



CITY COUNCIL

**Tuesday, October 14, 2014
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



Office of the City Clerk

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**Agenda
City Council
Tuesday, October 14, 2014**

Open With Prayer

RECOGNITION

Planning Excellence Award for Design Regina

Confirmation of Agenda

Minutes from the meeting held on September 22, 2014.

PUBLIC NOTICE BYLAWS AND RELATED REPORTS

CR14-112 Regina Planning Commission: Application for Zoning Bylaw Amendment and Discretionary Use (14-Z-09/14-DU-11) Proposed Low-rise Apartment Building, 1551 & 1555 Princess Street

Recommendation

1. That the application to rezone Lots 32 & 33 in Block 227, Plan No DV4404 located at 1551 & 1555 Princess Street from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That the discretionary use application for a proposed low-rise apartment building located at 1551 & 1555 Princess Street, being Lots 32 & 33, Block 227, Plan No. DV 4404, 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 Robinson Residential and dated May 12, 2014; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.



Office of the City Clerk

CR14-113 Regina Planning Commission: Application for Zoning Bylaw Amendment (14-Z-13) 5302-5450 McClelland Drive

Recommendation

1. That the application to rezone Lots 31-52, Block 40, Plan 102100206 located in Harbour Landing Phase 7-2 from DCD-12 - Narrow Lot Residential Zone to R2 - Residential Semi-detached Zone, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

CR14-114 Regina Planning Commission: Proposed Amendments to Regina Zoning Bylaw No. 9250 (Home-Based Businesses)

Recommendation

1. That the proposed amendments to Section 6D.3 of *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the Bylaw amendments.

2014-74 THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 25)

2014-76 THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 26)

2014-78 THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 27)

DELEGATIONS, BYLAWS AND RELATED REPORTS

DE14-85 Christopher Kailing: Rosewood Park Development Special Study

DE14-86 Jim Elliott: Rosewood Park Development Special Study

DE14-87 Pastor Jerven Weekes, Ryan Karsgaard and Jason Petrunia - Rosewood Park Alliance Church: Rosewood Park Development Special Study



Office of the City Clerk

CR14-115 Executive Committee: Rosewood Park Development Special Study

Recommendation

That Rosewood Park Lands Development be approved to advance in accordance with Alternative #2 as follows:

1. Rosewood Park lands be allowed to proceed to develop approximately 20 hectares in 2014 and 2015.
2. Rosewood Park pay the standard SAF rate with no surcharge.
3. The conditions outlined in Appendix B be imposed on the development with the following exceptions:
 - a. The final location of the recreation facility be determined by its consistency with the Coopertown Neighbourhood Plan and the Rosewood Concept Plan;
 - b. The amount of developable land in Phase 1 be determined by latent capacity made available by upgrades completed to the Maple Ridge Lift Station.
4. Rosewood Park Alliance Church be charged a development levy for the existing church property if no subdivision of that parcel occurs and as contemplated in Bullet #2 of the letter dated September 17, 1985 from Rosewood Park Alliance Church.

CR14-116 Regina Planning Commission: Delegation of Authority to Approve Alterations to Designated Municipal Heritage Properties

Recommendation

That the City Solicitor be instructed to amend Bylaw 2009-71 being *The Appointment and Authorization of City Officials Bylaw, 2009* to authorize the following:

- a) For the purposes of and including all powers and duties mentioned in Section 23 of *The Heritage Property Act*, the Executive Director of City Planning and Development, or his or her designate, be authorized to approve or deny applications for alterations to all current and future designated municipal heritage properties.

2014-77 THE APPOINTMENT AND AUTHORIZATION OF CITY OFFICIALS
AMENDMENT BYLAW, 2014



Office of the City Clerk

COMMITTEE REPORTS

Finance and Administration Committee

CR14-117 Tax Enforcement - Application for Title - 2014 Liens

Recommendation

That the Manager of Property Taxation be authorized to proceed with tax enforcement proceedings and serve six month notices on all parcels of land included in the list of lands marked as Appendix A.

INFORMATIONAL REPORTS

IR14-15 Executive Committee: Regina Wastewater Treatment Plant Upgrade Project - Value for Money

Recommendation

That this report be received and filed.

Adjournment

AT REGINA, SASKATCHEWAN, MONDAY, SEPTEMBER 22, 2014

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 Terry Hincks
Councillor Wade Murray
Councillor Mike O'Donnell
Councillor Barbara Young

Also in Attendance: Chief Legislative Officer & City Clerk, Jim Nicol
Deputy City Clerk, Erna Hall
City Manager & CAO, Glen Davies
Executive Director, Legal & Risk, Byron Werry
Deputy City Manager & COO, Brent Sjoberg
Chief Financial Officer, Ed Archer
Executive Director, City Planning & Development, Jason Carlston
Executive Director, City Services, Kim Onrait
Executive Director, Transportation & Utilities, Karen Gasmio
A/Director, Roadways & Transportation, Les Malawski
Manager, Business Development, Nathan Luhning
Senior City Planner, Jennifer Barrett
Supervisor, Historical Information & Preservation, Dana Turgeon

The meeting opened with a prayer.

PRESENTATIONS

Henry Baker Scholarships

Mayor Michael Fougere and Councillor Mike O'Donnell presented the 2014 Henry Baker Scholarship Awards to successful candidates.

CONFIRMATION OF AGENDA

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

ADOPTION OF MINUTES

Councillor Bob Hawkins moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the minutes for the meeting held on August 25, 2014 be adopted, as circulated.

DELEGATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE14-81 Gord Mertler – Prime Commercial Real Estate Regina: Application for Discretionary Use (14-DU-12) Proposed Dwelling Units (Mixed Use Building) in MAC Zone, 1815 7th Avenue

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Gord Mertler, representing Prime Commercial Real Estate Regina answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR14-102, a report from the Regina Planning Commission respecting the same subject.

CR14-102 Regina Planning Commission: Application for Discretionary Use (14-DU-12) Proposed Dwelling Units (Mixed Use Building) in MAC Zone, 1815 7th Avenue

Recommendation

1. That the discretionary use application for a proposed mixed use building located at 1815 7th Avenue, being Lots 1 to 6, Block 183, Plan No. Old 33, Regina's Old Warehouse District 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. dated August 7, 2014; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
2. That the amendment to correct the zoning boundary between Lot 6, Block 183 and Lot 41, Block 183 so that Lot 6 is rezoned in entirety to MAC-Major Arterial Commercial and Lot 41 is rezoned in entirety to IA- Light Industrial be APPROVED.
3. 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 Wade Murray, AND IT WAS RESOLVED, that the recommendations of the Regina Planning Commission contained in the report be concurred in.

Councillor Bryon Burnett moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that Bylaw No. 2014-71 be introduced and read a first time. Bylaw was read a first time.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2014-71 to indicate their desire.

No one indicated a desire to address Council.

Councillor Bryon Burnett moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaw No. 2014-71 be read a second time. Bylaw was read a second time.

Councillor Bryon Burnett moved, seconded by Councillor Mike O'Donnell that City Council hereby consent to Bylaw No. 2014-71 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Bryon Burnett moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Bylaw No. 2014-71 be read a third time. Bylaw was read a third time.

DELEGATIONS, COMMUNICATIONS, BYLAWS AND RELATED REPORTS

Mayor Fougere requested the following be deferred to be heard upon arrival of the Delegation:

DE14-82 – David Vanderberg and Devon Peters

CP14-15 – John Klein

CR14-103 – Proposed Transit Fare Increase for 2015-2017

CR14-104 Public Works and Infrastructure Committee: Sale of Asphalt Mixes and Granular/Recycled Materials to External Customers

Recommendation

1. Direct the Administration to supply recycled materials for purchase to external customers and/or public entities.
2. Delegate the authority to establish the prices and sign individual recycled materials sale agreements to the Deputy City Manager & COO or his or her designate based on the guiding principals set out in this report.
 - a) The price of recycled materials will be set at the level required to generate net revenue and to sell the excess inventory of recyclable materials. The annual supply of raw recyclable materials will be balanced with the demand for crushed (recycled) materials;

- b) The price of various materials sold to public entities will be maintained at cost plus 20%;
 - c) Financial risks must be mitigated in association with the sale of products to the external parties; and
 - d) Materials will be prioritized for internal City use before supplying to external customers.
- 3. Direct the Administration to monitor the asphalt supply market over the next year, and if market conditions change significantly, advise City Council as to whether or not there is a need and a benefit for the City to enter this market.
 - 4. Instruct the City Solicitor to amend Schedule “E” to *The Regina Administration Bylaw, No. 2003-69* to permit the Deputy City Manager & COO or his or her designate to sign contracts relating to the sale of granular/recycled materials.

Councillor Sharron Bryce moved, seconded by Councillor Barbara Young, that the recommendations of the Public Works and Infrastructure Committee contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter debate.

Councillor Bryon Burnett assumed the Chair.

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

The motion was put and declared CARRIED.

CR14-105

Executive Committee: North Central Shared Facility

Recommendation

- 1. That the City Manager or his designate be delegated the authority to negotiate and approve:
 - a. a Development Agreement and a Master Agreement which provide for the development and operation of an integrated facility in the North Central neighbourhood of Regina to be owned and operated by the City of Regina (City), the Regina Public School Board (RPSB), and the Regina Public Library (RPL) as further described in this report; and
 - b. any ancillary documents required to give effect to the Development and Master Agreements as described in this report.
- 2. Subject to 2015 and future years Budget approval, City Council approve the following recommendations:
 - a. That funding of \$8,800,000 (\$9.2 million exclusive of \$0.4 million GST rebate) to construct the facility and an additional investment of \$390,900 in ongoing operating costs be approved, to be funded as follows:

- i. \$3,000,000 in capital funding from current contributions and an ongoing investment of \$133,300 in operating funding in the 2015 budget;
 - ii. \$3,000,000 in capital funding from current contributions in the 2016 budget;
 - iii. \$860,000 capital funding from current contributions and an ongoing investment of \$257,600 in operating funding in the 2017 budget; and
 - iv. \$1,940,000 in previously approved capital funding (2011-2014 budget years).
3. Subject to 2017 Budget approval, City Council approve the following recommendation:
 - a. That a water detention pond, including related landscaping and standard athletic facilities be developed and funded by the City on the site at a cost of \$ 4,000,000, to be financed through capital funding for water and sewer capital projects in the 2017 budget, with the Regina Public Library contributing \$7,063 and the Regina School Board contributing \$91,863 to the landscaping and athletic portion of the development.
4. That the Chief Operating Officer or his or her designate be delegated the authority to exercise the City's vote as a member of the facility Owner's Committee pursuant to the terms of the Development and Master Agreements as further described in this report, provided that items which require an expenditure have received budget approval as part of the City's Capital or Operating budgets, and includes, but is not limited to, approval of an award of the construction contract, approval of rental rates for the facility, approval of the annual facility operating budget and approval of the annual capital expenditure budget.
5. That the City Solicitor be instructed to prepare the required amendment to *The Community Services Fees Bylaw, 2011*, to permit the facility Owner's Committee to set rental rates for the Facility.
6. That a reserve account be set up in order to fund future capital repairs to the facility as further described in this report and that the City Solicitor be instructed to prepare the required amendment to *The Regina Administration Bylaw* in order to create the reserve account.

7. That the City Clerk be authorized to execute the Agreements as outlined in this report following review and approval by the City Solicitor.

Councillor Bryon Burnett moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.

Councillor Bryon Burnett moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that Bylaw 2014-67 be tabled to be heard after consideration of report CR14-103 – Proposed Transit Fare Increase for 2015-2017.

2014-73	THE REGINA ADMINISTRATION AMENDMENT BYLAW, 2014 (NO. 1)
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2014-75	THE COMMUNITY SERVICES FEES AMENDMENT BYLAW, 2014 (NO. 2)
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Councillor Bryon Burnett moved, seconded by Councillor Shawn Fraser, AND IT WAS RESOLVED, that Bylaws 2014-73 and 2014-75 be introduced and read a first time.

Bylaws were read a first time.

Councillor Bryon Burnett moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaws 2014-73 and 2014-75 be read a second time.

Bylaws were read a second time.

Councillor Bryon Burnett moved, seconded by Councillor Bob Hawkins that City Council hereby consent to Bylaw Bylaws 2014-73 and 2014-75 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Bryon Burnett moved, seconded by Councillor Terry Hincks AND IT WAS RESOLVED, that Bylaws 2014-73 and 2014-75 be read a third time.

Bylaws were read a third time.

DE14-82	David Vanderberg and Devon Peters: Proposed Transit Fare Increase for 2015-2017
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Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. David Vanderberg, student at the University of Regina, as well as the Director of Regina Green Ride Transit Network and Devon Peters, President of the University of Regina Student's Union answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR14-103, a report from the Community and Protective Services Committee respecting the same subject.

CP14-15 John Klein: Proposed Transit Fare Increase for 2015-2017

Councillor Barbara Young moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that this communication be received and filed.

CR14-103 Community and Protective Services Committee: Proposed Transit Fare Increase for 2015-2017

Recommendation

1. That the fares as outlined in Appendix A be approved and implemented effective January 1, 2015.
2. That the following charter rates be implemented effective January 1, 2015 (based on Base Rate = Adult Cash Fare x 40) model:
 - a. 125% of Base Rate (BR) for each hour of charter service required during regular service hours during a week day except between 12:00 midnight and 5:00 a.m., and during peak operating hours;
 - b. 150% of BR for each hour of charter service required during peak operating hours on week days and on weekends except between 12:00 midnight and 5:00 am;
 - c. 200% of BR for each hour of charter service required on any statutory holiday or between 12:00 midnight and 5:00 a.m., and after 8:00 p.m. Sunday;
 - d. \$75 in 2015, \$80 in 2016 and \$85 in 2017 (in addition to the original charter cost) for each hour if a Transit Supervisor is required;
 - e. \$75 in 2015, \$80 in 2016, and \$85 in 2017 (in addition to the original charter cost) for each hour outside city limits (within a 25 km radius of the city).
3. That the following amendments to *The Regina Transit Fare Bylaw*, be approved:
 - a. Change commencement date for all passes from date of first use to the date of purchase;
 - b. Remove paratransit eligibility provisions from the Bylaw and instead reference the Paratransit Policy and Procedure Guide approved by the Director of Transit;
 - c. Make housekeeping amendments to correct and clarify language as follows:
 - i. Change all references to "Director of Transit" to "Director of Transit Services or designate";
 - ii. Change the term "fare tickets" to "rides";
 - iii. Delete references to a Paratransit Pass (both Transit and Paratransit now use the same passes);
 - iv. Update the definitions of Youth, Child and Adult (eligibility will not change);

- v. Correct reference in Monthly Adult Passes to refer to Monthly Adult Pass, not Annual Senior Pass;
 - vi. Clarify that Day Passes may only be used on weekdays;
 - vii. Correct reference in Family Passes to refer to Youth, not Child (children ride free); and
 - ii. In Schedule "C" update the names of the referenced provincial programs and add: (e) Saskatchewan Assured Income for Disability (SAID).
4. That the City Solicitor be instructed to prepare an amending bylaw to enable the implementation of all changes to Bylaw No. 2009-22, being *The Regina Transit Fare Bylaw, 2009* identified in this report.

Councillor Bob Hawkins moved, seconded by Councillor Terry Hincks that the recommendations of the Community and Protective Services Committee contained in the report be concurred in.

Mayor Michael Fougere stepped down to enter debate.

Councillor Bryon Burnett assumed the Chair.

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

The motion was put and declared CARRIED.

2014-67

THE REGINA TRANSIT FARE AMENDMENT BYLAW, 2014

Councillor Bryon Burnett moved, seconded by Councillor Shawn Fraser, AND IT WAS RESOLVED, that Bylaw 2014-67 be introduced and read a first time.
Bylaw was read a first time.

Councillor Bryon Burnett moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that Bylaw No. 2014-67 be read a second time.
Bylaw was read a second time.

Councillor Bryon Burnett moved, seconded by Councillor Bob Hawkins that City Council hereby consent to Bylaw No. 2014-67 going to third reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Bryon Burnett moved, seconded by Councillor Terry Hincks AND IT WAS RESOLVED, that Bylaw No. 2014-67 be read a third time.
Bylaw was read a third time.

DELEGATIONS AND RELATED REPORTS

DE14-83 Judith Veresuk – Regina Downtown BID: Endorsement for RDBID's Application for the Main Street Saskatchewan Program

Pursuant to due notice the delegation was present.

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

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR14-106, a report from the Executive Committee respecting the same subject.

CR14-106 Executive Committee: Endorsement for RDBID's Application for the Main Street Saskatchewan Program

Recommendation

1. That City Council approve the resolution attached to this report in Appendix A in support of the application submission by the Regina Downtown Business Improvement District (RDBID) under the Main Street Saskatchewan Program.
2. That the Executive Director of City Planning and Development appoint a lead from the City Administration as the City of Regina representative on the local Main Street Board of Directors.
3. That a copy of this report be forwarded to the Municipal Heritage Advisory Committee for information.

Councillor Byron Burnett moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the recommendations of the Executive Committee contained in the report be concurred in.

RECESS

Councillor Wade Murray moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED that Council take a recess for 10 minutes.

Meeting recessed at 7:25 pm

Meeting reconvened at 7:35 pm

(Councillor Terry Hincks left the meeting.)

DE14-84 John Klein: Capital Budget Advance Approval – 2015 Purchase of Six Conventional 40-Foot Low-Floor Buses

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. John Klein, representing himself answered a number of questions.

Pursuant to the provisions of Section 16(11)(c) of City Council's Procedure Bylaw No. 9004, this brief was tabled until after consideration of CR14-107, a report from the Finance & Administration Committee respecting the same subject.

CR14-107 Finance & Administration Committee: Capital Budget Advance Approval
– 2015 Purchase of Six Conventional 40-Foot Low-Floor Buses

Recommendation

That in consideration of manufacturing lead times and 2015 service requirements, the purchase of six new replacement conventional low floor transit buses be approved in advance of the approval of the 2015 General Capital budget with funding provided by the Transit Fleet Replacement Reserve.

Councillor Wade Murray moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that the recommendations of the Finance & Administration Committee contained in the report be concurred in.

COMMITTEE REPORTS

Executive Committee

CR14-108 Support to Host the Ladies Professional Golf Association 2016 Canadian Pacific Women's Open

Recommendation

That the City of Regina indicate support in principle in the amount of a \$50,000 cash grant and City services support of up to \$50,000 for the LPGA 2016 Canadian Pacific Women's Open, subject to the following conditions:

- a) That the bid to host the 2016 Canadian Pacific Women's Open in Regina is successful;
- b) That the City's funding is conditional upon the 2016 Canadian Pacific Women's Open receiving the proposed level of provincial funding;
- c) Completion of a multi-party agreement outlining relationships, accountabilities, responsibilities and roles of the funders and organizers;
- d) Recognition that the City of Regina accepts no obligations for deficits, loans or guarantees for the 2016 Canadian Pacific Women's Open;
- e) Demonstration of the ability of the 2016 Canadian Pacific Women's Open Host Committee to plan and host the event through a plan which outlines the proposed organizational structure, human resource plan, operations and financial plan, evaluation plan and risk management plan. The Administration believes this is a critical component; and
- f) A commitment by the 2016 Canadian Pacific Women's Open Host Committee to provide a follow up report that identifies how the City of Regina's funding was utilized in the hosting of the event.

