a ↑
1990 - 2004	-	-	**	0.0 a	**	**	-	**	**	0.0 a
2005+	-	-	0.0 a	1.2 a ↑	0.3 a	7.7 a ↑	-	3.3 a	0.2 a	6.2 a ↑
Total	2.2 a	2.7 a ↑	2.0 a	2.7 a ↑	1.5 a	3.4 a ↑	2.6 a	2.0 a ↓	1.8 a	3.0 a ↑

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
Pre 1940	596 a	648 a	753 a	769 a	893 a	930 a	**	1,194 a	740 a	776 a
1940 - 1959	673 a	698 a	809 a	846 a	921 a	963 a	1,353 b	1,323 a	853 a	889 a
1960 - 1974	685 a	715 a	856 a	884 a	989 a	1,024 a	1,131 a	1,144 b	907 a	939 a
1975 - 1989	632 b	726 a	949 a	970 a	1,048 a	1,072 a	1,245 a	1,270 a	1,014 a	1,038 a
1990 - 2004	-	-	**	**	**	**	-	**	**	**
2005+	-	-	1,007 a	1,062 a	1,173 a	1,307 a	-	1,478 a	1,116 a	1,260 a
Total	657 a	696 a	875 a	904 a	1,018 a	1,079 a	1,211 a	1,271 a	938 a	988 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
3 to 5 Units	**	**	1.6 c	2.4 c -	1.9 a	6.1 b ↑	4.1 a	**	2.3 a	5.2 b ↑
6 to 19 Units	3.4 c	4.5 b ↑	2.4 a	2.8 a ↑	1.9 a	3.1 a ↑	4.0 a	1.1 a ↓	2.2 a	3.0 a ↑
20 to 49 Units	1.6 b	2.0 b -	1.9 a	3.0 b ↑	0.9 a	2.7 a ↑	1.6 a	1.2 a ↓	1.4 a	2.7 a ↑
50 to 99 Units	1.4 a	1.6 a ↑	1.3 a	2.5 a ↑	0.7 a	5.0 a ↑	**	2.3 a	1.0 a	3.8 b ↑
100+ Units	-	-	1.5 a	1.3 a ↓	2.3 a	2.3 a -	**	**	1.8 a	1.7 a ↓
Total	2.2 a	2.7 a ↑	2.0 a	2.7 a ↑	1.5 a	3.4 a ↑	2.6 a	2.0 a ↓	1.8 a	3.0 a ↑

The following letter codes are used to indicate the reliability of the estimates:

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- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
3 to 5 Units	593 b	650 a	755 a	802 a	909 a	962 a	1,229 b	1,290 b	883 a	933 a
6 to 19 Units	665 a	713 a	858 a	881 a	993 a	1,020 a	1,240 a	1,242 a	929 a	955 a
20 to 49 Units	658 a	689 a	853 a	884 a	1,030 a	1,105 a	1,110 a	1,253 a	912 a	973 a
50 to 99 Units	642 a	701 a	900 a	947 a	1,030 a	1,166 a	**	1,311 a	951 a	1,067 a
100+ Units	-	-	1,031 a	1,043 a	1,222 a	1,229 a	**	**	1,119 a	1,129 a
Total	657 a	696 a	875 a	904 a	1,018 a	1,079 a	1,211 a	1,271 a	938 a	988 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	2.7 b	3.8 c -	3.4 a	4.2 a ↑	2.0 b	3.4 b ↑	1.1 a	1.8 b -	2.2 a	2.6 a ↑
Zone 2 - South: Lakeview/Albert Park	0.0 a	6.7 b ↑	1.9 a	3.6 a ↑	0.6 a	0.9 a ↑	**	**	**	**
Zone 3 - South: Wascana University	**	**	0.3 a	0.4 a ↑	0.9 a	1.4 a ↑	-	-	-	-
Zone 4 - East	6.3 a	5.0 a ↓	4.4 a	2.1 a ↓	0.7 a	3.4 a ↑	**	**	-	-
Zone 5 - West	3.8 c	5.3 d -	2.3 a	3.0 a ↑	0.0 a	2.8 a ↑	-	-	-	-
Zone 6 - Northeast	-	-	0.6 a	3.1 a ↑	2.4 a	1.9 a ↓	**	12.7 a	-	-
Zone 7 - Northwest	-	-	2.5 a	2.0 a ↓	2.3 a	6.5 a ↑	**	3.1 a	-	-
Regina City (Zones 1-7)	2.3 a	5.2 b ↑	2.2 a	3.0 a ↑	1.4 a	2.8 a ↑	1.0 a	3.8 b ↑	1.8 a	1.7 a ↓
Zone 8 - Outlying Areas	-	-	-	-	**	**	-	-	-	-
Regina CMA	2.3 a	5.2 b ↑	2.2 a	3.0 a ↑	1.4 a	2.7 a ↑	1.0 a	3.8 b ↑	1.8 a	1.7 a ↓

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.4 Private Apartment Vacancy Rates (%)¹ by Rent Range and Bedroom Type Regina CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
LT \$400	**	**	**	**	**	**	**	**	**	**
\$400 - \$499	2.9 c	**	**	**	**	**	**	**	2.3 c	**
\$500 - \$599	1.1 a	2.0 c -	0.0 c	**	**	**	**	**	0.6 a	1.4 a ↑
\$600 - \$699	1.7 b	1.9 b -	1.5 a	0.6 b ↓	0.0 c	**	**	**	1.4 a	1.3 a -
\$700 - \$799	3.1 c	1.4 a ↓	1.3 a	2.6 a ↑	1.0 a	0.0 b ↓	**	**	1.5 a	2.1 a ↑
\$800+	**	11.6 d	2.4 a	2.9 a ↑	1.6 a	3.5 a ↑	2.8 a	2.1 a ↓	2.0 a	3.3 a ↑
Total	2.2 a	2.7 a ↑	2.0 a	2.7 a ↑	1.5 a	3.4 a ↑	2.6 a	2.0 a ↓	1.8 a	3.0 a ↑

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	**	**	**	**	**	**	0.0	a	5.7	a ↑
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	-	4.6	a	1.8	a	2.6	a ↑
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	7.9	a	1.1	a	0.4	a ↓	1.5	a
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	7.5	a	7.1	a ↓	1.1	a	0.4	a ↓