Councillor Bryon Burnett moved, seconded by Councillor Wade Murray, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

CR14-109 Renewed Gas Tax Fund Agreement

Recommendation

1. That City Council authorize the City Manager or his designate to prepare, negotiate, review and enter into the Municipal Gas Tax Fund Agreement – Transfer of Federal Gas Tax Revenues Under the Gas Tax Program with Her Majesty the Queen in Right of Saskatchewan as represented by the Minister of Government Relations (“the Agreement”) attached to this report as Appendix A.
2. That the City Manager or his designate be authorized to amend the Agreement as may be required throughout the term of the Agreement.
3. That the City Manager or his designate be authorized to prepare, negotiate, review, amend and approve any other ancillary documents related to the Agreement that are necessary to give full effect to the Agreement.
4. That the City Clerk be authorized to execute the Agreement and any such ancillary documents to the Agreement to give effect to the program.
5. That such Agreement and ancillary documents be in a form satisfactory to the City Solicitor.

Councillor Bryon Burnett moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

Finance and Administration Committee

CR14-110 Reserve Balances in Comparison to Minimum and Maximum Target Balances

Recommendation

That a transfer be made from the Community Investment Reserve (CIR) to the General Fund Reserve in the amount of \$203,000, comprising \$93,000 and \$110,000 respectively from the Executive Committee and Finance & Administration Committee portions of the CIR.

Councillor Wade Murray moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the recommendations contained in the report be concurred in.

Mayor's Housing Commission

CM14-14 Supplemental Report: Housing Incentives Policy – Housekeeping Revisions

Recommendation

That this report be received and filed.

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

CR14-111 Housing Incentive Policy – House Keeping Revisions

Recommendation

That the amended City of Regina Housing Incentives Policy, attached as Appendix A, be approved.

Councillor Bob Hawkins moved, seconded by Councillor Barbara Young, that the recommendation contained in this report be concurred in.

Councillor Wade Murray moved, in amendment, seconded by Councillor Mike O'Donnell that the following be added to Section 4, Transition Provisions, of the 2014 Housing Incentives Policy” Applications for tax exemption may be considered under the 2012 Housing Incentives Policy at the discretion of the Executive Director for dwelling units that meet all eligibility requirements of the 2012 Housing Incentives Policy and were issued a building permit between January 1, 2012 and October 31, 2013. Units must not currently be receiving a tax exemption based on an application for housing incentives. All units receiving an exemption will be held to the requirements in Section 4, Transition Provisions, and Section 7.4, Exemption and Reporting Requirements, of the 2014 HIP.

The amendment was put and declared CARRIED.

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

INFORMATIONAL REPORTS

IR14-14 Civic Naming Committee Annual Report 2013

Recommendation

That this report be received and filed.

Councillor Mike O'Donnell moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that this report be received and filed.

ADJOURNMENT

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

Council adjourned at 8:15 p.m.

Mayor

City Clerk

October 14, 2014

To: His Worship the Mayor
and Members of City Council

Re: Application for Zoning Bylaw Amendment and Discretionary Use (14-Z-09/14-DU-11)
Proposed Low-rise Apartment Building, 1551 & 1555 Princess Street

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- SEPTEMBER 10, 2014**

1. That the application to rezone Lots 32 & 33 in Block 227, Plan No DV4404 located at 1551 & 1555 Princess Street from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That the discretionary use application for a proposed low-rise apartment building located at 1551 & 1555 Princess Street, being Lots 32 & 33, Block 227, Plan No. DV 4404, 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 Robinson Residential and dated May 12, 2014; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

REGINA PLANNING COMMISSION – SEPTEMBER 10, 2014

Ada Chan Russell, City Planner, made a PowerPoint presentation, a copy of which is on file in the Office of the City Clerk.

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

Councillors: Jerry Flegel, Mike O'Donnell and Barbara Young; Commissioners: David Edwards, Daryl Posehn and Phil Selenski were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on September 10, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That the application to rezone Lots 32 & 33 in Block 227, Plan No DV4404 located at 1551 & 1555 Princess Street from R3 – Residential Older Neighbourhood to R4A – Residential Infill Housing, be APPROVED.

2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
3. That the discretionary use application for a proposed low-rise apartment building located at 1551 & 1555 Princess Street, being Lots 32 & 33, Block 227, Plan No. DV 4404, 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 Robinson Residential and dated May 12, 2014; and
 - b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.
4. That this report be forwarded to the October 14, 2014 meeting of City Council.

CONCLUSION

The applicant proposes to develop a two-storey low-rise apartment building with six units located within the North Central neighbourhood. The proposed low-rise apartment building is located in close proximity to Evraz Place and the Pasqua Hospital near Dewdney Avenue. Its location close to these employment nodes and services including public transit makes this a suitable location for the proposed development.

The proposal complies with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* and is consistent with policies contained in *Design Regina: The Official Community Plan Bylaw No. 2013-48*.

BACKGROUND

An application for zoning amendment and discretionary use has been received for the subject properties located at 1551 and 1555 Princess Street.

The Zoning Bylaw amendment and Discretionary Use applications are 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; nature of the proposed development (e.g. site, size, shape and arrangement of buildings) and aspects of site design (e.g. landscaping, site access, parking and loading), but not including the colour, texture or type of materials and architectural details.

DISCUSSION

Development Proposal

Land use and zoning details are summarized as follows:

Land Use Details		
	Existing	Proposed
Zoning	R3 – Residential Older Neighbourhood	R4A- Residential Infill Housing
Land Use	Detached Dwelling	Low-rise apartment
Number of Dwelling Units	1	6

Zoning Analysis		
	Required	Proposed
Number of Parking Stalls Required	6 stalls 1 per unit	6 stalls
Minimum Lot Area (m ²)	500 m ²	580.64 m ²
Minimum Lot Frontage (m)	15 m	15.24 m
Maximum Building Height (m)	13 m	7.5 m
Gross Floor Area	NA	497.12 m ²
Maximum Floor Area Ratio	3.0	0.85
Maximum Coverage (%)	50%	50%

A detached dwelling and an accessory garage currently exist on the site. The applicant intends to demolish these structures to accommodate the low-rise apartment building. The apartment building will provide six rental units consisting of one unit with one-bedroom and three units with two bedrooms on the main floor, and two units with three bedrooms on the second floor. The building has been designed to fit the house-form character of the 1500-block of Princess Street maintaining the general appearance of the lower-density built character of the neighbourhood surrounding the site, while providing more housing units on the property.

Surrounding land uses include Evraz Place to the south, a fire station and Pasqua Hospital to the west, and detached dwellings to the east and north.

The proposed development is consistent with the purpose and intent of the R4A - Residential Infill Housing with respect to:

- Providing sensitive redevelopment and conversion at medium density;
- Providing affordable housing, particularly for low and moderate income households and special need groups; and
- Providing infill development to minimize the need for annexation on the periphery.

Parking and Site Location

The proposal meets the minimum required parking standards on the site. However, the proximity of the proposed development to major entertainment and conference facilities at Evraz Place (Co-operators Centre, Credit Union EventPlex, and the Stadium Project) may further impact the availability of parking for residents and visitors in the area.

Currently, residents living on the 1500 block of Princess Street can obtain a Mosaic Stadium parking permit to ensure that parking is available for them during stadium events including CFL games and concerts. Parking is prohibited on the block during stadium events to those who do not have a parking permit. Outside of stadium event times, on-street parking is only permitted on the east side of the block. The expansion of the parking lot of the adjacent Co-operators Centre

and the Credit Union Eventplex is presently underway, which will help relieve street parking from local streets including Princess Street.

The City of Regina is working closely with Community Associations to determine neighbourhood concerns that should be considered with the development of the new stadium as part of the Regina Revitalization Initiative (RRI). This will be an ongoing engagement process that will address issues such as on-street parking in the North Central neighbourhood. As part of the Stadium Project an Event Management Strategy is also being developed which will look at access /egress, to the Evraz Place site, considering the day to day needs, as well as Rider game days and special event. It is anticipated this strategy will include improved management of the onsite parking at Evraz Place, the expansion of the current park and ride program, and the reduction of parking demand in the area through carpool incentives, shuttle buses, bike parking infrastructure and education.

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: Citywide Plan of *Design Regina: Official Community Plan Bylaw No. 2013-48 (OCP)* with respect to:
Complete Neighbourhoods

- Contributing to a diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life.

Housing

- Providing attainable housing through rental housing;
- Contributing to neighbourhood intensification in an existing neighbourhood to create complete neighbourhoods; and
- Providing a greater mix of housing to accommodate households of different incomes, types, stages of life, and abilities in all neighbourhoods.

The apartment building adds rental units to the Regina housing market, which will provide more housing choices for residents.

The proposal is also consistent with the policies contained in Part B.7: North Central Neighbourhood Plan, of the OCP with respect to:

- Being smaller scale and low-rise in form for a new housing development in a low-density residential area; and
- Contributing to an improved residential environment.

The North Central Neighbourhood Plan states that specific infill projects should be dealt with on a rezoning basis and should be smaller in scale. The proposal is limited in scale and comparable to the heights of other buildings on the 1500-block of Princess Street. The proposed development is also designed to have a detached dwelling-like appearance.

The proposed building addresses Strategy 5 in Regina's Comprehensive Housing Strategy to provide more diverse and economical rental accommodations as units are modest yet include multiple bedrooms to accommodate small families and lone parents.

The proposal is consistent with the OCP's objectives to intensify developments near urban corridors such as Dewdney Avenue. Transit service is provided in close proximity along Dewdney Avenue.

Other Implications

None with respect to this report.

Accessibility Implications

As a rental apartment building, the proposed development is required to provide one accessible unit in the building.

COMMUNICATIONS

Public notification signage posted on:	May 20, 2014
Letter sent to immediate property owners	May 15, 2014
Public Open House Held	NA
Number of Public Comments Sheets Received	0
Will be published in the Leader Post on:	September 27, 2014 October 4, 2014

North Central Community Association

In response to the proposed development, the North Central Community Association expressed that the design of the low-rise apartment is a good fit with the neighbourhood because it maintains the residential character of the area. However, the community association is concerned that there would be a shortage of on-street parking for residents during major events in the area. Although the proposal meets the minimum requirements for parking stalls, it is located near facilities such as Evraz Place that generate a demand for on-street parking.

Residents who require on-street parking can obtain Taylor Field parking permits to ensure that parking is available for them during these stadium events. The expansion of onsite parking on the adjacent facility site will also help alleviate parking along local streets. An event management strategy for the RRI will further address local parking issues and reduce parking demand through incentives and education.

DELEGATED AUTHORITY

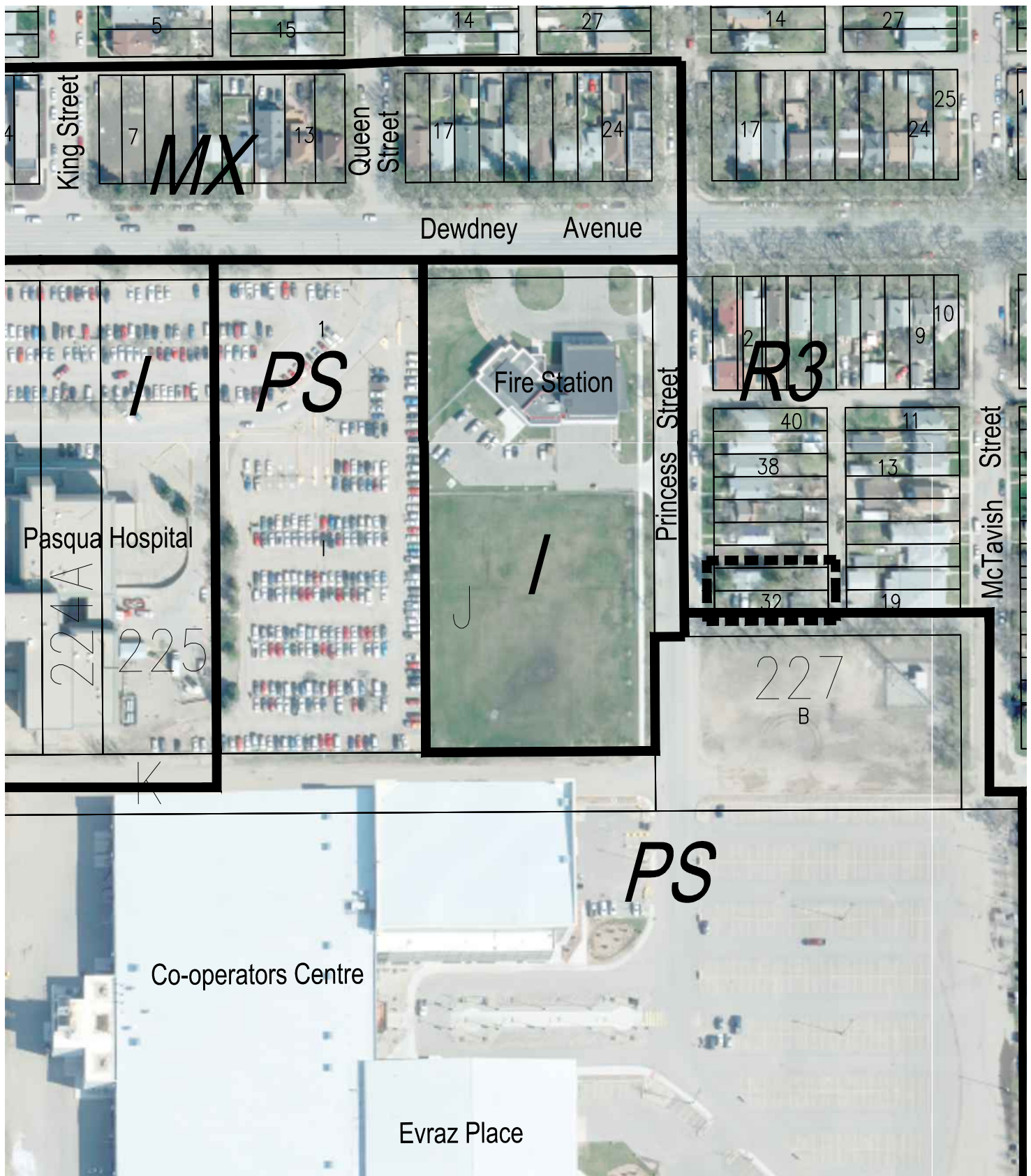
City Council's approval is required, pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary

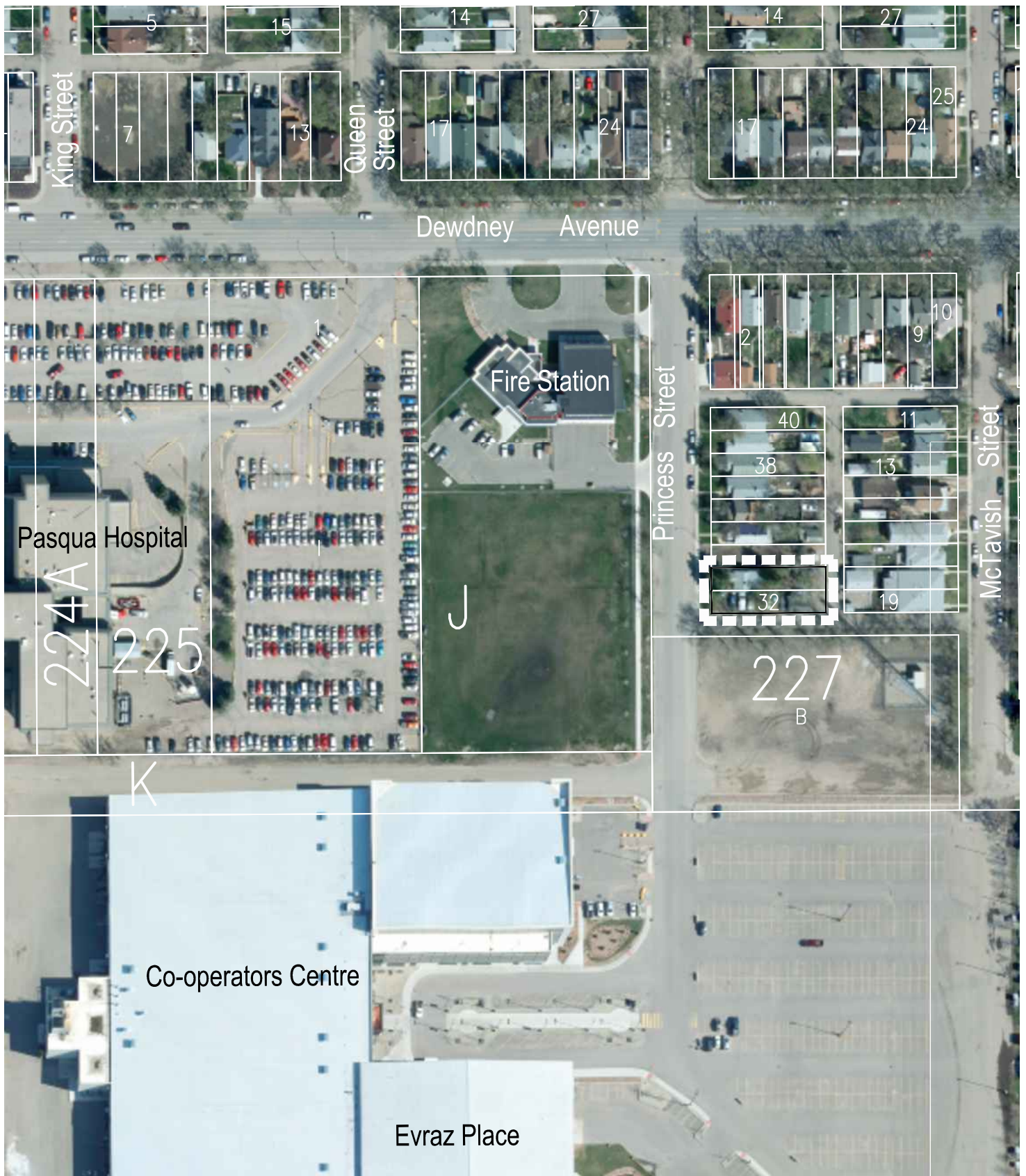


Subject Property



Project 14-Z-09

Civic Address/Subdivision 1551 and 1555 Princess Street



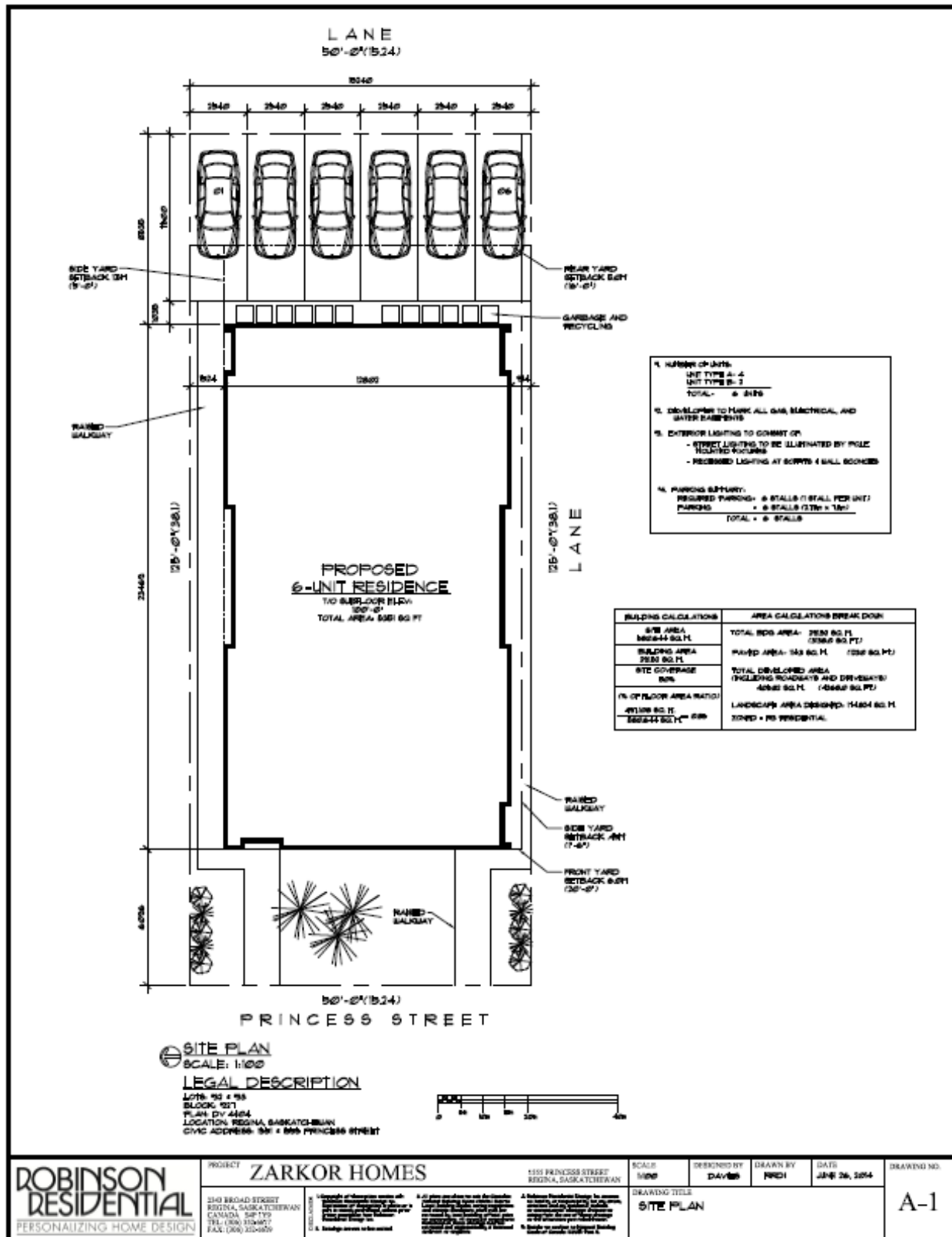
Subject Property

Date of Photography: 2012



Project 14-Z-09

Civic Address/Subdivision 1551 and 1555 Princess Street





WEST ELEVATION
SCALE: 1/32



EAST ELEVATION
SCALE: 1/32

**ROBINSON
RESIDENTIAL**
PERSONALIZING HOME DESIGN

PROJECT **ZARKOR HOMES**

3140 BROAD STREET
REGINA, SASKATCHEWAN
CANADA S4P 1Y9
TEL: (306) 310-0077
FAX: (306) 310-0055

1. Knowledge of Saskatchewan zoning code.
2. All plans submitted to city or town must be approved by the city or town planning department.
3. Knowledge of current building codes.