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	**	**	**	**	**	**	1,340	a	1,391	a
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	-	1,023	a	1,231	a	1,316	a
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	849	a	1,127	a	1,211	a	1,285	a
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	834	a	865	a	1,121	a	1,201	a

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** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	1	1	12	10	163	158	174	175	350	344
Zone 2 - South: Lakeview/Albert Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 3 - South: Wascana University	0	0	0	0	0	0	34	33	34	33
Zone 4 - East	0	0	24	0	65	34	275	274	364	308
Zone 5 - West	0	0	0	0	35	35	40	39	75	74
Zone 6 - Northeast	0	0	0	0	0	0	12	12	12	12
Zone 7 - Northwest	0	0	2	2	4	4	52	51	58	57
Regina City (Zones 1-7)	1	1	38	12	267	231	587	584	893	828
Zone 8 - Outlying Areas	0	0	2	2	6	6	0	0	8	8
Regina CMA	1	1	40	14	273	237	587	584	901	836

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	**	**	**	**	**	**	0.0 a	9.7 a ↑	0.3 a	7.0 a ↑
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	-	4.6 a	**	2.9 a	5.5 a ↑	3.8 a	4.9 a ↑
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	7.9 a	**	1.1 a	3.0 a ↑	2.2 a	6.7 a ↑	2.2 a	5.8 a ↑
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	7.5 a	14.3 a ↑	1.5 a	3.0 a ↑	2.2 a	6.7 a ↑	2.3 a	5.7 a ↑

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Central	**	**	**	**	**	**	4.9 ^a	4.6 ^d	4.4 ^a	4.2 ^a
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	-	0.3 ^a	**	1.5 ^c	7.1 ^c	1.9 ^b	**
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	7.3 ^a	**	2.7 ^a	4.1 ^a	3.4 ^b	5.4 ^c	3.4 ^a	5.3 ^c
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	7.4 ^a	6.1 ^a	2.8 ^a	4.0 ^a	3.4 ^b	5.4 ^c	3.4 ^a	5.2 ^c

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	2.6 c	2.6 b -	2.3 a	3.4 b ↑	1.8 a	3.0 a ↑	0.5 a	5.0 a ↑	2.1 a	3.2 a ↑
Zone 2 - South: Lakeview/Albert Park	2.3 a	1.9 a ↓	1.3 a	2.4 a ↑	1.1 a	2.1 a ↑	0.0 a	7.1 a ↑	1.3 a	2.3 a ↑
Zone 3 - South: Wascana University	0.0 a	0.0 c -	0.8 a	1.2 a ↑	0.5 a	0.8 a ↑	**	**	0.8 a	0.9 a -
Zone 4 - East	0.0 a	28.6 a ↑	5.9 a	0.9 a ↓	2.9 a	2.3 a ↓	2.5 a	2.0 a ↓	3.3 a	2.1 a ↓
Zone 5 - West	0.0 c	4.6 d ↑	2.6 a	3.6 b ↑	1.7 a	2.6 a ↑	0.0 a	5.2 b ↑	1.9 a	3.1 a ↑
Zone 6 - Northeast	3.3 a	3.5 d -	1.5 a	2.4 a ↑	1.1 a	5.7 b ↑	3.3 a	3.3 a -	1.3 a	4.7 b ↑
Zone 7 - Northwest	**	**	2.6 a	1.3 a ↓	1.1 a	5.1 a ↑	**	3.4 a	1.5 a	4.2 a ↑
Regina City (Zones 1-7)	2.3 b	2.7 a -	2.1 a	2.7 a ↑	1.5 a	3.3 a ↑	1.8 a	3.2 a ↑	1.8 a	3.0 a ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	2.3 b	2.7 a -	2.1 a	2.7 a ↑	1.5 a	3.3 a ↑	1.8 a	3.2 a ↑	1.8 a	3.0 a ↑

The following letter codes are used to indicate the reliability of the estimates:

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↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	639 a	679 a	838 a	863 a	1,063 a	1,103 a	1,329 a	1,386 a	921 a	955 a
Zone 2 - South: Lakeview/Albert Park	695 a	730 a	931 a	966 a	1,046 a	1,080 a	1,354 a	1,382 a	966 a	1,002 a
Zone 3 - South: Wascana University	697 a	708 a	903 a	945 a	1,070 a	1,102 a	**	**	1,013 a	1,047 a
Zone 4 - East	**	688 a	889 a	909 a	1,056 a	1,059 a	1,230 a	1,296 a	1,083 a	1,109 a
Zone 5 - West	619 b	693 a	846 a	867 a	952 a	983 a	1,250 b	1,291 a	916 a	945 a
Zone 6 - Northeast	687 a	714 a	846 a	872 a	924 a	987 a	996 a	1,051 b	897 a	951 a
Zone 7 - Northwest	**	**	969 a	1,010 a	1,086 a	1,280 a	**	1,422 a	1,070 a	1,234 a
Regina City (Zones 1-7)	657 a	695 a	875 a	904 a	1,023 a	1,084 a	1,265 a	1,330 a	959 a	1,010 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	657 a	695 a	875 a	903 a	1,023 a	1,083 a	1,265 a	1,330 a	959 a	1,010 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	396	392	2,030	2,076	1,342	1,398	196	200	3,964	4,066
Zone 2 - South: Lakeview/Albert Park	171	163	1,135	1,126	1,051	1,046	31	29	2,388	2,364
Zone 3 - South: Wascana University	22	22	393	361	611	537	42	41	1,068	961
Zone 4 - East	5	7	220	220	612	639	396	397	1,233	1,263
Zone 5 - West	49	49	407	405	659	657	60	59	1,175	1,170
Zone 6 - Northeast	30	30	457	426	1,003	1,065	30	30	1,520	1,551
Zone 7 - Northwest	2	2	192	225	351	762	58	87	603	1,076
Regina City (Zones 1-7)	675	665	4,834	4,839	5,629	6,104	813	843	11,951	12,451
Zone 8 - Outlying Areas	1	1	14	14	17	17	0	0	32	32
Regina CMA	676	666	4,848	4,853	5,646	6,121	813	843	11,983	12,483