4. All plans submitted to city or town must be approved by the city or town planning department.
5. Knowledge of current building codes.

1551 PRINCESS STREET
REGINA, SASKATCHEWAN

SCALE
1/32

DESIGNED BY
DAVID

DRAWN BY
NED

DATE
JUNE 26, 2014

DRAWING NO.

DRAWING TITLE
EXTERIOR ELEVATIONS

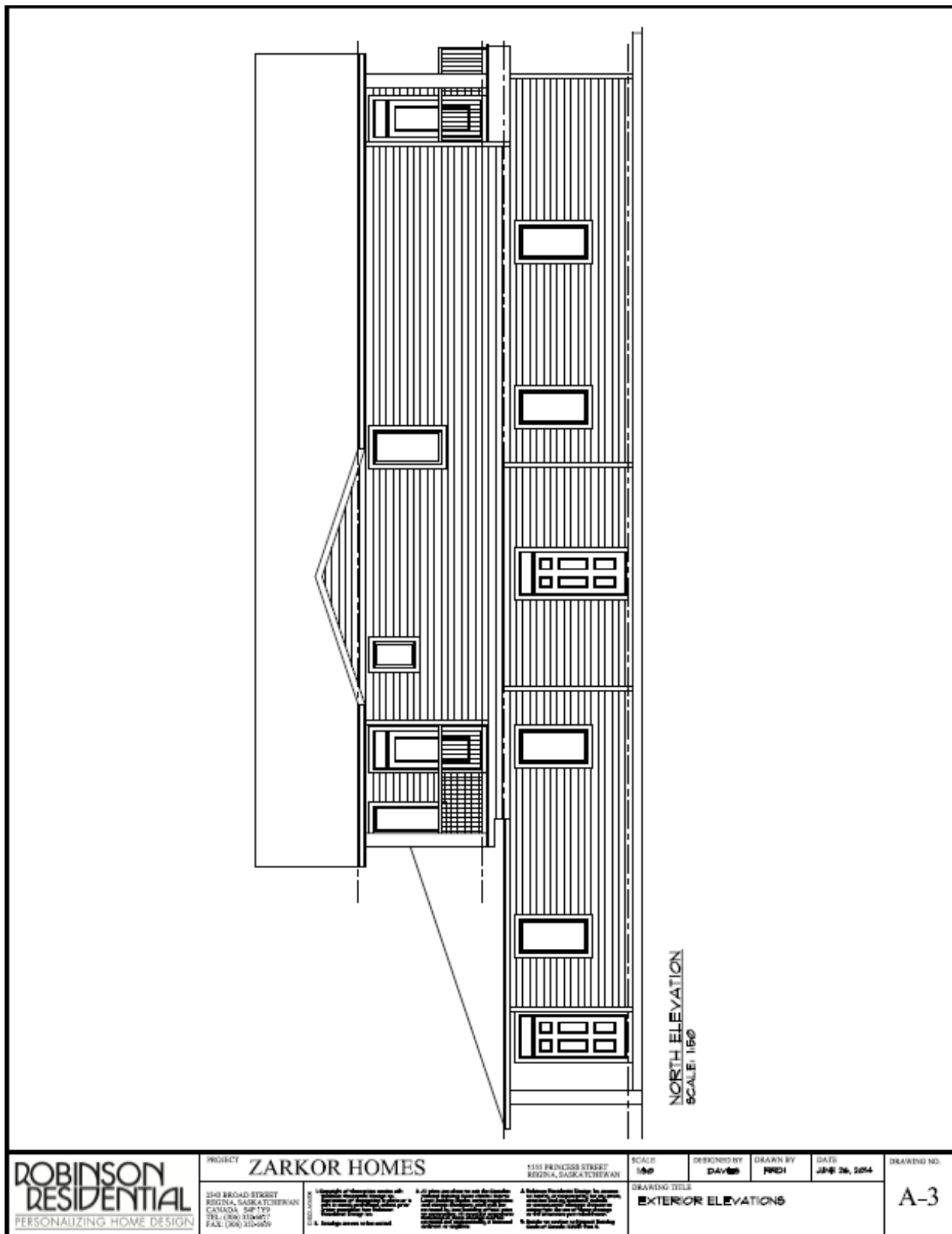
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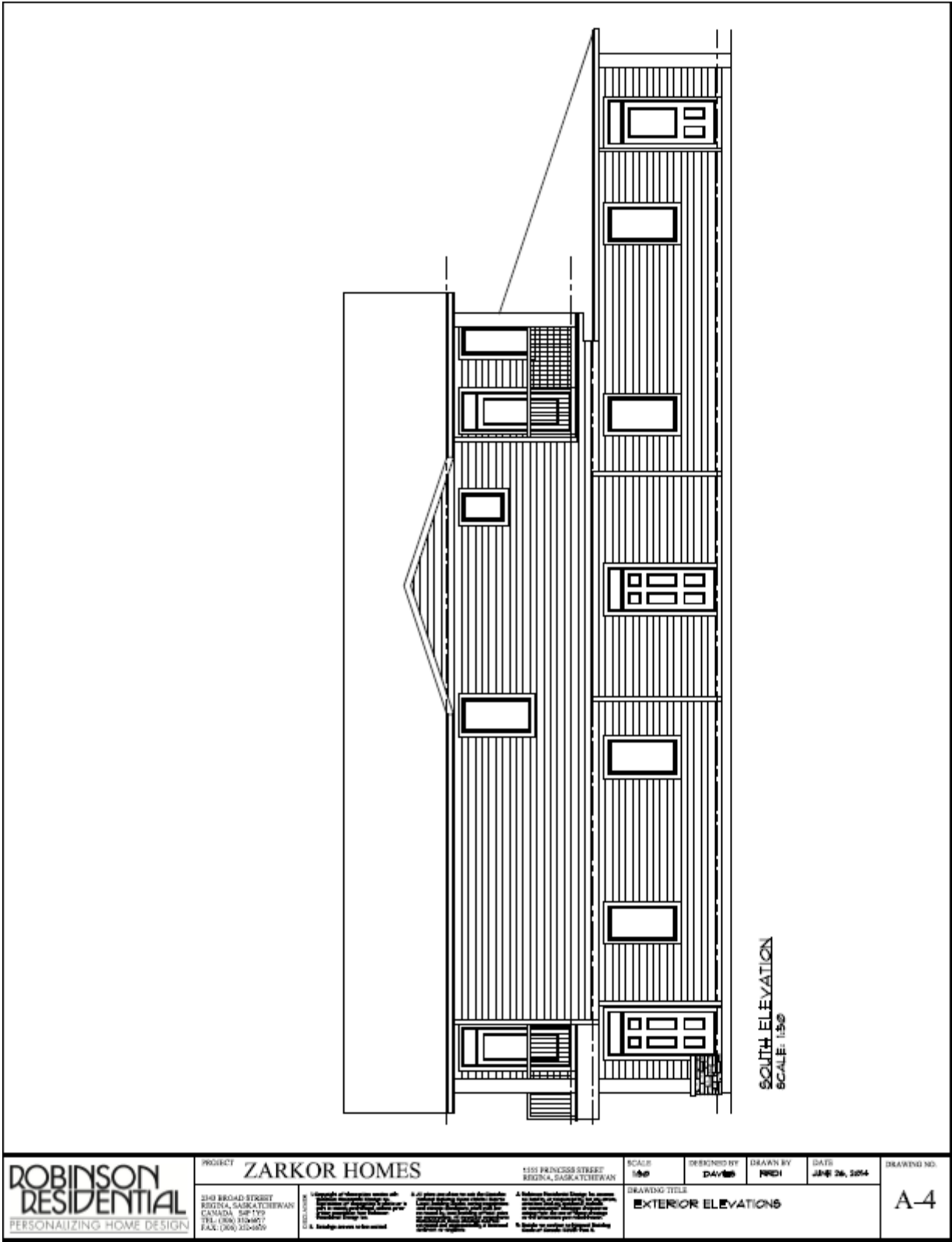
Planning Department

Project 14-Z-09/14-DU-11

Civic Address/Subdivision

1551 and 1555 Princess Street

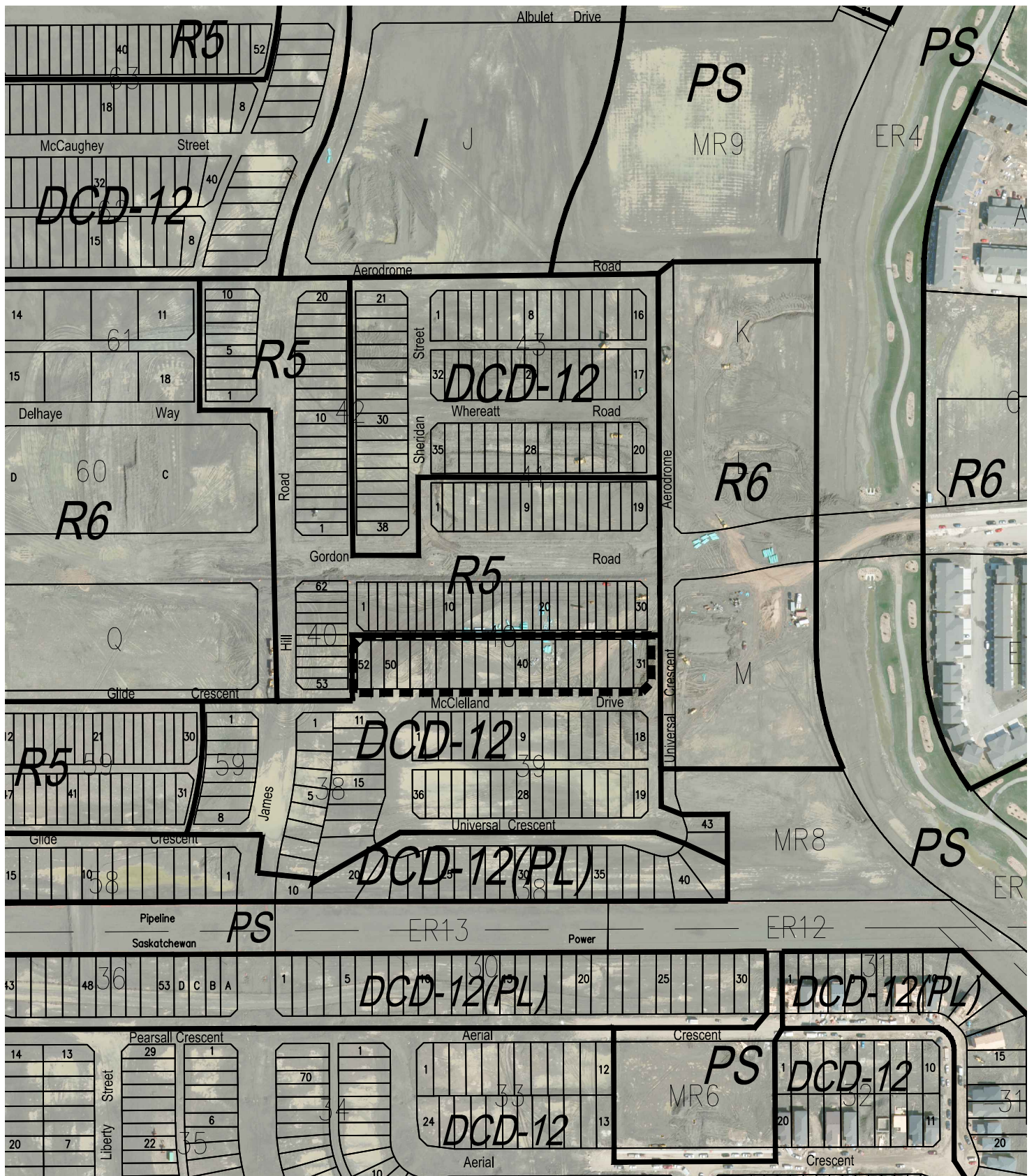




Planning Department

Project 14-Z-09/14-DU-11

Civic Address/Subdivision 1551 and 1555 Princess Street



Subject Property



Project 14-Z-13

Civic Address/Subdivision 5302 to 5450 McClelland Drive



Subject Property

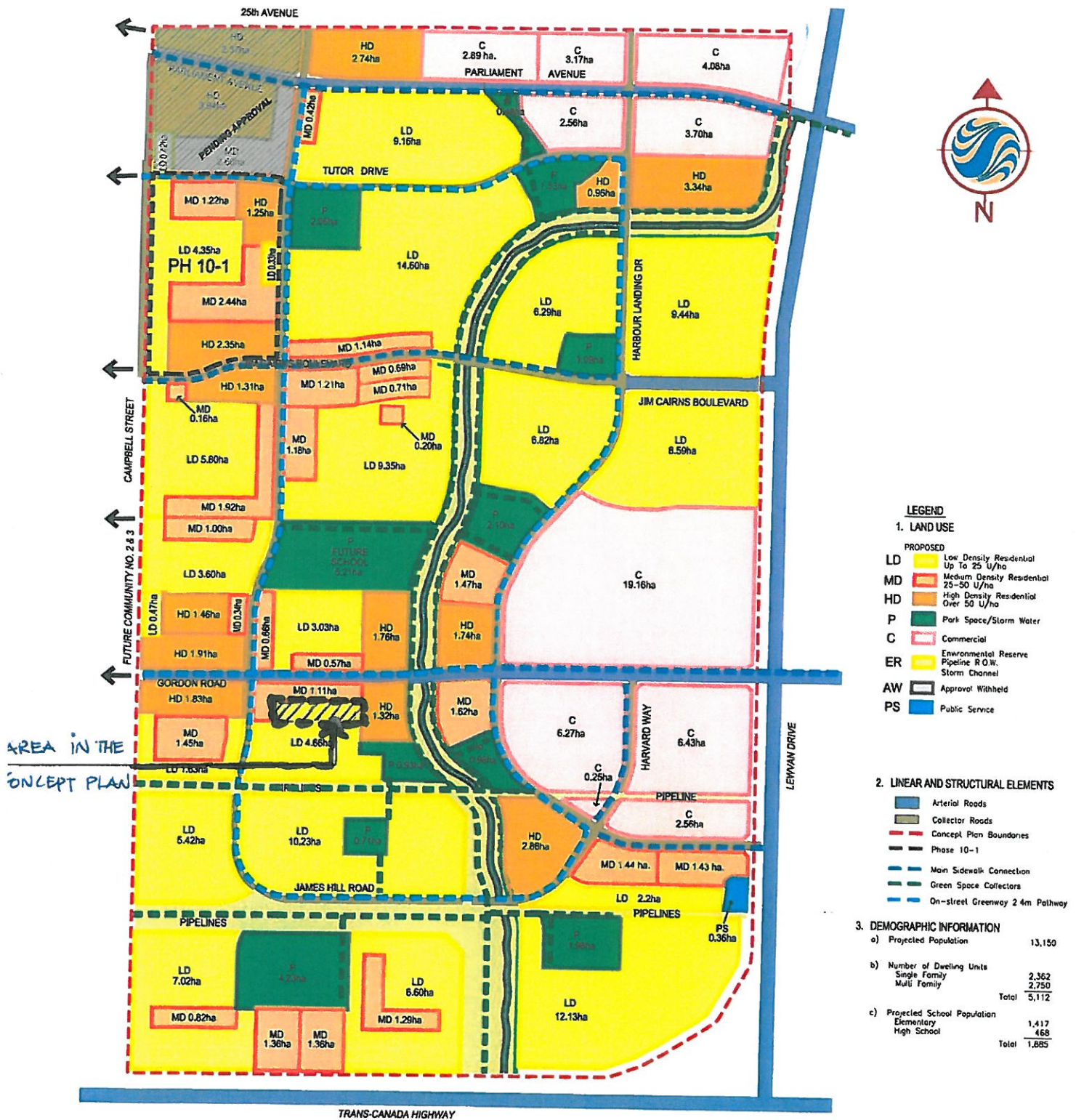
Date of Photography: 2012



Project 14-Z-13

Civic Address/Subdivision

Harbour Landing Phase 7-2
Lots 31-52, Block 40, Plan 102100206



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

MARCH, 2014
113100520

ORIGINAL SHEET - ANSI A



Stantec

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Tel. 306.781.6350
Fax. 306.359.0233
www.stantec.com



Client/Project
DUNDEE DEVELOPMENTS
HARBOUR LANDING CONCEPT PLAN

Figure No.

2.1

Title

CONCEPT PLAN - ON-STREET
GREENWAYS & PEDESTRIAN
LINKAGES

October 14, 2014

To: His Worship the Mayor
and Members of City Council

Re: Application for Zoning Bylaw Amendment (14-Z-13)
5302-5450 McClelland Drive

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- SEPTEMBER 01, 2014**

1. That the application to rezone Lots 31-52, Block 40, Plan 102100206 located in Harbour Landing Phase 7-2 from DCD-12 - Narrow Lot Residential Zone to R2 - Residential Semi-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 – SEPTEMBER 10, 2014

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, Mike O'Donnell and Barbara Young; Commissioners: David Edwards, Daryl Posehn and Phil Selenski were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on September 10, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That the application to rezone Lots 31-52, Block 40, Plan 102100206 located in Harbour Landing Phase 7-2 from DCD-12 - Narrow Lot Residential Zone to R2 - Residential Semi-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 October 14, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the bylaw.

CONCLUSION

The applicant proposes to rezone the subject properties to R2-Residential Semi-detached zone to accommodate 22 semi-detached residential dwelling units which are not permitted in the existing DCD-12 - Narrow Lot Residential zone.

The subject property is located within Harbour Landing Phase 7-2. The rezoning is compliant with the Official Community Plan and Harbour Landing Concept Plan and will not result in an increase in existing density.

There were no issues identified through the application review process.

BACKGROUND

A Zoning Bylaw amendment application has been submitted concerning the properties at 5302-5450 McClelland Drive.

Phase 7-2 of Harbour Landing was approved by City Council in April, 2012 and identified in the Harbour Landing Concept plan low density residential development.

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

Lots 31-52, Block 40 are zoned as DCD-12 - Narrow Lot Residential zone in which semi-detached residential development is not permitted. The applicant proposes to rezone the lots to R2 - Residential Semi-Detached zone to enable construction of 11 semi-detached residential buildings containing 22 semi-detached dwelling units.

The proposed development is consistent with the purpose and intent of the R2 zone with respect to encouraging a mix of one and two unit residential buildings in neighbourhoods.

The Harbour Landing Concept Plan identifies the subject property for LD - Low Density Residential Development. The proposed amendment will not require an amendment to the concept plan as there will be no increase in allowable density as the existing lot configuration could accommodate 22 detached dwellings under the DCD-12 zone.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Any infrastructure that is deemed eligible for Servicing Agreement Fee funding will be funded by the City of Regina in accordance with the *Administration of Servicing Agreements Fees and Development Levies* policy in addition to the Council Report CR 14-72 approved recommendations within the *Interim Phasing and Financial Plan*. Utility charges are applied to the costs of water, sewer and storm drainage services.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A: City-wide Policy Plan of *Design: The Official Community Plan Bylaw No. 2013-48* with respect to the provision of a diversity of housing types to support residents from a wide range of economic levels, background and stages of life.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Public notification signage posted on:	August 27, 2014
Will be published in the Leader Post on:	September 27, 2014 October 4, 2014

The application was circulated to the Albert Park Community Association for their comments. There were no comments received from the community association prior to the deadline for submission of this report.

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

October 14, 2014

To: His Worship the Mayor
and Members of City Council

Re: Proposed Amendments to Regina Zoning Bylaw No. 9250 (Home-Based Businesses)

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- SEPTEMBER 10, 2014**

1. That the proposed amendments to Section 6D.3 of *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the Bylaw amendments.

REGINA PLANNING COMMISSION – SEPTEMBER 10, 2014

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, Mike O'Donnell and Barbara Young; Commissioners: David Edwards, Daryl Posehn and Phil Selenski were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on September 10, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That the proposed amendments to Section 6D.3 of *Regina Zoning Bylaw No. 9250* be APPROVED.
2. That the City Solicitor be directed to prepare the necessary bylaw to authorize the Bylaw amendments.
3. That this report be forwarded to the October 14, 2014 City Council meeting, which will allow sufficient time for advertising of the required public notices for the respective bylaws.

CONCLUSION

Ongoing application of Section 6D.3 HOME-BASED BUSINESSES of *Regina Zoning Bylaw No. 9250* has revealed some areas of the current regulations that require clarity and consistency with wording and terminology of in *The Licensing Bylaw, 2007*. The proposed amendments in

Appendix A provide clarity for interpreting and applying certain provisions of Section 6D.3, which will help in administering residential businesses going forward.

BACKGROUND

Regina Zoning Bylaw No. 9250 was originally adopted by City Council on June 29, 1992 and took effect on July 20, 1992 upon the approval of the Minister of Community Services (now Government Relations) for the Province of Saskatchewan.

This report addresses and recommends a number of amendments to the Bylaw and is being considered pursuant to *Regina Zoning Bylaw No. 9250*, *The Licensing Bylaw, 2007*, *Design Regina: The Official Community Plan Bylaw No. 2013-48*, and *The Planning and Development Act, 2007*.

DISCUSSION

Ongoing application of Section 6D.3 HOME-BASED BUSINESSES of *Regina Zoning Bylaw No. 9250* has revealed some areas that require further clarity and updating of the current regulations.

The proposed amendments contained in Appendix A have been developed to address these areas and will assist in the interpretation and application of the regulations and ensure use of consistent terminology. These amendments are also intended to better align with *The Licensing Bylaw, 2007*.

The proposed amendments fall into the following three categories:

1. Connecting *Regina Zoning Bylaw No. 9250* with *Licensing Bylaw, 2007*. This is achieved by changing the reference of “Home-Based Business” to “Residential Business” and by providing language that directs the user between the two bylaws;
2. Updated wording to clarify the intent of a regulation or to provide clarity to the public, making it easier for them to understand and for the Administration to apply and enforce; and
3. Regulation changes to address issues identified during the Administration’s day-to-day operational application of the provisions.

The proposed amendments, including the rational for each amendment, are described in the attached Appendix A.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report

Environmental Implications

None with respect to this report

Policy/Strategic Implications

Updating of *Regina Zoning Bylaw No. 9250*, to address deficiencies, clarify wording, and ensure consistency with the regulations.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The required notices will be published in *The Leader Post* on September 27 and October 4, 2014.

DELEGATED AUTHORITY

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

Respectfully submitted,

REGINA PLANNING COMMISSION

Elaine Gohlke

Elaine Gohlke, Secretary

APPENDIX A-1
Proposed Amendments to *Regina Zoning Bylaw* No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
1	2.10	Amend the existing definition for “BUSINESS VEHICLE (HOME-BASED BUSINESS)” to align with amendment #2 (see below)	“BUSINESS VEHICLE (HOME-BASED BUSINESS)” – any vehicle utilized to service a home-based business which vehicle is in conformance with Chapter 6 of this Bylaw, and the Gross Vehicle Weight Rating (GVWR) which does not exceed 4,500 kilograms.	“BUSINESS VEHICLE (<i>RESIDENTIAL BUSINESS</i>)” – any vehicle utilized to service a <i>residential business</i> which vehicle is in conformance with Chapter 6 of this Bylaw, and the Gross Vehicle Weight Rating (GVWR) does not exceed 4,500 kilograms.	<ul style="list-style-type: none"> Aligns with the definition change outlined in amendment #2.
2	2.22	That the existing definition for “HOME-BASED BUSINESS” be repealed and replaced with the proposed definition for “RESIDENTIAL BUSINESS”	“HOME-BASED BUSINESS” – an occupation, activity or use that: (a) is conducted for monetary gain (b) is clearly customary, incidental and a secondary use to a residential dwelling unit; (c) does not alter the exterior of the property of affect the residential character of the neighbourhood;	“ <i>RESIDENTIAL BUSINESS</i> ” – an occupation, profession, activity or use <i>conducted for monetary gain from a residentially assessed property that:</i> (b) is customary, incidental and a secondary use to the residential dwelling unit; (c) does not alter the exterior of the property or affect the residential character of the neighbourhood;	<ul style="list-style-type: none"> The term “Residential Business” more closely aligns with the terminology used within the <i>Licensing Bylaw</i>. Distinguishes use from a Commercial Business The additional wording in the definition aligns with wording used in the <i>Licensing Bylaw</i>. New sub-points are a combination of existing definition and what’s under 3.1 INTENT in Chapter 6 of <i>Zoning Bylaw</i> (page 6.48)
3	6.48	Definition change	6D.3 HOME-BASED BUSINESS	6D.3 <i>RESIDENTIAL BUSINESS</i>	<ul style="list-style-type: none"> Based on proposed amendment #2, every reference to ‘home-based business’ will need to be changed to ‘residential business’.

APPENDIX A-2
Proposed Amendments to Regina Zoning Bylaw No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
4	6.48	To change the intent under 6D.3 RESIDENTIAL BUSINESS	<p>3.1 INTENT</p> <p>The City of Regina recognizes the need for some residents to use their place of residence for limited non-residential activities. At the same time, The City recognizes that there is also a need to protect the integrity of residential areas from the adverse impacts of non-residential activities such as home-based businesses. To balance these competing needs, the following regulations are provided to control business uses in dwelling units. Uses that will be allowed are those that:</p> <p>(a) are incidental to the use of the premise as a residence;</p> <p>(b) are compatible with residential uses;</p> <p>(c) limited in extent; and</p> <p>(d) do not detract from the residential character of the zone.</p>	<p>3.1 INTENT</p> <p>The City of Regina recognizes the need for some residents to use their place of residence for limited non-residential activities. At the same time, The City recognizes that there is also a need to protect the integrity of residential areas from the adverse impacts of non-residential activities. To balance these competing needs, the following regulations are provided to control business uses in dwelling units <i>or accessory buildings on residentially assessed properties. In addition to the following regulations, residential businesses are subject to all regulations Licensing Bylaw, 2007.</i></p>	<ul style="list-style-type: none"> ▪ Makes it clear that residential businesses can occur in accessory buildings on residential properties ▪ Residentially assessed properties includes residential properties in commercial zones and aligns with <i>Licensing Bylaw</i>. ▪ Directs the user to the <i>Licensing Bylaw</i>. ▪ Lettered bullets are combined into definition as outlined in proposed amendment #1.

APPENDIX A-3

Proposed Amendments to Regina Zoning Bylaw No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
5	6.48	To change the Zoning Bylaw regulation Subpart 6D.3.2 & definition change	<p>3.2 MAXIMUM FLOOR AREA No home-based business shall occupy more than 25 percent of the gross floor area of the dwelling unit. For the purpose of this section, the gross floor area of the dwelling unit shall include any attached or detached garage for a vehicle.</p>	<p>3.2 MAXIMUM FLOOR AREA <i>Except for Day Care Home operation, no residential business</i> shall occupy more than 25 percent of the gross floor area of the dwelling unit. For the purpose of this section, the gross floor area of the dwelling unit shall include any attached garage or accessory building.</p>	<ul style="list-style-type: none"> ▪ Adds exception for Day Care Home operation. ▪ Changed from <i>attached or detached garage to attached garage or accessory building</i> to align with intent – not all detached accessory buildings are garages.
6	6.48	Definition change	<p>3.3 MULTIPLE HOME-BASED BUSINESSES Where more than one home-based business is approved for a dwelling unit, all the home-based businesses together shall not exceed the requirement mentioned in section 3.2.</p>	<p>3.3 MULTIPLE RESIDENTIAL BUSINESSES Where more than one residential business is approved on a property, all of the residential businesses together shall not exceed the requirement mentioned in section 3.2.</p>	<ul style="list-style-type: none"> ▪ Based on proposed amendment #3, which makes it clear that residential businesses can occur in principal or accessory buildings on a residentially-assessed property.
7	6.49	To change the Zoning Bylaw regulation Subpart 6D.3.4 & definition change	<p>3.4 EMPLOYEES Except with child care operation, no person other than a resident of the dwelling unit shall be engaged in any home-based business as an employee or volunteer</p>	<p>3.4 EMPLOYEES Except with Day Care Home operation, no person other than a resident of the dwelling shall be engaged in a residential business as an employee or volunteer</p>	<ul style="list-style-type: none"> ▪ Changes exception from ‘child care’ to ‘day care home’ operation ▪ Now includes day care operations for both Child and Adult Day Care Homes.

APPENDIX A-4

Proposed Amendments to Regina Zoning Bylaw No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
8	6.49	To change the Zoning Bylaw regulation Subpart 6D.3.6 & definition change	<p>3.6 PARKING (1) Repealed.</p> <p>(2) Parking of vehicles of employees hired for off-site jobs shall not be allowed at or in the vicinity of the dwelling unit.</p> <p>(3) Parking of business vehicles which are not associated with the home-based business operated in the dwelling unit shall not be allowed at or in the vicinity of the dwelling unit.</p> <p>(4) No more than one business vehicle, as defined in Chapter 2 is allowed to be operated in connection with a home-based business.</p> <p>(5) One on-site parking space is required for the vehicle operated in conjunction with the home-based business.</p>	<p>3.6 PARKING (1) Repealed.</p> <p>(2) Repealed.</p> <p>(3) Repealed.</p> <p>(4) No more than one business vehicle, as defined in Chapter 2 shall be parked at the property where the residential business takes place.</p> <p>(5) One additional on-site parking stall is required for the business vehicle operated in conjunction with the residential business.</p> <p>(6) No required parking stalls shall be utilized for the residential business</p>	<ul style="list-style-type: none"> ▪ (2) repealed because proposed amendment #6 states that no employees may be present at the property. ▪ (3) repealed because there's no issue with parking a company/work vehicle at home, if it's not associated with the residential business located at that property. ▪ (5) makes it clear that one <i>additional</i> parking space is required for the business vehicle ▪ (6) is to ensure that the residential business operations do not take up any required parking spaces.

APPENDIX A-5

Proposed Amendments to Regina Zoning Bylaw No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
9	6.49	Definition change	<p>3.7 ADVERTISING No advertising that carries the address of the dwelling in which the home-based business is conducted shall be placed in any media including telephone, trade or other directories, newspapers, magazines, flyers, signs, radio or television.</p>	<p>3.7 ADVERTISING No advertising that carries the address in which the <i>residential business</i> is conducted shall be placed in any media including telephone, trade or other directories, newspapers, magazines, flyers, signs, radio or television.</p>	<ul style="list-style-type: none"> ▪ Definition change
10	6.49	Definition change	<p>3.8 SIGN No advertising display sign shall be allowed on the site or premise from which the home-based business is conducted.</p>	<p>3.8 SIGN No advertising display sign shall be allowed <i>where the residential business</i> is conducted.</p>	<ul style="list-style-type: none"> ▪ Based on proposed amendment #3, which clarifies that residential businesses can occur in principal or accessory buildings on a residentially assessed property. ▪ Definition change

APPENDIX A-6
Proposed Amendments to Regina Zoning Bylaw No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
11	6.49	Definition change	<p>3.9 ZERO-IMPACT In accordance with Chapter 4 of this Bylaw, no equipment or process used in the home-based business shall create dust, noise, vibration, glare, fumes, odour or air pollution that is detectable, either by sensory perception or by scientific instruments, at or beyond the property lines of the lot where the home-based business is located. In addition, no solid or liquid wastes shall be created that are incompatible or unacceptable for discharge into the municipal waste and wastewater service or are considered a risk to the neighbourhood.</p>	<p>3.9 ZERO-IMPACT In accordance with Chapter 4 of this Bylaw, no equipment or process used in the residential business shall create dust, noise, vibration, glare, fumes, odour or air pollution that is detectable, either by sensory perception or by scientific instruments, at or beyond the property lines of the lot where the residential business is located. In addition, no solid or liquid wastes shall be created that are incompatible or unacceptable for discharge into the municipal waste and wastewater service or are considered a risk to the neighbourhood.</p>	<ul style="list-style-type: none"> Definition change
12	6.50	Definition change	<p>3.12 TRANSFERABILITY A home-based business approval is valid only for the address shown on the development permit.</p>	<p>3.12 TRANSFERABILITY A residential business approval is valid only for the address shown on the development permit.</p>	<ul style="list-style-type: none"> Definition change
13	6.50	Definition change	<p>3.13 NON-CONFORMING HOME-BASED BUSINESSES</p>	<p>3.13 NON-CONFORMING RESIDENTIAL BUSINESSES</p>	<ul style="list-style-type: none"> Definition change

APPENDIX A-7

Proposed Amendments to Regina Zoning Bylaw No. 9250 – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
14	6.50-6.51	Definition change	<p>3.14 PERMITTED AND PROHIBITED HOME-BASED BUSINESSES</p> <p>(1) Subject to the regulations of this Bylaw, permitted home-based businesses include, but are not limited to, the following:</p> <p>(2) Prohibited home-based businesses include, but are not limited to, the following:</p>	<p>3.14 PERMITTED AND PROHIBITED RESIDENTIAL BUSINESSES</p> <p>(1) Subject to the regulations of this Bylaw, permitted residential businesses include, but are not limited to, the following:</p> <p>(2) Prohibited residential businesses include, but are not limited to, the following:</p>	<ul style="list-style-type: none"> Definition change
15	18.8	Definition change	2.5 DEVELOPMENT PERMIT FOR A HOME-BASED BUSINESS	2.5 DEVELOPMENT PERMIT FOR A RESIDENTIAL BUSINESS	<ul style="list-style-type: none"> Definition change
16	18.8	Definition change	(1) In addition to the requirements of section 1.2 of Subpart 18C.1, the following information shall be submitted with a development permit application for a home-based business	(1) In addition to the requirements of section 1.2 of Subpart 18C.1, the following information shall be submitted with a development permit application for a residential business	<ul style="list-style-type: none"> Definition change
17	18.8	Definition change	(a) the location of the dwelling unit where the home-based business will be conducted;	(a) the location of the dwelling unit where the residential business will be conducted;	<ul style="list-style-type: none"> Definition change

APPENDIX A-8
Proposed Amendments to *Regina Zoning Bylaw No. 9250* – September 10, 2014

#	Page	Proposed Amendment	Existing Regulation	Proposed Regulation	Rationale
18	18.8	Definition change	(b) a detailed written description of the exact nature of the home-based business;	(b) a detailed written description of the exact nature of the <i>residential business</i> ;	<ul style="list-style-type: none"> ▪ Definition change
19	18.8	Definition change	(c) a written description of the materials, equipment and vehicles that will be used in the operation of the home-based business and where they will be stored; and	(c) a written description of the materials, equipment and vehicles that will be used in the operation of the <i>residential business</i> and where they will be stored; and	<ul style="list-style-type: none"> ▪ Definition change
20	18.8	Definition change	(d) a letter of approval for the home-based business from the property owner and/or property manager	(d) a letter of approval for the <i>residential business</i> from the property owner and/or property manager	<ul style="list-style-type: none"> ▪ Definition change
21	18.9	Definition change	(4) For the purposes of this section, the development permit application shall be the business license application	(4) For the purposes of this section, the development permit application shall be the <i>residential business</i> license application	<ul style="list-style-type: none"> ▪ Definition change

BYLAW NO. 2014-74

THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 25)

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. 2483) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Legal Address: Harbour Landing Phase 7-2, Lots 31-52, Block 40, Plan No. 102100206

Civic Address: 5302 - 5450 McClelland Drive

Current Zoning: DCD-12 - Narrow Lot Residential

Proposed Zoning: R2 - Residential Semi-detached

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

READ A FIRST TIME THIS 14th DAY OF October 2014.

READ A SECOND TIME THIS 14th DAY OF October 2014.

READ A THIRD TIME AND PASSED THIS 14th DAY OF October 2014.

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. 2014-74

THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 25)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The rezoning is required to enable construction of semi-detached housing.
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, September 10, 2014, RPC14-45.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

BYLAW NO. 2014-76

THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 26)

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. 2488) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix "A", legally described as:

Legal Address: **Lot 32-33 in Block 227, Plan No. DV4404, Ext. 0**

Civic Address: **1551 and 1555 Princess Street**

Current Zoning: **R3 - Residential Older Neighborhood**

Proposed Zoning: **R4A - Residential Infill Housing**

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

READ A FIRST TIME THIS 14th DAY OF October 2014.

READ A SECOND TIME THIS 14th DAY OF October 2014.

READ A THIRD TIME AND PASSED THIS 14th DAY OF October 2014.