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	3.0 c	4.3 c -	2.8 a	4.6 a ↑	2.3 a	4.1 a ↑	0.5 a	9.5 a ↑	2.5 a	4.7 a ↑
Zone 2 - South: Lakeview/Albert Park	2.3 a	1.9 a ↓	3.0 a	4.0 a ↑	2.0 a	2.8 a ↑	0.0 a	7.1 a ↑	2.5 a	3.3 a ↑
Zone 3 - South: Wascana University	0.0 a	0.0 c -	1.3 a	3.4 b ↑	1.6 a	1.3 a ↓	**	**	1.7 a	2.0 a ↑
Zone 4 - East	0.0 a	28.6 a ↑	7.7 a	1.4 a ↓	4.1 a	3.4 a ↓	4.0 a	4.0 a -	4.7 a	3.4 a ↓
Zone 5 - West	**	**	3.1 b	4.9 a ↑	2.2 a	3.4 a ↑	0.0 a	5.2 b ↑	2.4 a	4.1 a ↑
Zone 6 - Northeast	3.3 a	3.5 d -	3.1 a	3.1 a -	1.5 a	6.5 a ↑	3.3 a	3.3 a -	2.0 a	5.5 a ↑
Zone 7 - Northwest	**	**	4.2 a	4.9 a ↑	1.7 a	9.6 a ↑	**	8.0 a	2.5 a	8.5 a ↑
Regina City (Zones 1-7)	2.7 b	3.9 b ↑	3.1 a	4.1 a ↑	2.2 a	4.6 a ↑	2.7 a	5.7 a ↑	2.6 a	4.5 a ↑
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	2.6 b	3.9 b ↑	3.0 a	4.2 a ↑	2.2 a	4.6 a ↑	2.7 a	5.7 a ↑	2.6 a	4.5 a ↑

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Zone 1 - Central	3.6 c	5.4 b	5.5 a	3.1 c	3.8 b	2.9 a	5.2 b	3.9 c	4.7 b	3.4 b
Zone 2 - South: Lakeview/Albert Park	5.9 a	4.9 b	4.9 a	3.9 a	4.1 a	3.2 a	3.9 d	**	4.6 a	3.3 a
Zone 3 - South: Wascana University	2.8 c	1.0 a	3.4 a	4.6 a	3.8 a	3.1 a	**	**	3.3 a	3.6 a
Zone 4 - East	**	**	2.0 b	1.2 a	1.4 a	++	1.4 a	4.8 c	1.9 a	2.1 c
Zone 5 - West	3.3 c	**	6.8 a	1.2 a	1.8 a	3.3 b	++	++	3.2 a	3.5 b
Zone 6 - Northeast	3.9 b	2.8 c	6.1 b	2.4 a	5.3 a	4.6 b	**	++	5.5 a	4.2 b
Zone 7 - Northwest	**	**	3.5 a	2.6 a	4.0 a	2.9 a	**	**	++	**
Regina City (Zones 1-7)	3.9 b	4.9 a	5.1 a	2.9 a	3.6 a	3.0 a	3.8 b	3.7 b	4.1 a	3.5 a
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	3.8 b	4.9 a	5.0 a	3.0 a	3.6 a	3.0 a	3.8 b	3.7 b	4.1 a	3.5 a

¹ The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Regina CMA - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	1.4 a	1.2 a	1.8 a	3.0 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Regina CMA - October 2014

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA				
3 to 24 Units	2.0 c	1.3 a	2.0 a	2.9 a
25 to 49 Units	1.4 a	2.4 c	1.3 a	3.3 a
50+ Units	1.2 a	0.8 a	1.3 a	3.2 b
Total	1.4 a	1.2 a	1.8 a	3.0 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Regina CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	5,616	6,404	1,280 a	1,582 a	22.8 a	24.7 a	1.4 a	1.2 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Regina CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA								
3 to 24 Units	1,140	1,178	236 a	254 a	20.7 a	21.6 a	2.0 c	1.3 a
25 to 49 Units	1,680	1,721	255 d	239 c	15.2 d	13.9 c	1.4 a	2.4 c
50+ Units	2,796	3,505	786 d	**	28.1 d	**	1.2 a	0.8 a
Total	5,616	6,404	1,280 a	1,582 a	22.8 a	24.7 a	1.4 a	1.2 a

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Regina CMA - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
Single Detached	**	**	**	**	**	**	1,186 ^b	1,350 ^b	**	1,319 ^d
Semi detached, Row and Duplex	**	**	586 ^d	**	1,019 ^c	1,009 ^c	1,037 ^b	1,269 ^b	1,011 ^b	1,156 ^b
Other-Primarily Accessory Suites	**	**	**	**	1,028 ^c	1,013 ^d	**	**	**	951 ^d
Total	**	**	**	642 ^d	899 ^b	**	1,134 ^b	1,325 ^b	1,026 ^b	1,243 ^c

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Regina CMA - October 2014

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-13	Oct-14
Regina CMA		
Single Detached	6,603 ^b	7,007 ^a
Semi detached, Row and Duplex	3,308 ^a	2,765 ^a
Other-Primarily Accessory Suites	684 ^b	1,205 ^a
Total	10,595	10,977

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while — indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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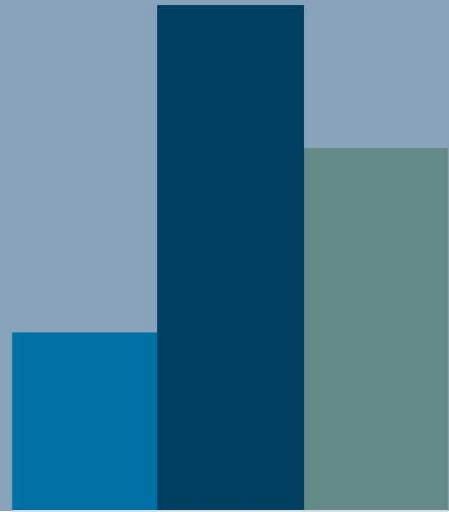
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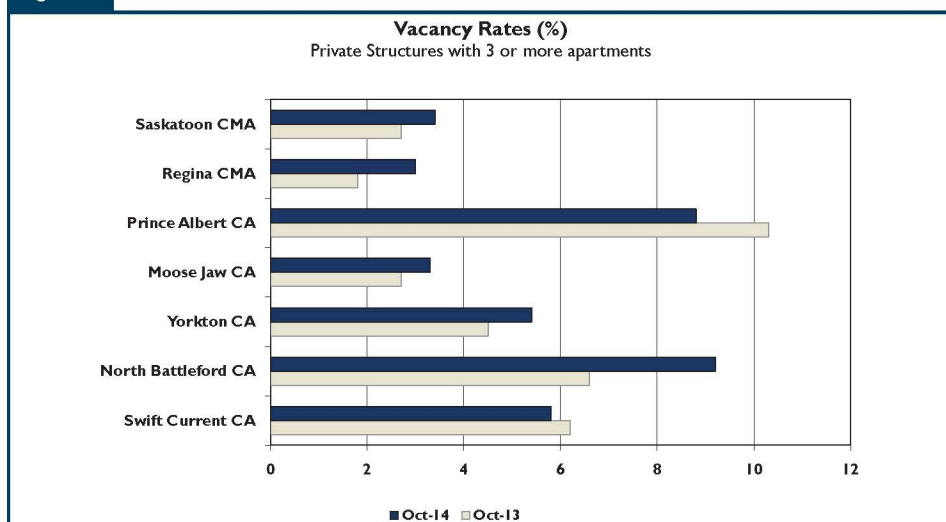
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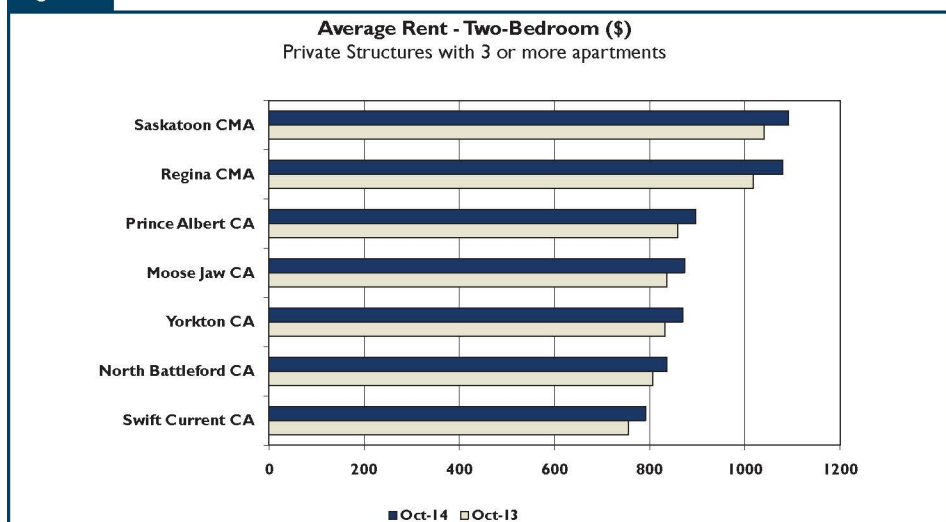
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Figure 1



Source: CMHC Rental Market Survey

Figure 2



Source: CMHC Rental Market Survey

*Urban centres with a population of 10,000 + are included in the survey. Detailed reports are available for CMAs.

Provincial Vacancy Rates Increased

- In the primary rental market, the average apartment vacancy rate in Saskatchewan's urban centres was 4.1 per cent in October 2014, up from three per cent in October 2013.
- In October 2014, apartment vacancy rates in the province's Census Agglomerations (CAs) ranged from 3.3 per cent in Moose Jaw to 12.5 per cent in Estevan.
- Regina and Saskatoon, Saskatchewan's largest urban centres, reported average apartment vacancy rates of three per cent and 3.4 per cent, respectively.
- For units common to both the October 2013 and 2014 surveys, the average two-bedroom apartment rent in Saskatchewan increased by 4.7 per cent.

Vacancy Rates Increased in Saskatchewan

According to the results of Canada Mortgage and Housing Corporation's (CMHC) October 2014 Rental Market Survey¹, the overall apartment vacancy rate² in the primary rental market in Saskatchewan's urban centres³ increased from three per cent in October 2013 to 4.1 per cent in October 2014, with most centres reporting higher vacancies. Provincially, apartment vacancies were highest for three-bedroom units at 5.6 per cent in October 2014. One-bedroom units recorded the lowest vacancy rate among bedroom type at 3.9 per cent. Bachelor units had a vacancy rate of 4.6 per cent in the October 2014 survey, while two-bedroom units reported a vacancy rate of four per cent.

Increase in Purpose Built Rentals Led to Higher Vacancy Rates

Despite heightened rental demand, an increase in the rental stock was a key contributor to the higher vacancy rate in the province this fall. A total of 1,368 purpose built rental apartments units were completed during the 12-month period prior to the October survey, more than double the previous year. The inclusion of these units within the October 2014 survey has led to a significant increase in the purpose built rental apartment universe and to higher vacancy rates this year. The addition of investor-owned condominium units also

created additional competition for the traditional rental market this year.

A rising number of people entering the province contributed to an increase in total occupancy, helping offset the increase in rental supply. Total net migration to Saskatchewan increased in the first two quarters of 2014, with year-to-date figures up six per cent from 2013. In the first half of 2014, Saskatchewan attracted 7,354 net migrants, with the most significant portion coming from international migrants, most of whom are more likely to enter into the rental market upon arriving to the province.

A strong job market, with increasing employment levels and low unemployment rate contributed to the rise in migration to Saskatchewan. Average employment across the province was up 1.6 per cent to the end of October 2014, reaching 574,800 people, the highest level on record. During the same time, the unemployment rate averaged 3.8 per cent, the lowest in the country. Given continued growth in the job market and elevated migration levels, rental demand remained strong in Saskatchewan. However, along with the increase in rental supply in both the primary and secondary rental markets, industry consultations indicate that low mortgage rates, rising rents, and the increasing pace of average weekly earnings have motivated some households to move from rental to homeownership, further contributing to the rise in vacancies.

Same Sample Rent Increases Highest in Lloydminster

Based on units common to both the 2013 and 2014 October surveys⁴, the average rent for a two-bedroom unit in Saskatchewan's urban centres increased 4.7 per cent this year. In Regina, two-bedroom same sample rents increased three per cent, while in Saskatoon it increased by 4.3 per cent. With one of the lowest vacancy rates in the province, the increase in same sample rents was the highest in Lloydminster at 16.5 per cent. Activity in the oil and gas sector has led to employment growth and a rise in migration, which contributed to an increase in demand for rental units in Lloydminster. Further, the amount of furnished units being offered on the market has become more prevalent, leading to higher rents. At 3.3 per cent, the lowest same sample increase for a two-bedroom apartment was found in Estevan, where overall vacancies were the highest among all urban areas.