Mayor

City Clerk

(SEAL)

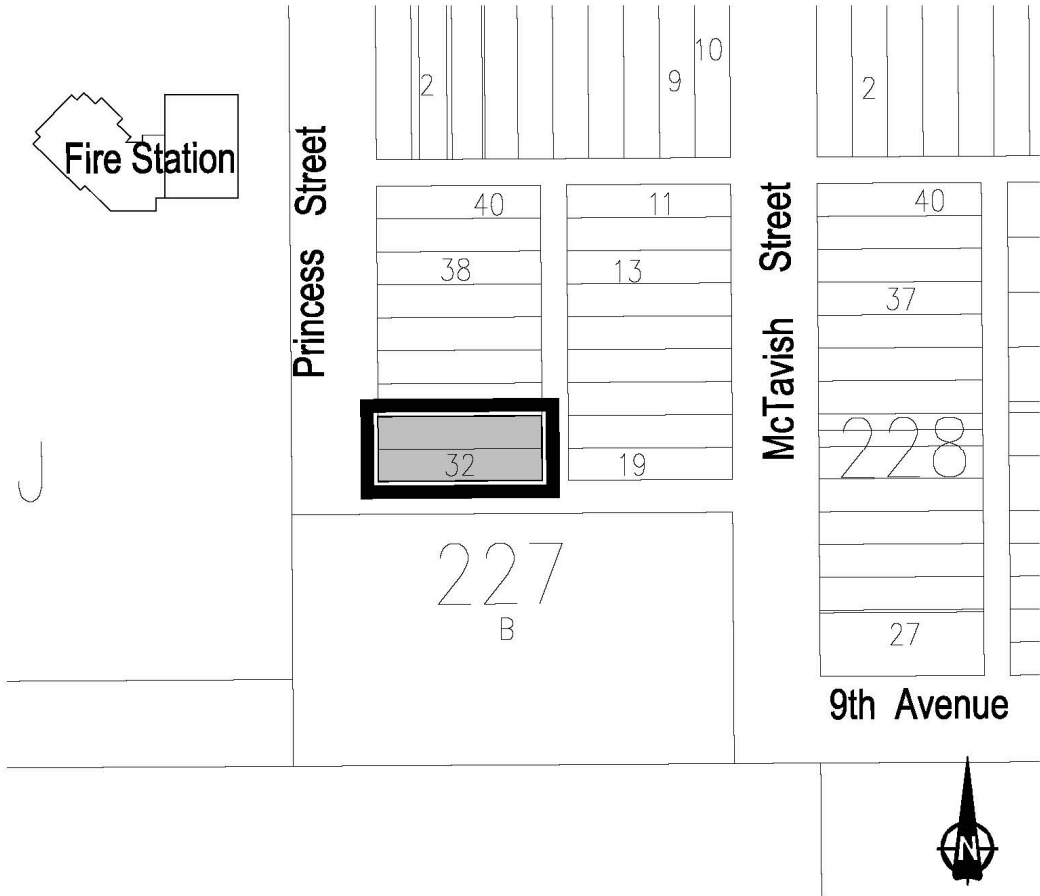
CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

Appendix "A"



ABSTRACT

BYLAW NO. 2014-76

THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 26)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The rezoning is required to accommodate a two-storey low-rise apartment building with six dwelling units.
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, September 10, 2014, RPC14-43.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

BYLAW NO. 2014-78

THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 27)

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 2, Part 2C is amended by repealing the definition of “**BUSINESS VEHICLE (HOME-BASED BUSINESS)**” and the following substituted:

“**BUSINESS VEHICLE (RESIDENTIAL BUSINESS)**' - any vehicle utilized to service a residential business which vehicle is in conformance with Chapter 6 of this Bylaw, and the Gross Vehicle Weight Rating (GVWR) does not exceed 4,500 kilograms.”
- 3 Chapter 2, Part 2C is amended by repealing the definition of “**HOME-BASED BUSINESS**” and the following substituted:

“**RESIDENTIAL BUSINESS**' - an occupation, profession, activity or use conducted for monetary gain from a residentially assessed property that:

(a) is customary, incidental and a secondary use to the residential dwelling unit;

(b) does not alter the exterior of the property or affect the residential character of the neighborhood.”
- 4 Chapter 6, Part 6D, Section 6D.3 is repealed and the following substituted:

“**6D.3 RESIDENTIAL BUSINESS**

3.1 INTENT

The City of Regina recognizes the need for some residents to use their place of residence for limited non-residential activities. At the same time, the City recognizes that there is also a need to protect the integrity of residential areas from the adverse impacts of non-residential activities. To balance these competing needs, the following regulations are provided to control business uses in dwelling units or accessory buildings on residentially assessed properties. In addition to the following regulations, residential businesses are subject to all regulations of *The Licensing Bylaw, 2007*.

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

City Solicitor

3.2 MAXIMUM FLOOR AREA

Except for Day Care Home operation, no residential business shall occupy more than 25 percent of the gross floor area of the dwelling unit. For the purpose of this section, the gross floor area of the dwelling unit shall include any attached garage or accessory building.

3.3 MULTIPLE RESIDENTIAL BUSINESSES

Where more than one residential business is approved on a property, all of the residential businesses together shall not exceed the requirement mentioned in section 3.2.

3.4 EMPLOYEES

Except with Day Care Home operation, no person other than a resident of the dwelling shall be engaged in a residential business as an employee or volunteer.

3.5 MERCHANDISE STORAGE AND DISPLAY

No merchandise shall be displayed or sold on the premise.

3.6 PARKING

- (1) No more than one business vehicle, as defined in Chapter 2 shall be parked at the property where the residential business takes place.
- (2) One additional on-site parking stall is required for the business vehicle operated in conjunction with the residential business.
- (3) No required parking stalls shall be utilized for the residential business.

3.7 ADVERTISING

No advertising that carries the address in which the residential business is conducted shall be placed in any media including telephone, trade or other directories, newspapers, magazines, flyers, signs, radio or television.

3.8 SIGN

No advertising display sign shall be allowed where the residential business is conducted.

3.9 ZERO-IMPACT

In accordance with Chapter 4 of this Bylaw, no equipment or process used in the residential business shall create dust, noise, vibration, glare, fumes, odour or air pollution that is detectable, either by sensory perception or by scientific instruments, at or beyond the property lines of the lot where the residential business is located. In addition, no solid or liquid wastes shall be created that are incompatible or unacceptable for discharge into the municipal waste and wastewater service or are considered a risk to the neighbourhood.

3.10 MECHANICAL EQUIPMENT

No mechanical or electrical equipment that could change the fire rating of the dwelling unit or cause fluctuations in line voltage of the dwelling unit shall be used. Equipment that creates electromagnetic interference which affects radio, television and similar electromagnetic equipment outside of the dwelling unit is prohibited.

3.11 PROCEDURAL REQUIREMENTS

- (1) A development permit issued pursuant to Chapter 18 of this Bylaw must be obtained prior to the start of operation.
- (2) An application for a development permit shall be made to the Development Officer on a form required by him and pursuant to the requirements specified in Chapter 18 of this Bylaw.

3.12 TRANSFERABILITY

A residential business approval is valid only for the address shown on the development permit.

3.13 NON-CONFORMING RESIDENTIAL BUSINESSES

As specified in Chapter 13.

3.14 PERMITTED AND PROHIBITED RESIDENTIAL BUSINESSES

- (1) Subject to the regulations of this Bylaw, permitted residential businesses include, but are not limited to, the following:
 - (a) Personal services including barbershops, estheticians, hair stylists, physiotherapy, complementary and alternative health care, electrolysis, and massage therapy;
 - (b) Professional offices such as architects, draftspersons, lawyers, accountants, engineers, editors, journalists, psychologists, graphic designers, Web designers, and consultants;
 - (c) Day Care homes and child care services;
 - (d) Typing services;
 - (e) Pet grooming;
 - (f) Catering;
 - (g) Instructional services, including music, dance, art and craft classes, and tutoring;
 - (h) Repair services for small items including watches, clocks, small appliances, electronic devices, computers and televisions;
 - (i) Tailors, seamstresses, dressmakers, milliners and craft persons, including weaving, jewelry making, and wood working;
 - (j) Studios for artists, sculptors, musicians, photographers and authors; and
 - (k) Administrative offices for businesses conducted off-site, including construction contractors, mobile service businesses, salespersons and manufacturer's representatives.

- (2) Prohibited residential businesses include, but are not limited to, the following:
- (a) Retail sales/uses;
 - (b) On-site repair or servicing of vehicles or vehicle parts and large appliances;
 - (c) Animal kennels, veterinarian clinics and hospitals, and quarantine facilities;
 - (d) Firearms and fireworks sales and service;
 - (e) Industrial uses such as dying services, food packaging, lithography, printing services and shops, silkscreening, welding, salvage or recycling operations, manufacturing, warehousing, sharpening services, marking devices;
 - (f) Restaurants, clubs and drinking establishments;
 - (g) Laundry and drycleaning services;
 - (h) Undertaking and funeral parlours;
 - (i) Orchestra and band training;
 - (j) Tattoo parlours;
 - (k) Escort and dating services;
 - (l) Adult entertainment uses;
 - (m) Any use that is not incidental to the use of the premise as a residence, is incompatible with residential uses, is not limited in extent or that detracts from the residential character of the zone;
 - (n) Any use that involves equipment or processes that create dust, noise, vibration, glare, fumes, odour or air pollution that is detectable, either by sensory perception or by scientific instruments, at or beyond the property lines of the lot where the use is located;

- (o) Any uses that involves hazardous or otherwise unacceptable waste or wastewater; and
 - (p) Any use that involves mechanical or electrical equipment that could change the fire rating of the dwelling unit or cause fluctuations in line voltage of the dwelling unit, or that creates electromagnetic interference which affects radio, television and similar electromagnetic equipment outside of the dwelling unit.
- (3) The Development Officer shall make the determination of whether an unlisted business or activity is similar to a business listed in subsection (1) or (2). In making the determination, the Development Officer shall consider the criteria in section 3.1 and the regulations of this Bylaw. A home-based business shall not be approved if, in the opinion of the Development Officer, the use would be more appropriately located in a commercial or industrial zone having regard for the overall compatibility of the use with the residential character of the area.”
- 5 Chapter 18, Part 18C, Section 18C.2, Subsection 2.5 is repealed and the following substituted:

“2.5 DEVELOPMENT PERMIT FOR A RESIDENTIAL BUSINESS

- (1) In addition to the requirements of section 1.2 of Subpart 18C.1, the following information shall be submitted with a development permit application for a residential business:
- (a) the location of the dwelling unit where the residential business will be conducted;
 - (b) a detailed written description of the exact nature of the residential business;
 - (c) a written description of the materials, equipment and vehicles that will be used in the operation of the residential business and where they will be stored; and
 - (d) a letter of approval for the residential business from the property owner and/or property manager.

- (2) The Development Officer may waive the requirement to provide any information set out in clauses (1)(a) to (d).
- (3) A declaration by the applicant stating that all of the applicable regulations shall be adhered to shall form part of the development permit application.
- (4) For the purposes of this section, the development permit application shall be the residential business license application. ”

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

READ A FIRST TIME THIS 14th DAY OF October 2014.

READ A SECOND TIME THIS 14th DAY OF October 2014.

READ A THIRD TIME AND PASSED THIS 14th DAY OF October 2014.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2014-78

THE REGINA ZONING AMENDMENT BYLAW, 2014 (No. 27)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	Changes to <i>Regina Zoning Bylaw No. 9250</i> related to the regulation and administration of Home-Based Businesses are proposed to provide clarity and consistency with <i>The Licensing Bylaw, 2007</i> .
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, September 10, 2014, RPC14-46.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Community Planning and Development
INITIATING DEPARTMENT:	Planning

For council meeting October 14, 2014

Delegation to Regina City Council: Rosewood Park Development Special Study

To the office of the City Clerk,

I am requesting to submit the following text and make a presentation of this text to City Council at the next meeting scheduled October 14, 2014 commencing at 5:30pm. This presentation is regarding the Rosewood Park Development Special Study agenda item.

Text to be presented is as follows:

My name is Christopher Miles Kailing. I am an Architect and a resident of Regina since early 2013.

I support the initiatives outlined in the Official Community Plan (OCP) which include the phasing of outward growth and development for the city of Regina. I urge Council to uphold the recommendations of Administration based on the approved Interim Phasing and Financing Plan and not make an exception for the Rosewood Park development, which is located within the larger proposed Coopertown neighbourhood.

When I moved to Regina I was excited to learn that the city was working on a progressive document that would guide long range planning and become the framework for policies that would enable Regina to grow and develop in a sustainable manner.

I have come to appreciate the great number of work hours, both public sector and private sector, that have been dedicated to this endeavor including the expertise from some of Canada's top planning firms. I felt empowered as a new resident that I was able to contribute at one of the public consultation sessions held by the city. As a resident I feel satisfied that this document was created with the vision to maintain and improve the quality of Regina's planned and built environment in a manner that is responsible to all of its residents. I believe that the OCP is a document that city staff, engaged consultants, Council, and the residents of this city can be proud of.

The Interim Phasing and Financing Plan is one of the first steps in the OCP implementation process. As such decisions made regarding it will establish a precedent. Will Council support the Interim Phasing and Financing Plan or will they disregard it? What is the trend that Regina residents should expect as other implementation policies come forward?

Per the Leaderpost article dated October 02, 2014, the Rosewood Park Development is presented as being a "socially inclusive neighborhood" and will include "attainable housing". Those are loose terms that need to be defined more clearly. Also it is stated that:

"In order to sway the city in its favour, the developers offered to pay for storm water, drinking water and pumping station upgrades, and as well as other infrastructure improvement costs that might crop up in the future due to the community's needs."

It is my understanding that this is a requirement for any new suburban development in Regina.

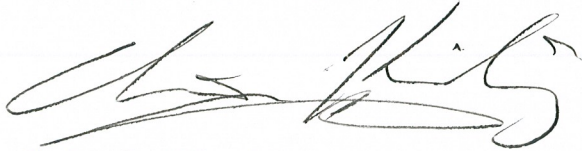
Upholding the Interim Phasing and Financing Plan does not mean that this project will never go forward. Instead it will delay it to ensure that when it is developed it can function successfully with neighbouring contiguous development and won't create an unnecessary financial burden with increased maintenance on underutilized infrastructure.

For council meeting October 14, 2014

Delegation to Regina City Council: Rosewood Park Development Special Study

Once again I urge council to uphold the recommendations of Administration and not approve The Rosewood development at this time.

I sincerely thank you for your time,

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

Christopher Miles Kailing

SAA, MRAIC, AIA

October 9, 2014

RE: Rosewood Park Development Special Study

Mr. Mayor and members of the Regina City Council, my name is Jim Elliott.

In this very chamber two weeks ago, I saw the same individuals complaining that the rules of planning have changed since Harbour Landing and that it was different now for Rosewood Park development proposal before you today. I would also like to acknowledge Councillors O'Donnell and Fraser for voting against this development going forward at the meeting.

Need I have to remind this chamber and members of Council that it was you who approved the new Official Community Plan on December 16, 2013. The province of Saskatchewan subsequently approved the Official Community Plan. The participants in the Design Regina consultations, taxpayers of Regina and this Council agreed that we did not want the problems associated with past developments and that new developments be built better so as to create complete communities.

Under the Official Community Plan, new neighbourhoods will need to be designed and planned and built as complete communities with a mature mix of housing types, the basic transportation infrastructure including transit and that schools be planned so as to not disrupt students as little as possible. People would have access to local grocery stores and other basic commercial spaces for the other services needed by the families living in the area. The changes to the planning and zoning bylaw developed through hundreds of hours of your administration and hundreds of individuals from a very diverse and comprehensive list of community players were seen as the best document and planning tool to plan for the future of this city.

- 1) So why is there a proposal for a development today that goes against the very Official Community Plan that we created for our city? The proposal is not proposing a complete neighbourhood.
- 2) Why are we proceeding with a development proposal without an approved neighbourhood plan? The developer has no specific plans for housing other than some assertions made for some attainable residential proposals, a seniors care facility, a community centre and some soccer and racquetball programming space. The proposed area would have a plan in mid 2015, so delaying things for perhaps one year.
- 3) Why is this council willfully defying the very plan that it agreed to uphold? When you have a development plan, the intentions, one would think, should be to follow that plan. Less than a year after approving the plan, you are letting developments jump the cue and not follow the plan.

- 4) Why would this council willfully impose unnecessary costs on other developers who will have to pick up a \$5 Million dollar shortfall as a result of proceeding with this development now? As stated in the report, “If Rosewood Park does not pay the premium fee of approximately \$235,000 per hectare for a 20 ha development and the final Phasing and Financing plan confirms that is the approximate rate, then other developers would need to cover an additional \$5M, or in other words, other developers would be subsidizing the Rosewood Park lands development.” Have the other developers agreed to this subsidization of Rosewood Park?

It is my assertion and your administration’s assertion that this proposal should not proceed now but wait a year or so, not be able to jump the cue and not proceed when all others are required to wait for the outcome of the Servicing Agreement Fee policy review and final Phasing and Financial Plan.

Jim Elliott

October 14, 2014

Your Worship, Councillors and City Staff:

My name is Jerven Weekes Lead Pastor of Rosewood Park Alliance Church and I am here today to present our Delegation to Council.

On October 1st, 2014 the Executive Committee recommended “that Rosewood Park advances and pays the standard SAF rate with no surcharge”. The Committee also recommends a number of conditions including upholding those outlined in “Appendix B” of your Administration’s Report with the exception that “the final location of the recreation facility be determined as part of the planning process.”

We believe that this recommendation is an appropriate outcome of the original Motion passed by Council on June 23, 2014 that posed four key questions for further study by your Administration, as follows:

Q1 - Is the Plan as presented consistent with that of Coopertown?

Your Administration’s Report responds very clearly that – “The Rosewood Park Plan would be consistent with the overall neighbourhood design”

Q2 - What financial implications would this bring to the City of Regina?

Your Administration’s Report responds very clearly that “The recommendation to not exempt the proponent’s lands from the approved Interim Phasing and Financing Plan would not incur any costs or revenues to the City.”

Q3 - What financial implications would this bring to other developments?

Your Administration’s Report responds very clearly that the recommendation to “not exempt the proponent’s lands from the approved Interim Phasing and Financing Plan would not incur any changes to other developments within the City”

Q4 - What is the cost of storm water development on surrounding lands?

Your Administration’s Report responds clearly that, if required “the Church has indicated a willingness to construct and pay for the section of the proposed storm water channel that runs within and adjacent to their property as part of their development, without reimbursement by the City from SAFs.

Clearly, the Church has responded successfully to the four outstanding questions and that the recommendation of the Executive Committee is an appropriate outcome of the Special Study. Moreover, the Special Study has ensured that the same standards and criteria have been applied to Rosewood as to the other three comparable low-cost greenfield neighbourhoods included in the Interim Phasing and Financing Plan.

In closing, The Church requests that Council uphold the recommendation of the Executive Committee which will allow all of us to formally begin the hard work necessary to develop Rosewood lands and provide much-needed attainable housing, recreation facilities, continuum-of-care facilities and choice in market housing for this City.

Thank you for your attention and we are ready to answer any questions you might have.

Pastor Jerven Weekes, Ryan Karsgaard and Jason Petrunia

Rosewood Park Alliance Church

October 14, 2014

To: His Worship the Mayor
and Members of City Council

Re: Rosewood Park Development Special Study

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- OCTOBER 1, 2014**

That Rosewood Park Lands Development be approved to advance in accordance with Alternative #2 as follows:

1. Rosewood Park lands be allowed to proceed to develop approximately 20 hectares in 2014 and 2015.
2. Rosewood Park pay the standard SAF rate with no surcharge.
3. The conditions outlined in Appendix B be imposed on the development with the following exceptions:
 - a. The final location of the recreation facility be determined by its consistency with the Coopertown Neighbourhood Plan and the Rosewood Concept Plan;
 - b. The amount of developable land in Phase 1 be determined by latent capacity made available by upgrades completed to the Maple Ridge Lift Station.
4. Rosewood Park Alliance Church be charged a development levy for the existing church property if no subdivision of that parcel occurs and as contemplated in Bullet #2 of the letter dated September 17, 1985 from Rosewood Park Alliance Church.