Vacancies Increase in Eight of Ten Centres in Saskatchewan

The average apartment vacancy rate in the Saskatoon Census Metropolitan Area (CMA) was 3.4 per cent in October 2014, up from 2.7 per cent in October 2013. An increase in rental supply and the movement into homeownership contributed to the increase in vacancies this

¹ Due to seasonal factors, the results of the October 2014 Rental Market Survey are not directly comparable with the results from the April 2014 Rental Market Survey.

² The survey is based on privately-initiated rental apartment structures of three or more units.

³ Urban centres defined as centres with a population of 10,000 or more.

⁴ Year-over-year comparisons of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. Excluding new structures and focusing on structures existing in both the October 2013 and October 2014 surveys provides a better indication of actual rent increases paid by tenants.

year, as did increased competition in the secondary rental market. In addition, consultation with industry participants confirms that rising rents, low mortgage rates, and growing employment have prompted some renters to move to home ownership, further contributing to the higher vacancy rate. To the end of September 2014, a total of 6,900 jobs were created in Saskatoon, representing an increase of 3.9 per cent over the previous year.

The average apartment vacancy rate in the Regina CMA in October 2014 increased to three per cent from 1.8 per cent in October 2013. The tight rental market in Regina for the past several years prompted builders to increase rental construction. The rental universe in Regina increased by 565 units in the October 2014 survey, due in part to the 944 rental apartment completions which occurred since the previous survey. These additional units increased supply and alleviated some of the rental pressures experienced in Regina. Further to that, the addition of investor-owned condominium units over the past few years has created additional competition for the

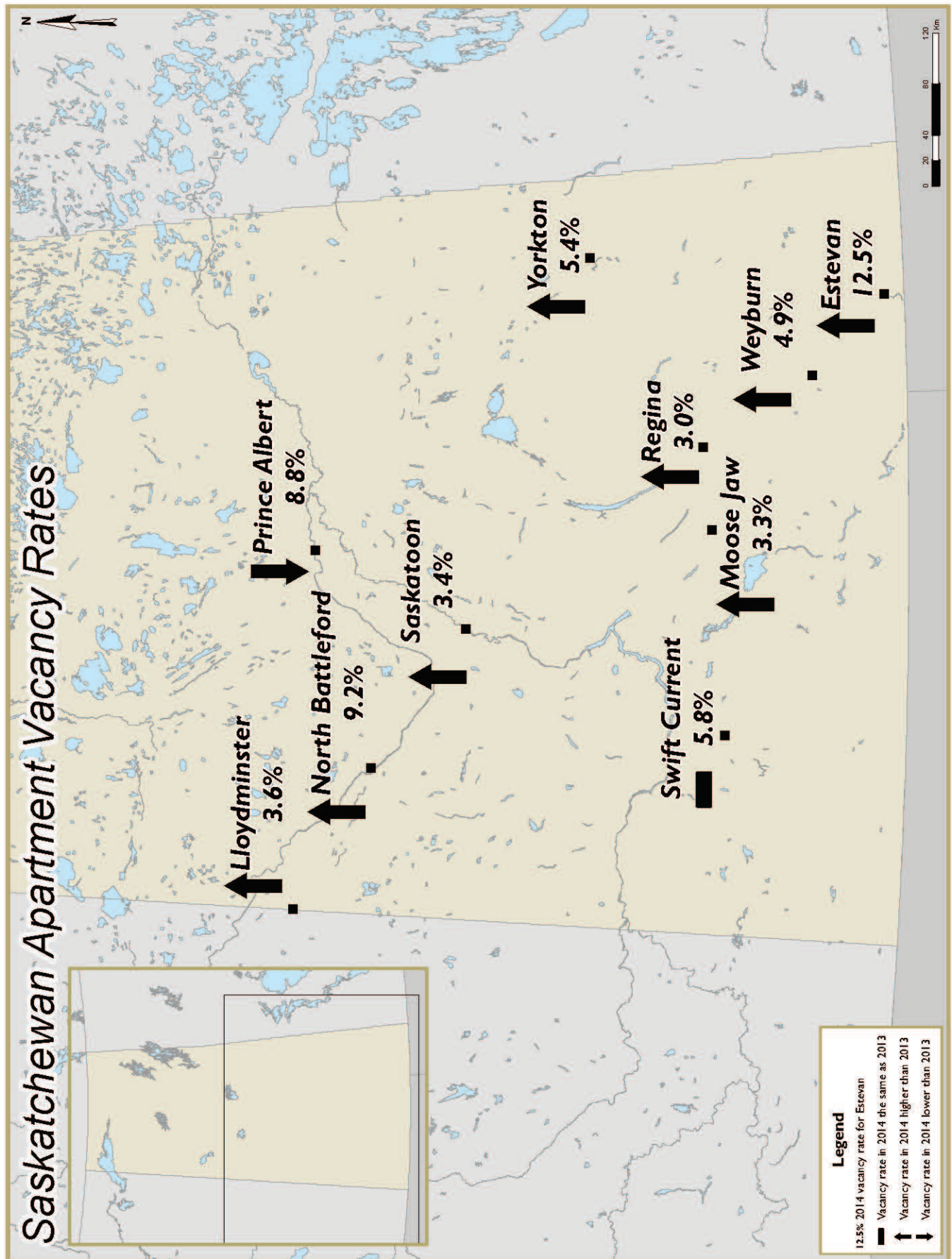
traditional apartment rental market. From October 2013 to October 2014, the number of rented condominiums in Regina increased 24 per cent.

Apartment vacancy rates increased in six of Saskatchewan's CAs in October 2014. Moose Jaw's vacancy rate was one of the lowest among the province's CAs at 3.3 per cent. Lloydminster also reported a vacancy rate below the provincial average, at 3.6 per cent in October 2014.

Estevan experienced the largest year-over-year increase in the vacancy rate and was the highest among the province's CAs, rising from 1.8 per cent in October 2013 to 12.5 per cent in October 2014. The completion of a major project and subsequent downsizing by some employers contributed to the decline in rental demand. Further contributing to the increase in vacancy was a number of newly completed condominium apartments this year, which provided the opportunity for many renters to move into homeownership. North Battleford's vacancy rate was also among the highest in the province at 9.2 per cent, increasing from 6.6 per cent a year prior.