EXECUTIVE COMMITTEE – OCTOBER 1, 2014

The following addressed the Committee:

- Cory Strobel, representing NewRock Development Inc.; and
- Jerven Weekes, Ryan Karsgaard and Jason Petrunia, representing Rosewood Park Alliance Church

The Executive Committee adopted the following resolution:

That Rosewood Park Lands Development be approved to advance in accordance with Alternative #2 as follows:

1. Rosewood Park lands be allowed to proceed to develop approximately 20 hectares in 2014 and 2015.
2. Rosewood Park pay the standard SAF rate with no surcharge.
3. The conditions outlined in Appendix B be imposed on the development with the following exceptions:
 - a. The final location of the recreation facility be determined by its consistency with the Coopertown Neighbourhood Plan and the Rosewood Concept Plan;

- b. The amount of developable land in Phase 1 be determined by latent capacity made available by upgrades completed to the Maple Ridge Lift Station.
4. Rosewood Park Alliance Church be charged a development levy for the existing church property if no subdivision of that parcel occurs and as contemplated in Bullet #2 of the letter dated September 17, 1985 from Rosewood Park Alliance Church.

Recommendation #2 does not require City Council approval.

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

The Executive Committee, at its meeting held on October 1, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That the approved Interim Phasing and Financing Plan remain unchanged, whereby the proposed Rosewood Park Lands development is not exempted from the approved Plan.
2. That this report be forwarded to the October 14, 2014 meeting of City Council.

CONCLUSION

Design Regina: The Official Community Plan Bylaw No. 2013-48 (Design Regina) is the City of Regina's (City) policy document for guiding the development of Regina. Design Regina supports complete neighbourhoods that can support a full range of amenities and services and in locations that are sequenced in order to maintain financial viability for the City.

In response to Council's referral motion, Administration and the proponent have been engaged in discussion and analysis to evaluate the potential for servicing the Rosewood Park lands using latent servicing capacity. The work completed to date by the proponent and reviewed by the administration indicates that latent servicing capacity is not available in the Maple Ridge lift station to support development of Rosewood Park.

Approval to advance the Rosewood Park lands to a Concept Plan and subsequent re-zoning and subdivision are not recommended at this time for the following reasons:

- The proponent has not demonstrated that there is sufficient capacity in the Maple Ridge lift station to service the development without significant upgrades.
- 1,000 residents, which is the applicants proposed population based on the sanitary lift station upgrades, is not a sufficient population to support the necessary elements of a complete neighbourhood.
- There is currently no transit service to the area. It is expected that servicing this area with transit would require at least one additional bus at ~\$500,000, and an annual operation expense of over \$200,000.
- There is no guarantee that the developer would actually construct the types of housing and recreation facilities that have been proposed.
- The development would be fragmented and isolated for potentially many years given the costs to service the entire northwest neighbourhood as identified during the creation of the Interim Phasing and Financing Plan.

- The fragmented nature of the proposed development and the resulting impacts, are inconsistent with the City's policy and intended practice to support complete, rather than partial, neighbourhood plans.
- A final Phasing and Financing Plan will be completed in approximately one year and will provide more certainty about the timing of the entire residential neighbourhood as defined in the Official Community Plan (commonly referred to as Coopertown).

BACKGROUND

At the June 23, 2014 Council meeting, the following motion was passed as part of Interim Phasing and Financing report CR14-72:

“That a special study respecting Rosewood Park Development be referred back to the Administration for a report to be back to the September 10, 2014 meeting of the Executive Committee, and that the following be addressed in the report:

- Is the plan as presented consistent with that of Coopertown?
- What financial implications would this bring to the City of Regina?
- What financial implications would this bring to other developments?
- What is the cost of storm water development on surrounding lands?”

DISCUSSION

What is the plan?

The proponent, Rosewood Park Alliance Church (RPAC), is seeking permission to proceed with the preparation of a Concept Plan that would lead to the development of approximately 20 hectares (49 acres) through a multi-phase development during the Interim Phasing and Financing Plan period (See Appendix A for information purposes only – not approval). The development would form roughly a third of the Rosewood Park lands within Coopertown. For the purposes of this report, Coopertown is the name used to describe the entire northwest neighbourhood, in which Rosewood Park is located.

The initial development proposes to include;

- Attainable housing
- Medium Density Residential
- High Density Residential
- Potential Continuum of Care Facility
- Existing Rosewood Park Alliance Church
- Recreation Facilities

Note: the plan as attached is for information purposes. A final Concept Plan would be developed for consideration by Council under a different report.

Is the plan as presented consistent with that of Coopertown?

Neighbourhood Design:

The plan as presented is still in a preliminary state and the developer has indicated willingness to adjust the layout of the Rosewood Park lands to conform to City requirements. The City does

not currently have an approved Neighbourhood Plan for Coopertown; however, Administration is confident that based on preliminary work completed by Dream Developments, the Rosewood Park Plan would be consistent with the overall neighbourhood design, including appropriate roadway/pedestrian connectivity and the storm channel alignment.

If Rosewood Park was to be permitted to advance and is added to the Interim Phasing and Financing Plan timing, the administration recommends that the entire Coopertown Neighbourhood Plan be approved concurrent to the approval of a Rosewood Park Concept Plan. As indicated, preliminary work has been completed by Dream Developments, however it is anticipated the remaining review and approval of the Neighbourhood Plan could be completed by early to mid 2015 depending upon developer readiness, responsiveness and administration capacity with other plan reviews underway.

Alternatively, if the Rosewood Park lands were to be permitted to advance without the Coopertown Neighbourhood Plan being approved, a Concept Plan for the Rosewood Park lands would still need to be approved by City Council before the development could proceed. From a timing perspective, a Concept Plan could potentially be approved by early 2015. This may save the developer a few months in the planning process; however the City may be exposing itself to redundant or missed opportunities to optimize municipal infrastructure and neighbourhood land use.

Wastewater:

As the proponent is proposing to use wastewater servicing capacity from an existing lift station (Maple Ridge lift station) just north of the Rosewood Park Alliance Church, it is not critical that this portion of the wastewater system integrates with the remainder of the northwest neighbourhood. The proponent's consultant has suggested; however, that it may be possible at some future date to tie the proposed Rosewood Park lands in to the Coopertown wastewater system and decommission the Maple Ridge lift station entirely.

A letter provided by the original developer of Maple Ridge to RPAC in 1987 suggests that the Maple Ridge lift station was sized to accommodate the balance of Rosewood Park Alliance's 16 ha (40 ac) property. As capacity is not to be allocated by developers, rather it is determined by the City, all the remaining capacity in the Maple Ridge lift station was allocated to the Carry the Kettle owned lands immediately north of Maple Ridge. This occurred when the Carry the Kettle lands were added to the 235K growth horizon in 2006.

The proponent has conducted testing at the Maple Ridge lift station and based on the City's service level standards there is not sufficient capacity to service the Rosewood Park development. Allowing Rosewood Park to obtain wastewater service through the Maple Ridge lift station would likely result in surcharging of wastewater and flooded basements during major rainfalls, particularly upon full build-out of the 235K neighbourhoods. Therefore, Administration does not consider the lift station to be able to support the development of Rosewood Park.

There is one potentially viable option available to accommodate a portion of the Rosewood Park development providing service to approximately 1,000 residents. This option would require allowing the developer of Rosewood Park to upgrade the Maple Ridge Lift Station. Upgrades may include changes to the pumping capacity, force main, electrical systems and other aspects as deemed to be required by the Executive Director of City Planning and Development. This would

bring the station up to an acceptable level of service that is consistent with other facilities that have been designed and constructed to service new development areas. The capacity to support 1000 residents may be an equivalent population, a portion of which could be used for the inclusion of proposed recreational facilities.

Development beyond the first phase of Rosewood Park should not be considered until the long-term wastewater solution for the entire Coopertown neighbourhood is implemented. This could mean that only 20 ha of Rosewood Park are developed for some time (potentially up to 20 years depending on the final Phasing and Financing Plan). This would jeopardize the principle of complete neighbourhoods until the full build-out of Coopertown is complete.

It is expected that there would be no additional capital costs to the City in order to provide wastewater service through the upgrades of the Maple Ridge Lift Station. Some minor operation and maintenance costs may be incurred, but the City would receive the benefit from an upgraded lift station.

Water:

The Rosewood Park lands will require an extension of the trunk water main from the intersection of Courtney Street and Whelan Drive to the north boundary of their development. The water main may also need to be extended to and looped along Diefenbaker Drive back to McCarthy Boulevard if the Courtney extension alone cannot support the hydraulic requirements outlined in the City's Development Standards Manual; however, preliminary investigation indicates that this will not be required.

The costs associated with extending the water main north were not included in the Servicing Agreement Fee models used to establish the Interim Phasing and Financing Plan. As such, the responsibility for the extension of these water mains would fall with the proponent should Council approve the advancement of this land during the interim period.

Storm water:

The storm water solution for Rosewood Park has been preliminarily established. The proponent has indicated that the storm water could be gravity discharged from a detention pond into an existing natural drainage run through the use of a temporary storm pipe 1.2 km in length (See Appendix A). If, through more detailed analysis, that solution were deemed not workable, RPAC would be responsible for pumping the storm water into the natural drainage run until such time as the permanent solution is implemented. The proponent has indicated that there is no capacity in the existing storm water system to the east in the Maple Ridge neighbourhood without significant upgrades. Depending on earthwork requirements of the Rosewood Park development, the developer may also construct up to three interim storm water detention ponds.

All costs associated with implementing an interim storm water solution, including operation and maintenance of the ponds and 1.2 km storm pipe, costs to decommission or re-configure the storm water solution to connect to the permanent storm channel, would be the sole responsibility of the proponent should Council approve the development of this land during the interim period. Further, it would be the responsibility of the developer to acquire all required land control and regulatory approvals.

Parks and Recreation/Municipal Reserves:

The proponent has proposed the development of a Recreation Facility that is envisioned conceptually as a multi-purpose community centre. The community centre is a concept only at this time and may contain a variety of facility types including, but not limited to:

- indoor soccer fields
- basketball courts
- multi-purpose field house space
- daycare facilities

The community centre would be a privately owned and operated facility and would be open to all members of the public, regardless if they are a parishioner of RPAC, according to the proponent. A facility of this nature is not a facility the City is likely to construct and operate and therefore, a private developer operating such a facility does not conflict with any plans the City has with respect to recreation planning.

The recreation facility could contain outdoor soccer facilities and other outdoor recreation facilities that would be in place for the short to medium term but would be phased out over time as the future zone level park is constructed.

Administration does not anticipate the need for any municipal reserve (MR) dedication within the initial 20 ha of Rosewood Park. There are two potential options to address MR requirements. If RPAC and an adjacent land owner can come to an agreement regarding the future dedication of MR space, the MR dedication could be deferred. If such an agreement could not be reached, the City would require money in lieu of Municipal Reserve (MR). The City also typically charges developers a park development levy as part of the payment in lieu of MR so the City can actually achieve the same outcome from an alternate park space as if the developer had constructed it. The 2014 rate charged for money in lieu of MR and the park development levy is \$807,262 per ha. The MR requirements on 20 hectares of total development would be roughly 2 hectares. Therefore the developer would be required to pay the City approximately \$1.6M for payments in lieu of MR. This money would be put into the dedicated lands reserve.

As there would be no public park spaces within the initial Rosewood Park development lands, 1,000 residents may need to go for many years without park service, unless they cross Courtney Street. Courtney Street is not currently a pedestrian-oriented corridor and there could be accessibility concerns related to providing public recreation space to residents of these lands. Rosewood Park Alliance Church has indicated that they intend to provide park space and a playground on the church grounds, which would be available for use by the public.

Transit:

The closest transit stop is at Whelan Drive and Maple Ridge Drive. A portion of the proposed development is located within the 400m walking distance from this transit stop; however, due to the nature of the development (seniors housing, attainable housing, medium to high density), it is possible that transit could be expected by residents in the initial 20 ha of development.

Should the City elect to provide transit to the area, a one-time capital expense of approximately \$500,000 for a new bus and an ongoing annual operating cost of approximately \$200,000 per year would be required.

The nature of the proposed development does also have the potential to impact Para-transit service. Para-transit provides door-to-door service and seniors comprise approximately 65 per cent of the ridership. Isolated seniors housing in a remote location of the city may impact Para-transit's ability to meet customers' needs citywide.

Transportation:

A full Transportation Impact Assessment has not been provided by the proponent. Based on a cursory review of the trips that are expected to be generated as part of the development, Administration is not expecting the development to trigger Courtney Street widening. The traffic volumes along Courtney Street are expected to increase up to 4000 vehicles per day. Volumes on Courtney Street currently range from 5000 vehicles per day to 8000 vehicles per day depending on the segment. This suggests that widening will not be required; however, Courtney Street will be near full capacity.

Development within the proponent's lands beyond 20 hectares is expected to generate volumes of traffic significant enough to warrant infrastructure upgrades to Courtney Street and potentially other road network improvements to maintain an acceptable level of service. It is recommended lands beyond the 20 ha not be considered for development until the City has funding available to make transportation improvements in the area, in accordance with a final Phasing and Financing Plan. A full Transportation Impact Assessment from the proponent would provide the City with the information necessary to determine the volumes and upgrades required.

Any development of Rosewood Park lands will add traffic to the City's road network, including through the intersection of 9th Avenue North and Pasqua Street, which already experiences congestion. It is likely that a study on the impacts of the Rosewood Park lands would conclude that proposed development would decrease levels of service.

What financial implications would this bring to the City of Regina?

The recommendation to not exempt the proponent's lands from the approved Interim Phasing and Financing plan would not incur the City any costs or revenues.

If 20 ha of the Rosewood Park lands were allowed to proceed, operation and maintenance costs to the City would be similar to other new development areas within the City with the exception of transit services. If the City decides to provide transit to the area, the new bus would cost approximately \$500,000 and the annual operating costs would be approximately \$200,000 per year.

What financial implications would this bring to other developments?

The recommendation to not exempt the proponent's lands from the approved Interim Phasing and Financing plan would not incur any changes to other developments within the City as outlined in the CR14-72 approved Interim Phasing and Financing Plan.

If RPAC were allowed to proceed but does not pay premium fees to pay the costs of providing service to the broader Coopertown area, then the costs will need to be funded through other means. If Rosewood Park does not pay the premium fee of approximately \$235,000 per ha (on average for 2014 and 2015) for a 20 ha development and the final Phasing and Financing plan

confirms that is the appropriate rate, then other developers would need to cover an additional \$5M, or in other words, other developers would be subsidizing the Rosewood lands development. The allocation of that \$5M to other developers would be dependent on the outcome of the Servicing Agreement Fee policy review and final Phasing and Financing Plan.

It should be noted that although a development does not trigger the need for an immediate improvement does not mean that it does not contribute to the need for it in the long term. For example, Courtney Street will need to be widened at a future date and the development of Rosewood Park's initial 20 ha of development would contribute to the need for that widening but at the Interim SAF rates, the developer of Rosewood Park may not be funding their share.

What is the cost of storm water development on surrounding lands?

The cost of the complete storm water channel within Coopertown is estimated at \$25M. The model used to develop the interim Phasing and Financing Plan assumed that this storm channel will not begin to be constructed until year 2024. It was assumed that the construction would then be phased over a 10 year period as development proceeds from downstream to upstream (south to north). This means the channel would not be constructed adjacent to Rosewood Park development until approximately year 2030-2033, assuming that development occurs at the pace projected by Administration and assuming that development occurs from south to north in accordance with the logical progression of services.

RPAC has indicated a willingness to construct and pay for the section of the channel that runs within/adjacent to their property as part of their development, without reimbursement by the City from SAFs. The section of the channel that RPAC is willing to construct is valued at approximately \$2M out of the total \$25M.

If RPAC constructs \$2M out of \$25M, then they will have constructed 8 per cent of the value of the channel as part of their development. RPAC's first phase comprises 20 ha out of 440 ha (the total area of Coopertown within the 300K growth horizon), which is just under 5 per cent of the total land area. As such, it is conceivable that RPAC would be constructing more than their share of the channel relative to their first phase and by constructing that portion of that channel without reimbursement from SAFs, possibly providing both the City and other land developers some financial relief. This means that the other developers may need to only make up an additional \$3M, not the \$5M identified in the previous section of this report.

If approved to proceed, RPAC would be directly fund \$2M of the Storm Channel, This would otherwise be a Servicing Agreement Fee funded project under current policy. Any potential Coopertown surcharge assessed on the lands could be reduced. As the proposed development is 20 ha, the surcharge could feasibly be reduced by \$100,000 / ha for these initial Rosewood lands. The Coopertown surcharge rates in Alternative 1 later in this report, reflect this reduced surcharge which only applies to the initial 20 ha based on the preliminary estimate of \$2M for the directly funded portion of the storm channel.

Planning Implications for allowing a 20 hectare development of Rosewood Park Land

It is expected there will be significant costs associated with development beyond the first 20 hectares of the Rosewood Park land, as demonstrated by the Coopertown surcharge that was considered in CR14-72. This means that it could be a long time before additional development is feasible in the Rosewood Park land.

Issues exist with the proposed development from the perspective of achieving and supporting “complete neighbourhoods”, which is a key goal of the Official Community Plan. Section 7.1 of Design Regina requires that new greenfield residential be planned and developed as complete land units, which are integrated with the broader urban fabric; are mixed-use and pedestrian-oriented and that include daily services and amenities. Due to servicing limitations; however, it is questionable whether a sufficient population will exist, as part of the initial phase, to support a complete neighbourhood. For instance, a population in the order of 8,000 to 10,000 is generally needed to support an elementary school and a small commercial “convenience centre”; however, the proposed initial population is only expected to be 1,000. It is important to note the initial population of 1,000 proposed is potentially what could be supported through significant upgrades to the Maple Ridge Lift Station. This is based upon an assumed population density of 50 people per hectare over 20 hectares. As noted previously, this is an equivalent population, a portion of which may be used up with the inclusion of proposed recreational facilities. Additionally, changes in population density impact the development area. Although the broader Northwest neighbourhood development upon build-out may eventually support complete lands, there is no guarantee of when this will occur or when it will be supported in the final Phasing and Financing Plan.

Issues also exist with some of the land-use elements proposed. “Attainable housing”, while much needed and strongly encouraged, is best located in areas with a high level of transit service, and/or close proximity to employment and commercial areas. The proposed development; however, is not close to employment or commercial; can expect limited transit service in the near-term and represents a relatively isolated and segregated pocket of development, with limited connectivity to other lands. The transit and location issues also apply to the proposed recreation facility, as these facilities, which are city or regionally oriented, should be located in a central and accessible area with good transit service. The risk of incremental and piecemeal development, in this case, is that an “incomplete neighbourhood” may evolve, which remains isolated and devoid of community services for some time.

Should Council approve the recommendation that development of the Rosewood Park lands not proceed at this time, Administration would encourage RPAC to consider partnering with another in-phase developer to advance their vision for a recreation facility, attainable housing, and a continuum of care facility elsewhere within the city of Regina.