Average Rents Highest in Estevan and Lloydminster

The overall average monthly rent for a two-bedroom unit in Saskatchewan's urban centres in October 2014 was \$1,056. Regina reported an average two-bedroom rent of \$1,079 per month, while Saskatoon's was \$1,091 per month. The highest average two-bedroom rents in the province were recorded in Lloydminster and Estevan, at \$1,226 and \$1,240 per month, respectively. Given the higher salaries in the oil and gas industry, landlords are able to command higher rents in these centres. Further, builders in Lloydminster have responded to increased rental demand with the addition of new rental units to the universe, which command higher than average rents.



1.1.1 Private Apartment Vacancy Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	2.2 a	2.7 a ↑	2.0 a	2.7 a ↑	1.5 a	3.4 a ↑	2.6 a	2.0 a ↓	1.8 a	3.0 a ↑
Saskatoon CMA	2.7 a	4.1 b ↑	2.6 a	3.3 a ↑	3.0 a	3.5 a ↑	1.7 a	3.5 b ↑	2.7 a	3.4 a ↑
Estevan CA	4.2 a	33.3 a ↑	4.1 d	16.8 a ↑	0.0 b	8.9 a ↑	**	6.3 a	1.8 b	12.5 a ↑
Lloydminster CA	1.9 a	2.0 a ↑	2.6 a	5.3 a ↑	1.8 a	2.6 a ↑	1.0 a	7.5 a ↑	2.0 a	3.6 a ↑
Moose Jaw CA	4.0 a	4.1 d -	2.9 a	3.0 a -	2.3 b	3.6 a ↑	**	**	2.7 a	3.3 a ↑
North Battleford CA	18.4 d	0.0 a ↓	6.1 a	6.6 a -	6.3 a	12.0 a ↑	0.0 a	0.0 a -	6.6 a	9.2 a ↑
Prince Albert CA	8.7 c	9.6 c -	7.8 a	9.2 a ↑	10.6 a	7.3 a ↓	16.6 a	15.1 a ↓	10.3 a	8.8 a ↓
Swift Current CA	9.9 a	17.9 d ↑	5.2 a	5.1 b -	6.8 a	4.0 a ↓	1.7 a	10.7 a ↑	6.2 a	5.8 a -
Weyburn CY	**	12.8 a	2.1 a	6.5 b ↑	1.1 a	4.2 a ↑	0.0 a	0.0 a -	1.5 a	4.9 a ↑
Yorkton CA	7.5 a	4.0 a ↓	4.0 a	6.1 a ↑	4.0 a	5.5 a ↑	6.0 a	3.7 a ↓	4.5 a	5.4 a ↑
Saskatchewan 10,000+ (2)	3.6 a	4.6 a ↑	2.8 a	3.9 a ↑	3.0 a	4.0 a ↑	4.6 a	5.6 a ↑	3.0 a	4.1 a ↑

²Includes both Alberta and Saskatchewan portions of Lloydminster CA.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2 Private Apartment Average Rents (\$) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	657 a	696 a	875 a	904 a	1,018 a	1,079 a	1,211 a	1,271 a	938 a	988 a
Saskatoon CMA	666 a	693 a	845 a	884 a	1,041 a	1,091 a	1,114 a	1,172 a	951 a	998 a
Estevan CA	740 b	674 b	1,031 a	1,071 a	1,175 a	1,240 a	1,262 a	1,314 a	1,106 a	1,158 a
Lloydminster CA	670 a	699 a	794 a	938 a	1,085 a	1,226 a	1,052 a	1,270 a	988 a	1,131 a
Moose Jaw CA	531 a	576 b	677 a	709 a	836 a	873 a	**	**	752 a	795 a
North Battleford CA	538 a	527 a	638 a	643 a	807 a	836 a	860 a	862 a	736 a	753 a
Prince Albert CA	576 a	620 a	744 a	782 a	859 a	897 a	971 a	984 a	825 a	861 a
Swift Current CA	493 a	555 a	609 a	648 a	755 a	791 a	914 a	951 a	699 a	741 a
Weyburn CY	534 b	579 b	635 b	690 a	880 a	900 a	904 a	830 a	806 a	829 a
Yorkton CA	602 a	572 a	724 a	758 a	832 a	869 a	891 a	915 a	776 a	807 a
Saskatchewan 10,000+ (2)	642 a	673 a	829 a	869 a	998 a	1,056 a	1,069 a	1,131 a	917 a	970 a

²Includes both Alberta and Saskatchewan portions of Lloydminster CA.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.3 Number of Private Apartment Units in the Universe by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	675	665	4,808	4,839	5,373	5,884	226	259	11,082	11,647
Saskatoon CMA	588	589	4,956	4,964	6,767	6,912	530	552	12,841	13,017
Estevan CA	24	24	171	184	280	302	33	32	508	542
Lloydminster CA	54	53	577	588	1,288	1,293	100	107	2,019	2,041
Moose Jaw CA	52	52	505	505	606	607	15	16	1,178	1,180
North Battleford CA	34	34	302	305	466	476	18	18	820	833
Prince Albert CA	70	71	621	646	1,078	1,092	217	221	1,986	2,030
Swift Current CA	61	59	272	268	456	452	57	55	846	834
Weyburn CY	16	16	195	195	377	370	32	29	620	610
Yorkton CA	81	74	300	295	383	387	83	78	847	834
Saskatchewan 10,000+ (2)	1,655	1,637	12,707	12,789	17,074	17,775	1,311	1,367	32,747	33,568

²Includes both Alberta and Saskatchewan portions of Lloydminster CA.

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.4 Private Apartment Availability Rates (%) by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	2.5 a	3.9 b ↑	3.0 a	4.1 a ↑	2.2 a	4.7 a ↑	4.0 a	3.6 a ↓	2.6 a	4.4 a ↑
Saskatoon CMA	3.1 b	5.6 a ↑	3.7 a	4.7 a ↑	4.8 a	5.3 a ↑	1.9 a	4.7 b ↑	4.1 a	5.0 a ↑
Estevan CA	4.2 a	33.3 a ↑	4.1 d	17.4 a ↑	0.0 b	8.9 a ↑	**	6.3 a	1.8 b	12.7 a ↑
Lloydminster CA	1.9 a	2.0 a ↑	3.2 a	5.3 a ↑	3.7 a	5.4 a ↑	1.0 a	7.5 a ↑	3.3 a	5.4 a ↑
Moose Jaw CA	4.0 a	**	2.9 a	3.0 a -	2.3 b	3.6 a ↑	**	**	2.7 a	3.5 a ↑
North Battleford CA	18.4 d	0.0 a ↓	6.5 a	6.9 a -	6.8 a	12.2 a ↑	0.0 a	0.0 a -	7.0 a	9.5 a ↑
Prince Albert CA	8.7 c	9.6 c -	8.1 a	9.5 a ↑	11.0 a	7.4 a ↓	16.6 a	15.1 a ↓	10.6 a	9.0 a ↓
Swift Current CA	11.5 a	25.1 a ↑	5.2 a	5.9 b -	7.5 a	4.5 a ↓	1.7 a	10.7 a ↑	6.7 a	6.8 a -
Weyburn CY	**	12.8 a	2.1 a	6.5 b ↑	1.1 a	5.0 a ↑	0.0 a	0.0 a -	1.5 a	5.4 a ↑
Yorkton CA	7.5 a	4.0 a ↓	5.7 a	8.1 a ↑	6.4 a	6.5 a -	6.0 a	3.7 a ↓	6.2 a	6.6 a ↑
Saskatchewan 10,000+ (2)	4.0 a	6.0 a ↑	3.7 a	5.1 a ↑	4.2 a	5.4 a ↑	4.9 a	6.4 a ↑	4.0 a	5.3 a ↑

²Includes both Alberta and Saskatchewan portions of Lloydminster CA.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Saskatchewan

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Regina CMA	3.9 b	4.9 a	5.0 a	3.0 a	3.7 a	3.0 a	4.1 b	2.5 b	4.1 a	3.4 a
Saskatoon CMA	4.0 a	5.4 a	4.5 a	4.2 a	4.0 a	4.3 a	5.1 a	2.8 a	4.1 a	4.4 a
Estevan CA	14.3 c	-7.8 b	9.9 c	**	9.1 c	3.3 c	11.7 d	5.9 d	10.4 c	**
Lloydminster CA	5.7 a	6.6 a	5.2 a	20.5 a	5.7 a	16.5 a	4.8 b	21.1 a	6.0 a	16.2 a
Moose Jaw CA	**	7.0 c	1.4 a	4.9 b	1.7 c	3.7 b	**	**	1.6 c	4.8 b
North Battleford CA	4.8 b	++	2.9 b	1.0 a	2.6 a	3.5 a	0.6 a	0.8 a	2.4 a	2.3 a
Prince Albert CA	3.2 c	7.8 c	3.4 a	5.4 b	3.3 b	4.7 b	4.0 c	3.1 b	3.2 a	4.8 b
Swift Current CA	++	11.0 c	++	5.8 b	++	4.7 b	2.6 a	5.5 b	++	5.5 b
Weyburn CY	-	6.9 c	-	5.6 d	-	**	-	-8.0 c	-	5.1 d
Yorkton CA	5.5 b	2.9 b	6.2 a	4.9 a	4.6 a	4.8 a	5.6 a	5.9 a	5.0 a	3.9 b
Saskatchewan 10,000+ (2)	4.3 a	5.3 a	4.5 a	4.7 a	3.8 a	4.7 a	4.7 a	4.7 a	4.1 a	4.8 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

²Includes both Alberta and Saskatchewan portions of Lloydminster CA.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Saskatchewan - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	1.4 a	1.2 a	1.8 a	3.0 a
Saskatoon CMA	0.7 a	1.2 a	2.7 a	3.4 a

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Saskatchewan - October 2014

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	5,616	6,404	1,280 a	1,582 a	22.8 a	24.7 a	1.4 a	1.2 a
Saskatoon CMA	9,417	9,897	1,884 a	2,155 d	20.0 a	21.8 d	0.7 a	1.2 a

¹ Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Saskatchewan - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
Single Detached	**	**	**	**	**	**	1,186 ^b	1,350 ^b	**	1,319 ^d
Semi detached, Row and Duplex	**	**	586 ^d	**	1,019 ^c	1,009 ^c	1,037 ^b	1,269 ^b	1,011 ^b	1,156 ^b
Other-Primarily Accessory Suites	**	**	**	**	1,028 ^c	1,013 ^d	**	**	**	951 ^d
Total	**	**	**	642 ^d	899 ^b	**	1,134 ^b	1,325 ^b	1,026 ^b	1,243 ^c
Saskatoon CMA										
Single Detached	**	**	**	**	**	1,090 ^c	**	1,393 ^c	**	1,302 ^c
Semi detached, Row and Duplex	**	**	551 ^c	**	**	**	1,125 ^b	1,215 ^b	910 ^d	1,053 ^c
Other-Primarily Accessory Suites	**	**	553 ^d	654 ^b	962 ^c	974 ^c	**	**	808 ^d	826 ^c
Total	**	**	547 ^c	669 ^c	1,058 ^c	1,029 ^c	1,088 ^b	1,312 ^b	909 ^c	1,009 ^b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Saskatchewan - October 2014

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-13	Oct-14
Regina CMA		
Single Detached	6,603 ^b	7,007 ^a
Semi detached, Row and Duplex	3,308 ^a	2,765 ^a
Other-Primarily Accessory Suites	684 ^b	1,205 ^a
Total	10,595	10,977
Saskatoon CMA		
Single Detached	6,778 ^c	7,326 ^c
Semi detached, Row and Duplex	**	**
Other-Primarily Accessory Suites	8,363 ^b	13,168 ^c
Total	30,660	31,766

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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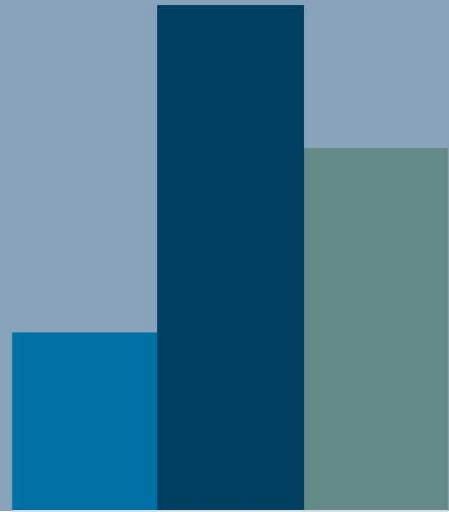
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March 23, 2015

To: His Worship the Mayor
and Members of City Council

Re: Point-In-Time Count on Homelessness

**RECOMMENDATION OF THE MAYOR'S HOUSING COMMISSION
- MARCH 5, 2015**

That this report be received and filed.