Alternative Scenarios for Council to consider:

Alternative 1 - Rosewood Park advances and pays standard 300K SAF Rate plus the Coopertown Surcharge:

1. That Rosewood Park lands be allowed to proceed to develop up to 20 hectares (total) in 2014 and 2015;
2. That the Neighbourhood Plan for Coopertown and a Concept Plan for Rosewood Park be advanced for City Council consideration;
3. The developer (Rosewood Park Alliance Church) will pay a Coopertown Servicing Agreement Fee Surcharge, in addition to the 300K SAF Fee/Development Levy Fee, as follows:

- a. The 2014 SAF Surcharge and 2014 Development Levy Surcharge for the Coopertown lands is \$141,411 / ha (\$486,689 / ha total).
 - b. The 2015 SAF Surcharge and 2015 Development Levy Surcharge for the Coopertown lands is \$129,489 / ha (\$488,578 / ha total);
4. That Rosewood Park Alliance Church be charged a Development Levy and applicable surcharge for the existing church property if no subdivision of that parcel occurs, as contemplated in Bullet 3 of the letter dated September 17, 1985 from Rosewood Park Alliance Church;
 5. That the conditions described in Appendix B be imposed on the development.
 6. That the City Solicitor be directed to amend the *Development Levy Bylaw* to reflect the Coopertown surcharge.

Pros/Cons of this Alternative:

Pros	Cons
<ul style="list-style-type: none"> ○ Allows Rosewood Park to proceed and implement proposed attainable housing and a recreation facility. ○ Protects the City from future cash flow and debt constraints. ○ Protects other developers from further subsidizing the Rosewood Park development. 	<ul style="list-style-type: none"> ○ Inconsistent with the City's policy and intended practice to support complete, rather than partial, neighbourhoods. ○ Risk that Rosewood Park will remain an isolated and incomplete area for many years. ○ City may receive demand for transit to serve a small population for many years. ○ Development may not be provided with transit at all until adequate population is available to support it. ○ The City will be required to review additional Neighbourhood/Concept plans. This would likely result in delays in development approvals for other developments. ○ There is a risk that the City approves the development but the proponent never actually constructs attainable housing or recreation facility.

Alternative 2 – Rosewood Park advances and pays the standard SAF rate with no surcharge:

1. That Rosewood Park lands be allowed to proceed to develop up to 20 hectares (total) in 2014 and 2015;
2. That the Neighbourhood Plan for Coopertown and a Concept Plan for Rosewood Park be advanced for City Council consideration;
3. That Rosewood Park Alliance Church be charged a Development Levy for the existing church property if no subdivision of that parcel occurs, as contemplated in Bullet 3 of the letter dated September 17, 1985 from Rosewood Park Alliance Church; and
4. That the conditions described in Appendix B be imposed on the development.

Pros/Cons of this Alternative:

Pros	Cons
<ul style="list-style-type: none">○ Allows Rosewood Park to proceed and implement proposed attainable housing and a recreation facility.	<ul style="list-style-type: none">○ Inconsistent with the City's policy and intended practice to support complete, rather than partial, neighbourhoods.○ High risk that Rosewood Park will remain an isolated and incomplete area for many years.○ City may need to provide transit to a small population for many years or the development may not be provided with transit at all until adequate population is available to support it.○ The City will be required to review additional Neighbourhood/Concept plans. This would likely result in delays in development approvals for other developments.○ Provides no protection to the City and other developers from Rosewood Park developer "under-paying" SAFs/development levies.○ There is a risk that the City approves the development but the proponent never actually constructs attainable housing or recreation facility.○ Other land areas will pay higher SAFs to subsidize the 20 ha of Rosewood Park lands.

RECOMMENDATION IMPLICATIONS

Financial Implications

There would be no financial implications to the City if the recommendation is approved.

If Rosewood Park land proceeds during the interim period, there would be financial implications associated with transit services if the City chooses to provide transit service to the area as well as provision of all the services that the City would provide to any newly developed land.

If Rosewood Park land proceeds and pays the Coopertown surcharge, there should be minimal risk to the City and other developers of Rosewood Park "under-paying" SAFs. If Rosewood Park proceeds and does not pay the Coopertown surcharge, there is a risk that the other developers will need to subsidize their fees or that the City will not have the cash flow and debt room it requires to build the infrastructure to support to the entire Coopertown neighbourhood as it progresses.

If Rosewood Park land is permitted to proceed during the interim period, as a condition of approval, it is recommended to include as listed in Appendix B the submission of a Pro Forma by the developer detailing the land uses, estimated costs required to develop the neighbourhood and projected revenues. This would provide an assurance to the City and Council that the development as proposed is financially viable and can deliver the types of uses identified in this report.

Environmental Implications

Providing wastewater service to the Rosewood Park lands without a comprehensive wastewater servicing strategy for the entire Coopertown neighbourhood, which includes downstream improvements and/or new routing to the wastewater treatment plant, increases the likelihood that neighbourhoods in the northwest area of the city may experience basement flooding during heavy rainfall events.

Strategic Implications

The recommendation of this report is consistent with a number of the Official Community Plan: Community Priorities and Goals. In particular, the recommendation is consistent with the principles of complete neighbourhoods and from the perspective of creating long-term financial viability for the City.

While it may seem that the recommendation is inconsistent with the goal of supporting a variety of housing choices, if the development of Rosewood Park means that other developments must ultimately pay higher costs, then the City will have provided a small amount of attainable housing at the expense of all other housing. In addition, attainable housing is not unique to the Rosewood Park development lands proposal. A variety of housing options will be provided in all neighbourhoods within the 300K growth horizon, in accordance with the Official Community Plan, not just in Rosewood Park.

Another Community Priority that is a consideration within the context of Rosewood Park is the notion that the City should invest in sport and recreation. While Administration supports the recreation facility proposed within Rosewood Park, it should not support it at the expense of other developers in the city.

Other Implications

None with respect to this report.

Accessibility Implications

There are accessibility concerns associated with this development. As Courtney Street is not a pedestrian oriented corridor, it is likely that there would be challenges accessing transit and public park facilities, unless sidewalks were developed along Courtney, as well as pedestrian crosswalks to access the parks and bus stop in Maple Ridge. Providing transit to the west of Courtney Street as well as the provision of an interim accessible private park space west of Courtney Street would mitigate those concerns; however, there are cost and liability implications associated with such measures.

COMMUNICATIONS

A copy of this report will be provided to all stakeholders who were consulted in the development of the Interim Phasing and Financing Plan.

DELEGATED AUTHORITY

Disposition of this report requires City Council approval.

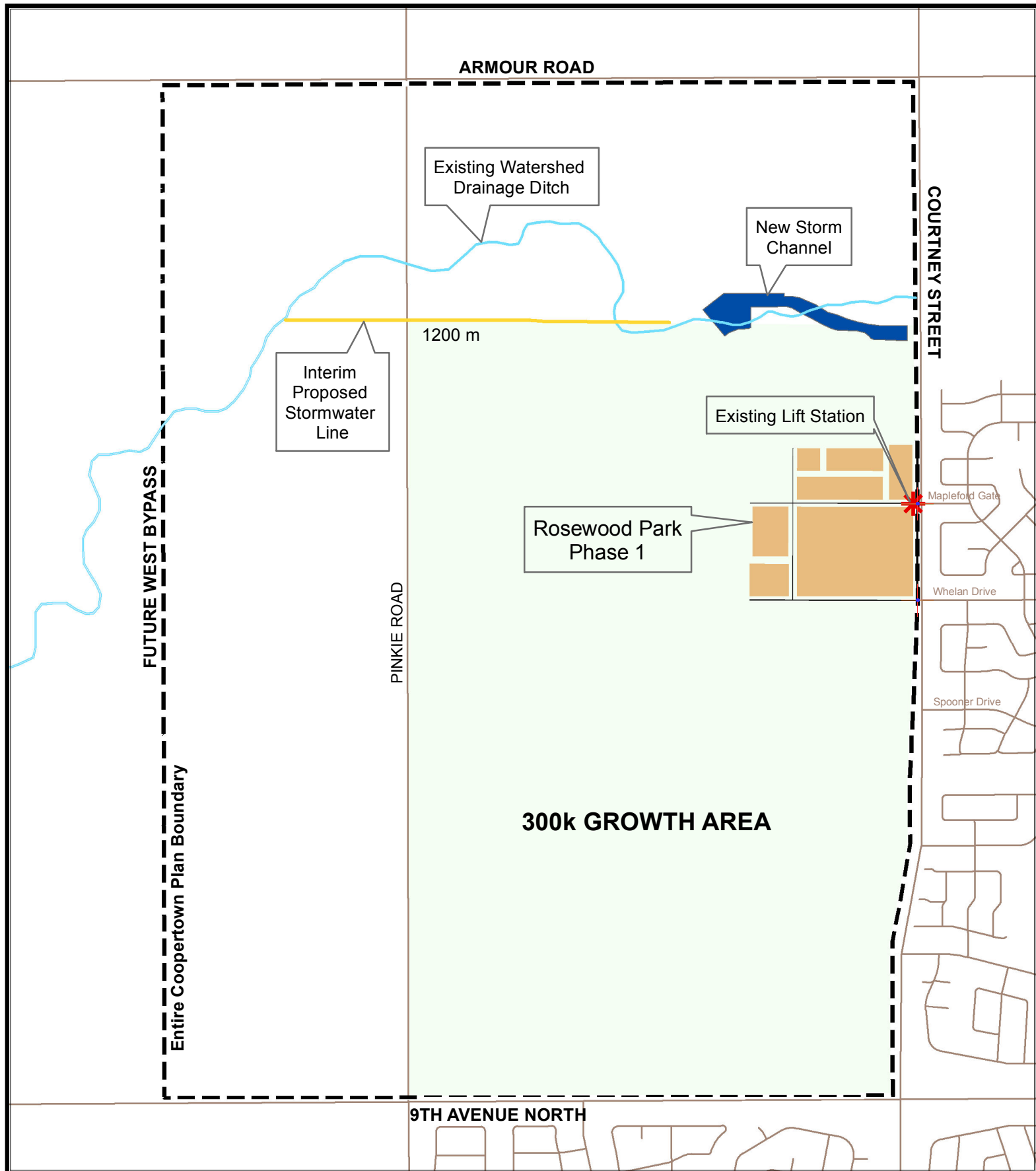
Respectfully submitted,

EXECUTIVE COMMITTEE

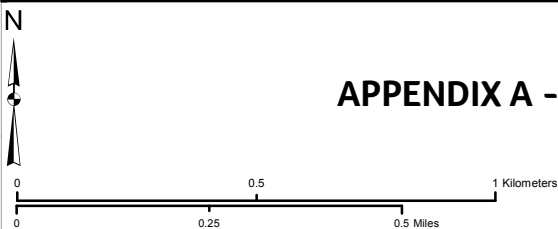
A handwritten signature in black ink, appearing to read 'Jim Nocol', is written above a horizontal line.

Jim Nocol, Secretary

mrt



APPENDIX A - Rosewood Park Development Special Study



Conditions of Approval

1. All privately owned recreation facilities shall be located adjacent to the future zone level park so as not to compete with the Urban Centre as the Coopertown neighbourhood gathering place. Rosewood Park Alliance Church may, however, construct a private park and playground on their church property.
2. The developer shall submit a Pro Forma of the development to the City to demonstrate the proposed land uses identified are viable and could proceed as described.
3. The developer of Rosewood Park lands shall be required to fund all water, wastewater and storm water projects required for the development, with no reimbursement from the City.
4. The developer of Rosewood Park land shall be required to own, operate, maintain and decommission any required interim servicing systems, including obtaining land control and regulatory approvals.
5. If further analysis reveals that intersection improvements along Courtney Street are warranted, the developer shall construct and fund all improvements with no reimbursement from the City.
6. The developer of Rosewood Park is required to upgrade the Maple Ridge Lift Station pumping capacity, force main, electrical systems and other aspects as deemed to be required by the Executive Director of City Planning and Development to provide the required capacity, optimize flows and bring the station up to an acceptable level of service that is consistent with other facilities that have been designed and constructed to service new development areas. The developer shall construct and fund all improvements with no reimbursement from the City.
7. The amount of developable land (up to 20 hectares) with respect to the Maple Ridge Lift Station will be determined by the upgrades completed and the additional influent domestic and wet weather flows as determined by the proposed land use.

October 14, 2014

To: His Worship the Mayor
and Members of City Council

Re: Delegation of Authority to Approve Alterations to Designated Municipal Heritage
Properties

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION
- OCTOBER 1, 2014**

That the City Solicitor be instructed to amend Bylaw 2009-71 being *The Appointment and Authorization of City Officials Bylaw, 2009* to authorize the following:

- a) For the purposes of and including all powers and duties mentioned in Section 23 of *The Heritage Property Act*, the Executive Director of City Planning and Development, or his or her designate, be authorized to approve or deny applications for alterations to all current and future designated municipal heritage properties.

REGINA PLANNING COMMISSION – OCTOBER 1, 2014

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

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

The Regina Planning Commission, at its meeting held on October 1, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That the City Solicitor be instructed to amend Bylaw 2009-71 being *The Appointment and Authorization of City Officials Bylaw, 2009* to authorize the following:
 - a) For the purposes of and including all powers and duties mentioned in Section 23 of *The Heritage Property Act*, the Executive Director of City Planning and Development, or his or her designate, be authorized to approve or deny applications for alterations to all current and future designated municipal heritage properties.
2. That this report be forwarded to the October 14, 2014 meeting of City Council.

CONCLUSION

The Appointment and Authorization of City Officials Bylaw, 2009 enables City Council to designate specific positions within the City Administration, where permitted by governing legislation, to make decisions that are in keeping with the governing legislation.

Section 23 of *The Heritage Property Act* enables City Council to delegate authority to the Administration to make decisions with respect to the alteration of designated municipal heritage properties.

BACKGROUND

Some of the bylaws that designated properties as municipal heritage properties do not delegate approving authority for alterations to the Administration. Therefore, this requires that all applications for alterations to these designated properties be reviewed by the Municipal Heritage Advisory Committee and the Regina Planning Commission and then be approved or denied by City Council.

Section 23 of *The Heritage Property Act* enables City Council to delegate authority to the Administration to make decisions with respect to the alteration of designated municipal heritage properties.

DISCUSSION

Since 1982, City Council has designated 91 municipal heritage properties. Each of these designations has been approved by bylaw. Over time, the designation bylaws have varied in terms of the level of authority delegated to the Administration with respect to the consideration of alterations to these designated properties. The most recent designation bylaws delegated approval of all alterations to the Administration as authorized by section 23 of *The Heritage Property Act*, while some delegated approval of maintenance only. The oldest bylaws did not delegate any authority to the Administration. In the case of non-delegation or delegation of maintenance only, applications for any alterations to a designated property must be reviewed by the Municipal Heritage Advisory Committee and the Regina Planning Commission and then be approved or denied by City Council.

The delegation of approval authority to the Administration will result in less time being required for decisions to be rendered and an enhanced customer service experience. The requested delegation will also result in a higher degree of consistency in the review of applications. In the main, the requests that the Administration receives are considered to be relatively minor and do not compromise the heritage qualities of the buildings. It should be noted that applications involving significant alterations or changes to the character defining elements of designated buildings will continue to be reviewed by the Administration followed by the required report for consideration by the Municipal Heritage Advisory Committee, Regina Planning Commission and City Council for a final decision.

The heritage portfolio is administered in the City Planning and Development Division. It is recommended that authority be delegated to the Executive Director of City Planning and Development or a designate.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

The delegation of authority to the Administration will result in improved service to customers. Applications will no longer need to be reviewed by committees of Council and by City Council, resulting in less time required for decisions to be rendered.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The Administration will advise the Municipal Heritage Advisory Committee of this delegation.

DELEGATED AUTHORITY

Bylaw amendments require City Council approval.

Respectfully submitted,

REGINA PLANNING COMMISSION



Elaine Gohlke, Secretary

BYLAW NO. 2014-77

THE APPOINTMENT AND AUTHORIZATION OF CITY OFFICIALS AMENDMENT
BYLAW, 2014

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

Purpose

- 1 The purpose of this Bylaw is to delegate authority to the Executive Director of City Planning and Development to exercise the powers and duties of Council pursuant to section 23 of *The Heritage Property Act*.

Statutory Authority

- 2 The authority for this Bylaw is:
- (a) sections 8 and 100 of *The Cities Act*; and
 - (b) subsection 23(5) of *The Heritage Property Act*.

Amendments

- 3 Bylaw 2009-71, being *The Appointment and Authorization of City Officials Bylaw, 2009*, is hereby amended in the manner set forth in this Bylaw.
- 4 Clauses (e) and (f) in section 2 are repealed and the following substituted:
- (e) section 4 of *The Plumbing and Drainage Regulations, 1996*;
 - (f) sections 2 and 5 of *The Uniform Building and Accessibility Standards Act*; and
 - (g) subsection 23(5) of *The Heritage Property Act*.

5 Section 6.2 is added following section 6.1, as follows:

“6.2 The Executive Director of City Planning and Development, or his or her designate, is authorized to exercise all of the powers and duties of Council mentioned in section 23 of *The Heritage Property Act*.”

Coming into Force

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

READ A FIRST TIME THIS 14th DAY OF October 2014.

READ A SECOND TIME THIS 14th DAY OF October 2014.

READ A THIRD TIME AND PASSED THIS 14th DAY OF October 2014.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2014-77

THE APPOINTMENT AND AUTHORIZATION OF CITY OFFICIALS AMENDMENT BYLAW, 2014

PURPOSE:	The purpose of this Bylaw is to delegate authority to the Executive Director of City Planning and Development to exercise all of the duties and powers of Council pursuant to section 23 of <i>The Heritage Property Act</i> .
ABSTRACT:	Pursuant to subsection 23(5) of <i>The Heritage Property Act</i> , Council may, by bylaw, delegate any of the powers and duties in section 23 of <i>The Heritage Property Act</i> to the administration.
STATUTORY AUTHORITY:	Subsection 23(5) of <i>The Heritage Property Act</i> and Sections 8 and 100 of <i>The Cities Act</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Report RPC14-50 from the October 1, 2014 Regina Planning Commission meeting.
AMENDS/REPEALS:	Amends Bylaw 2009-71, <i>The Appointment and Authorization of City Officials Bylaw</i> .
CLASSIFICATION:	Regulatory, Administrative
INITIATING DIVISION:	Planning
INITIATING DEPARTMENT:	City Planning and Development

October 14, 2014

To: His Worship the Mayor
and Members of City Council

Re: Tax Enforcement – Application for Title – 2014 Liens

**RECOMMENDATION OF THE FINANCE AND ADMINISTRATION COMMITTEE
- SEPTEMBER 30, 2014**

That the Manager of Property Taxation be authorized to proceed with tax enforcement proceedings and serve six month notices on all parcels of land included in the list of lands marked as Appendix A.

FINANCE AND ADMINISTRATION COMMITTEE – SEPTEMBER 30, 2014

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

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

The Finance and Administration Committee, at its meeting held on September 30, 2014, considered the following report from the Administration:

RECOMMENDATION

1. That the Manager of Property Taxation be authorized to proceed with tax enforcement proceedings and serve six month notices on all parcels of land included in the list of lands marked as Appendix A.
2. That this report be forwarded to the October 14, 2014 meeting of City Council for approval.

CONCLUSION

The properties listed in Appendix A to this report have, based on a 2014 tax lien, an interest registered by the City of Regina at the Land Registry and have outstanding tax arrears. Upon City Council approval, the Administration will proceed with the tax enforcement proceedings and serve six-month notices after October 24, 2014 on the properties where the arrears of taxes have not been paid and the interest based on the tax lien has not been discharged.

BACKGROUND

The purpose of this report is to obtain approval to serve six-month notice after October 24, 2014 on properties where the City of Regina placed an interest in 2014 through registration of a tax lien for tax arrears, where the arrears of taxes have not been paid and the interest based on the tax lien has not been discharged.