MAYOR'S HOUSING COMMISSION – MARCH 5, 2015

Alina Turner, representing YMCA/Turner Research, addressed, presented a PowerPoint presentation and answered questions. A copy of the presentation is on file in the Office of the City Clerk.

The Mayor's Housing Commission adopted a resolution to forward this report to City Council for information.

Mayor Michael Fougere, Councillors: Bryon Burnett; Bob Hawkins, Barbara Young; Robert Byers; Blair Forrester and Malcolm Neill were present during consideration of this report by the Mayor's Housing Commission.

The Mayor's Housing Commission, at its meeting held on March 5, 2015, considered the following report from the Administration:

RECOMMENDATION

This report be received and filed.

CONCLUSION

The Community Entity (YMCA) and the Community Advisory Board of the Homelessness Partnering Strategy will be undertaking a Point-In-Time (PIT) Count in May 2015. This will be Regina's first PIT Count. A PIT Count involves teams of volunteers assigned to a specific geographical area counting and surveying the sheltered and unsheltered populations over a 24-hour period.

The PIT Count will quantify Regina's homelessness issue and provide an improved understanding of the characteristics of the homeless population. It will also provide baseline data to measure the effectiveness of interventions, such as Housing First. The key components of the PIT Count include a media and communications strategy, volunteer recruitment and volunteer training. Typically, PIT Counts are completed every two years.

Drs. Alina Turner and Steven Gaetz have been contracted through a call for proposals to provide consulting services. Dr. Turner will be in Regina on March 3 to 5 to begin the process of mobilizing the community around the PIT Count. She will attend the Mayor's Housing Commission to address questions on the project.

BACKGROUND

The Administration provides regular updates on the activities of the Homelessness Partnering Strategy. The City is a member of the Community Advisory Board.

The Homelessness Partnering Strategy is a federal government initiative aimed at preventing and reducing homelessness. It provides funds to designated communities across Canada to address homelessness issues. The federal government will provide the Regina community with approximately \$1.1 million each year from April 1, 2014 to March 31, 2019 to support the priorities identified in the Community Plan on Homelessness. The Community Plan identifies a PIT Count as a 2015 priority.

DISCUSSION

Under the work of the Homelessness Partnering Strategy, the YMCA in conjunction with the Community Advisory Board will plan and implement a homeless count in May. This will be Regina's first PIT Count. The project has two components:

- An enumeration, which will count the number of homeless individuals staying in emergency shelters, transitional housing and outdoors. The count could also involve the public systems, such as police cells and detoxification centres.
- A local needs assessment involving a survey of the homeless population.

A PIT Count involves teams of volunteers assigned to a specific geographical area counting the sheltered and unsheltered populations over a 24-hour period. PIT Counts are typically conducted every two years.

The count is expected to accomplish the following:

1. Bring increased understanding of the characteristics of the homeless in Regina;
2. Help mobilize the community around homelessness issues;
3. Improve system planning and program development;
4. Provide baseline data to measure progress on ending homelessness over time;
5. Build capacity in Regina to complete future counts; and
6. Develop a stronger culture where data on homelessness regularly plays a role in planning and implementation.

In its renewal of the Homelessness Partnering Strategy, the federal government prioritized Housing First as a key strategy to reduce homelessness. Housing First is an intervention based on the assumption that permanent housing is the first and primary need of a homeless individual. Once stable housing is obtained, other issues such as addictions or mental health can be addressed appropriately. To measure the effectiveness of Regina's upcoming efforts on Housing First, it is necessary to establish a baseline count.

A media and communications strategy will be developed to ensure that the media and other key stakeholders understand the intended outcomes of the count and the findings of the survey. As well, the count will have a volunteer recruitment and management strategy. It will involve key stakeholders, including the general public, media, policy makers, business sector, non-profits and people experiencing homelessness. Volunteer training is an essential component of the count.

Dr. Alina Turner and Dr. Stephen Gaetz have been contracted to assist with the count. Dr. Turner is recognized as a leading researcher on homelessness. She has led the development of the methodology and materials for the homelessness counts across Canada. Dr Gaetz is a professor at York University and the director of the Canadian Observation on Homelessness and the director of the Homeless Hub.

The consultants will work with the YMCA and Community Advisory Board to create the research methodology, develop tool-kits, conduct the training and work with the local stakeholders to carry out the 2015 PIT Count. They will use and test the methodology they recently developed as part of the National Homeless Count and adapt the methodology to Regina's context. Regina will be the first community in Canada to fully implement the new National Homeless Count approach.

Dr. Turner will be in Regina on March 3 to 5 and will attend the Mayor's Housing Commission meeting to answer questions on the PIT Count.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no financial requests of the City related to this report. The PIT Count is being funded through the Homelessness Partnering Strategy. The funds are housed and allocated by the Community Entity (YMCA) based on the recommendations of the Community Advisory Board.

Environmental Implications

There are no environmental issues related to this report.

Policy and/or Strategic Implications

The City's role does not include being the primary level of government responsible for the overall issue of housing; however, the City will continue to support and complement the policies and programs of the provincial and federal governments.

Other Implications

There are no other implications associated with this report.

Accessibility Implications

There are no accessibility issues associated with this report.

COMMUNICATIONS

The Administration will continue to provide updates on the Homelessness Partnering Strategy and the PIT Count as the work progresses. The PIT Count has a media and communications strategy.

DELEGATED AUTHORITY

There is no delegated authority associated with this report as it is for information purposes only.

Respectfully submitted,

MAYOR'S HOUSING COMMISSION

A handwritten signature in dark ink, appearing to read 'Erna Hall', is positioned above a horizontal line.

Erna Hall, Secretary

Report prepared by: Cindy Howden
Administrative Assistant