DISCUSSION

City Council approval to proceed under Section 22, Subsection 1 of *The Tax Enforcement Act* is requested to serve six-month notice on the 338 properties listed in Appendix A to this report. Section 22, Subsection 1 reads in part as follows:

“At any time after the expiration of six months from the date on which the municipality’s interest based on a tax lien was registered in the Land Titles Registry, the municipality may, by resolution, authorize proceedings to request title to any parcel included in the list with respect to which the arrears of taxes have not been paid and the interest based on the tax lien has not been discharged...”

The steps taken prior to proceedings for title for the typical property listed on the attachment are as follows:

1. Taxes on the property were due and payable on June 30, 2013.
2. Taxes were in arrears as of January 1, 2014.
3. The properties were advertised in the Leader Post on February 8, 2014.
4. Interests, based on a tax lien, were registered on the various title(s) to the properties at the Land Registry beginning April 16, 2014.

In all cases, the market value of these properties exceeds the value of tax arrears, thus prompting the owner or a financial institution with an interest in the property to pay the tax arrears prior to the City actually taking title. At this time the total arrears on these accounts is approximately \$720,000.

The next steps in the process are:

1. First application for title (which is pursuant to this resolution).
2. After a required six month waiting period, Provincial Mediation Board consent would be required prior to final application for title.
3. When Consent is issued by the Provincial Mediation Board, the Consent would be registered on title and a final 30 day notice would be served.
4. Transfer of title to the City of Regina

The City of Regina will not necessarily take title to the property after the six-month period. The City has the right to pursue any and all other means to collect the outstanding arrears as allowed by *The Cities Act*, including but not limited to, civil suit, seizure of rents and/or seizure of goods and chattels.

RECOMMENDATION IMPLICATIONS

Financial Implications

Allowances are established at the end of each year for outstanding taxes, with the allowance reflected in year-end results.

Environmental Implications

There are no environmental implications directly related to this report. In most instances, the taxes are paid for properties where application for title is made. In those instances where the City has to proceed to possibly taking title, the City would undertake a review of the environmental implications and make a decision on a case by case basis as to whether to proceed to take title or not. Every effort is made to minimize the cost to the City.

Policy and/or Strategic Implications

The authorization to serve six month notices to the properties listed in Appendix A allows for timely and efficient tax enforcement.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

The City has an active process of communicating with property owners with respect to outstanding taxes. Property owners are notified throughout the tax enforcement process and will continue to be notified as required by the legislation.

DELEGATED AUTHORITY

This report must be forwarded to City Council.

Respectfully submitted,

FINANCE AND ADMINISTRATION COMMITTEE



Ashley Thompson, Secretary

APPENDIX A
6 Month Tax Enforcement Properties - 2014 Liens
by Civic Address

925 1ST AVENUE	1929 ATHOL STREET	40 COOKSLEY BAY
2220 1ST AVENUE N	2219 ATHOL STREET	102 COOPER CRESCENT
5532 2ND AVENUE N	939 ATKINSON STREET	180 COOPER CRESCENT
4315 3RD AVENUE N	965 ATKINSON STREET	246 CORNWALL STREET
4333 3RD AVENUE N	1045 ATKINSON STREET	4538 CUDMORE CRESCENT
5109 3RD AVENUE N	1327 ATKINSON STREET	100 DAFFODIL CRESCENT
3315 4TH AVENUE N	1837 ATKINSON STREET	6222 DALGLIESH DRIVE
4124 4TH AVENUE	2171 ATKINSON STREET	6722 DALGLIESH DRIVE
1526 6TH AVENUE N	2222 ATKINSON STREET	63 DENNY CRESCENT
7323 6TH AVENUE	2519 ATKINSON STREET	1111 E DEWDNEY AVENUE
1943 E 7TH AVENUE	746 N BARD CRESCENT	3614 DEWDNEY AVENUE
2990 7TH AVENUE	7219 BEAMISH DRIVE	710-3806 E DEWDNEY AVENUE
4301 7TH AVENUE	19 BENTLEY DRIVE	212-3818 E DEWDNEY AVENUE
4533 7TH AVENUE	3411 E BISHOP CRESCENT	37 DONAHUE AVENUE
1501 8TH AVENUE N	39 BLACKMAN PLACE	1369 DONALD STREET
1675 8TH AVENUE	43 BLACKMAN PLACE	611 DOROTHY STREET
1934 8TH AVENUE N	1221 BOND STREET	1047 DOROTHY STREET
5029 8TH AVENUE	209 BROAD STREET	108 EDEN AVENUE
7304 8TH AVENUE	341 BROAD STREET	1231 EDGAR STREET
1202 14TH AVENUE	4-230 E BROADWAY AVENUE	1920 EDGAR STREET
404 19TH AVENUE	1159 BRODER STREET	2030 EDGAR STREET
3225 29TH AVENUE	1254 BRODER STREET	2169 EDGAR STREET
3525 29TH AVENUE	2022 BRODER STREET	2508 EDGAR STREET
113 ACADEMY PARK ROAD	2151 BRODER STREET	1455 EDWARD STREET
682 ADAMS STREET	1126 N BUTTERFIELD CRESCENT	1459 EDWARD STREET
2326 ALBERT STREET	866 N CALLANDER CRESCENT	4608 ELGIN ROAD
347-3605 ALBERT STREET	305 CAMERON STREET	1109 ELLIOTT STREET
1844 ALEXANDRA STREET	317 CAMERON STREET	2 ELLISON CRESCENT
2614 ALFRED CRESCENT	715 CAMERON STREET	321 ELPHINSTONE STREET
163 ALPORT CRESCENT	726 CAMERON STREET	1268 ELPHINSTONE STREET
318 ANGUS STREET	769 CAMERON STREET	1425 ELPHINSTONE STREET
942 ANGUS STREET	870 CAMERON STREET	1525 ELPHINSTONE STREET
10-1651 ANSON ROAD	1437 CAMERON STREET	104 EMERALD PARK ROAD
5005 ANTHONY WAY	1527 CAMERON STREET	854 ERB BAY
415 N ARGYLE STREET	2322 CAMERON STREET	87 FAIRVIEW ROAD
975 ARGYLE STREET	82 CANNON STREET	1118 N FLEXMAN CRESCENT
1017 ARGYLE STREET	23-35 CENTENNIAL STREET	848 FORGET STREET
3630 ARGYLE ROAD	111-4601 CHILD AVENUE	2205 FRANCIS STREET
34 ARMSTRONG BAY	155-4801 CHILD AVENUE	2355 FRANCIS STREET
924 ARTHUR STREET	138 CHURCH DRIVE	99 FULTON DRIVE
1765 ARTHUR STREET	235 CHURCH DRIVE	626 GARNET STREET
229-960 E ASSINIBOINE AVENUE	123 CLERMONT CRESCENT	1245 GARNET STREET
1011 ATHOL STREET	2610 E COCHRANE BAY	1366 GARNET STREET
1024 ATHOL STREET	708 COLLEGE AVENUE	1548 GARNET STREET
1223 ATHOL STREET	1116 COLLEGE AVENUE	3033 GARNET STREET
1919 ATHOL STREET	1702 CONNAUGHT STREET	810 N GIBSON STREET
1920 ATHOL STREET	1729 CONNAUGHT STREET	4715 GLASS STREET
1142 GRAHAM ROAD	3825 MCCALLUM AVENUE	30 PETERSMEYER STREET
2528 GRANT ROAD	14 MCCORMICK CRESCENT	150 PETERSMEYER STREET
3622 GREEN CREEK ROAD	34 MCCORMICK CRESCENT	3466 E PHANEUF CRESCENT
1429 GREY STREET	441 MCDONALD STREET	46 POWERS BAY
1429 GROSVENOR STREET	1455 MCDONALD STREET	4429 PRESTON CRESCENT

203-1002 GRYPHONS WALK
204 HABKIRK DRIVE
428 HABKIRK DRIVE
412 HALIFAX STREET
4634 HAMES CRESCENT
29 HANLEY CRESCENT
2815 E HARTMANN CRESCENT
34 HAYNEE STREET
839 N HAYWORTH CRESCENT
238 N HECTOR CRESCENT
2842 HELMSING STREET
2742 HIGHGROVE COURT
3110 HILL AVENUE
3585 HILLSDALE STREET
303 HOLLAND AVENUE
18 HOOPER BAY
6 HUNT CRESCENT
6 INGERSOLL CRESCENT
38 JOYCE CRESCENT
3482 KEOHAN CRESCENT
638 KING STREET
662 KING STREET
730 KING STREET
761 KING STREET
1247 KING STREET
1368 KING STREET
1424 KING STREET
1539 LACON STREET
18 LAIRD CRESCENT
7014 LANIGAN DRIVE
7207 LANIGAN DRIVE
66 LEVENE CRESCENT
905 LINDSAY STREET
1221 LINDSAY STREET
2022 LINDSAY STREET
2041 LINDSAY STREET
159 N LORNE STREET
469 LORNE STREET
2150 MACKAY STREET
2545 MACKAY STREET
115 MAGEE CRESCENT
79 MASSEY ROAD
2204 MCARA STREET
2233 MCARA STREET
2459 MCARA STREET
2507 MCARA STREET
3631 MCCALLUM AVENUE
1615 ST JOHN STREET
1872 ST JOHN STREET
2336 ST JOHN STREET
68 STAPLEFORD CRESCENT
5907 STEELE CRESCENT
312E-1300 N STOCKTON STREET
611 SWEENEY STREET
2810 THORNTON AVENUE
234 TORONTO STREET

1825 MCDONALD STREET
1833 MCDONALD STREET
2055 MCDONALD STREET
336 MCINTOSH STREET
1107 MCINTOSH STREET
5846 MCKINLEY AVENUE
5906 MCKINLEY AVENUE
5972 MCKINLEY AVENUE
1001 MCTAVISH STREET
1332 MCTAVISH STREET
1355 MCTAVISH STREET
2071 MCTAVISH STREET
9 MERRITT CRESCENT
10 MILFORD CRESCENT
62 MILFORD CRESCENT
1112 MINTO STREET
619 MONTAGUE STREET
691 MONTAGUE STREET
770 MONTAGUE STREET
901 MONTAGUE STREET
1161 MONTAGUE STREET
1655 MONTAGUE STREET
1663 MONTAGUE STREET
2424 MONTAGUE STREET
2432 MONTAGUE STREET
2950 MONTAGUE STREET
425 MONTREAL STREET
1600 MONTREAL STREET
1645 MONTREAL STREET
1949 MONTREAL STREET
2252 MONTREAL STREET
875 N MORRIS CRESCENT
121 MUNROE PLACE
600 E MURRAY AVENUE
4-4 NEILL PLACE
109-1510 NEVILLE DRIVE
1705 NEVILLE DRIVE
10 NORWOOD CRESCENT
110 OAKVIEW DRIVE
3475 OLIVE GROVE
104 OSLER STREET
434 OSLER STREET
2077 OSLER STREET
2055 OTTAWA STREET
101-3420 PARK STREET
3440 E PARKLAND DRIVE
3427 PATRICIA AVENUE
274 TRIFUNOV CRESCENT
59 TRUELLE CRESCENT
70 TRUELLE CRESCENT
123 UNIVERSITY PARK DRIVE
9 USHER STREET
212 E VICTORIA AVENUE
428 VICTORIA AVENUE
1535 VICTORIA AVENUE
1011 VICTORY CRESCENT

709 PRINCESS STREET
717 PRINCESS STREET
826 PRINCESS STREET
960 PRINCESS STREET
1260 PRINCESS STREET
1354 PRINCESS STREET
4180 PRINCESS STREET
10 PROSPECT PLACE
2311 QUEBEC STREET
695 QUEEN STREET
699 QUEEN STREET
1014 QUEEN STREET
1069 QUEEN STREET
1346 QUEEN STREET
2919 QUINN DRIVE
2939 QUINN DRIVE
915 RAE STREET
1354 RAE STREET
2911 RAE STREET
24-4341 RAE STREET
75 RAWLINSON CRESCENT
12 READ AVENUE
1582 REGENT STREET
112 RETALLACK STREET
809 RETALLACK STREET
2522 RETALLACK STREET
2363 RIVERBEND CRESCENT
400 ROBINSON STREET
752 ROBINSON STREET
1236 ROBINSON STREET
1965 ROBINSON STREET
4331 ROBINSON STREET
77 ROOTMAN AVENUE
1418 RUPERT STREET
523 SANGSTER BOULEVARD
143 SCARTH STREET
282 N SCARTH STREET
99 SCHNEIDER CRESCENT
86 SCRIVENER CRESCENT
42 SELBY CRESCENT
87 SELBY CRESCENT
6203 SHERWOOD DRIVE
2704 E SHOOTER DRIVE
43 SIBBALD CRESCENT
2716 SINTON AVENUE
227 SMITH STREET
157 N ST JOHN STREET
2264 WASCANA STREET
5006 WASCANA VISTA COURT
5321 WATSON WAY
4843 WEBSTER CRESCENT
99 WEEKES CRESCENT
110 WELLS STREET
6 WILLISTON DRIVE
135 WINDFIELD ROAD
14-2801 WINDSOR PARK ROAD

2034 TORONTO STREET
2167 TORONTO STREET
2181 TORONTO STREET
2261 TORONTO STREET
11 TRIFUNOV CRESCENT

1060 WALLACE STREET
1065 WALLACE STREET
1249 WALLACE STREET
1009 WASCANA STREET
2119 WASCANA STREET

901 WINNIPEG STREET
2312 WINNIPEG STREET
2579 WINNIPEG STREET
1817 YORK STREET

October 14, 2014

To: His Worship the Mayor
and Members of City Council

Re: Regina Wastewater Treatment Plant Upgrade Project – Value for Money

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- OCTOBER 1, 2014**

That this report be received and filed.

EXECUTIVE COMMITTEE – OCTOBER 1, 2014

Jim Holmes, representing himself, addressed the Committee.

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

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

The Executive Committee, at its meeting held on October 1, 2014, considered the following report from the Administration:

RECOMMENDATION

That this report be forwarded to the October 14, 2014 meeting of City Council for information.

CONCLUSION

This report provides the results of a post-award value for money (VFM) analysis for the wastewater treatment plant upgrade project (the "Project"). The VFM is a cost comparison of the net present value (NPV) of the Design, Build, Finance, Operate and Maintain (DBFOM) procurement model against the Design, Bid and Build (DBB) procurement model traditionally used for public sector projects.

The City has entered into a 30-year DBFOM agreement with EPCOR Water Prairies Inc. (EPCOR) on July 3, 2014. Since that time, construction has progressed well and the City transitioned operating responsibility for the wastewater treatment plant (WWTP) to EPCOR on August 1, 2014. Under the agreement between the City and EPCOR, prices are fixed for the next 30 years with the City continuing to set utility rates for the entire water, wastewater and storm water systems. The City retains full ownership of the WWTP.

As a requirement of *The P3 Canada Fund Financial Agreement* between the City and PPP Canada, the City is required to make public the value for money report for the Project. Following financial close, the City updated the VFM analysis to reflect the terms of the contract with EPCOR. The total VFM savings resulting from the use of a DBFOM procurement model, including funding from PPP Canada Ltd., is \$138.1 million or 29.3% over the DBB model.

BACKGROUND

On February 25, 2013 City Council approved the DBFOM delivery model for the procurement of the WWTP Upgrade Project. On July 3, 2014, the City entered into the DBFOM Project Agreement with EPCOR for the Project. Appendix A provides an overview of the approvals and documents that have resulted in the work that is currently underway.

DISCUSSION

An important indicator of the success of DBFOM procurement relates to the savings it may provide over more traditional procurement methods. With the conclusion of procurement, a report summarizing the value for money associated with the arrangement between the City and EPCOR has been independently prepared. This report is presented in Appendix B and is entitled: *City of Regina Wastewater Treatment Plant Expansion & Upgrade Project Value for Money Report*.

The report calculates net present value (NPV), which is the present value of expected future cash flows and expenses to the cost of initial investment. The NPV for the Project is then evaluated against the estimates for a comparator project using conventional procurement. In simplest terms, the difference represents the value for money for the P3 procurement method.

When the agreement with EPCOR, as well as the City's costs, was evaluated against the City's comparator project, a savings of \$94.6 million NPV or 20.1% was achieved. The above figures do not take into account the benefit to the City associated with \$48.2 million in funding from PPP Canada Ltd. The total savings including funding from PPP Canada Ltd. are \$138.1 million, or 29.3% over the conventional procurement model.

RECOMMENDATION IMPLICATIONS

Financial Implications

The significant savings for the Project and the benefit of receiving funding from PPP Canada Ltd. will provide the City with the ability to address other infrastructure demands and community priorities.

Environmental Implications

The upgraded WWTP will meet new regulatory requirements by December 31, 2016. It will treat effluent to higher standards that will better protect public health and the environment and improve downstream water quality.

Policy and/or Strategic Implications

The WWTP Upgrade Project is a 30-year agreement that assures a high quality of wastewater treatment to the residents of Regina at a substantial savings than if the Project had been undertaken as a DBB procurement model. The savings mean that the City will use less debt to complete the Project, allowing contemplation of other initiatives that would have previously not been available under the City's current borrowing restrictions.

Other Implications

None associated with this report.

COMMUNICATIONS

During the procurement phase of the Project, it was necessary to keep information confidential in order to ensure that the City would be able to negotiate a contract that provided good value to the community and ensured the integrity of the procurement process. Now that the procurement process has concluded, the City can release a number of documents through its Open Government website, allowing public access to this information.

Appendix C provides a summary of the documents that have been made available on Open Government.

DELEGATED AUTHORITY

This report will be forwarded to City Council for information.

Authority was delegated to the Deputy City Manager & COO to award the contract for the WWTP Upgrade Project and to enter into the Project Agreement and all related documentation in Council Reports CR13-26 and CM13-12.

Respectfully submitted,

EXECUTIVE COMMITTEE



Jim Nocol, Secretary

mrt

Appendix A

Chronology for the Wastewater Treatment Plant Upgrade

The following information provides an overview of the approvals and documents that have resulted in the Project that is currently underway.

Alternative Delivery Investigation

The City began work on the Project in June 2011, with the initiation of a conceptual design. The concept report was the basis for beginning the delivery model evaluations through an initial Project screening assessment. In June 2012, City Council authorized the investigation of alternative delivery options, including exploring potential funding from PPP Canada Ltd. (CR12-82). The City subsequently submitted an expression of interest application to PPP Canada Ltd. This investigation work was the foundation of the delivery model assessment information presented to City Council in February 2013 (CR13-26).

WWTP Pre-Design and Cost Update

From June 2012 to December 2012, the City completed a 30% pre-design for the WWTP. The Administration presented a report to City Council on December 17, 2012 (CR12-167) providing information on the need for the upgrade and a revised DBB cost range of \$176 to \$238 million. The 30% pre-design work was the basis for the public sector DBB comparator in the delivery model investigation and analysis.

DBFOM Delivery Model Selection

City Council approved the DBFOM delivery model for the procurement of the WWTP Upgrade Project at the February 25, 2013 meeting (CR13-26). A report entitled *City of Regina Wastewater Treatment Plant Expansion & Upgrade Project – Summary of Delivery Model Assessment* was provided to Council at this time and provided details on the delivery models, the evaluation process and results of the analysis. The background work that was the basis for the *City of Regina Wastewater Treatment Plant Expansion & Upgrade Project – Summary of Delivery Model Assessment* report included a screening assessment, a strategic analysis, and a VFM analysis. The VFM included in the 2013 report is the basis for comparison for the post-award analysis.

Business Case Submission to the P3 Canada Fund

On February 25, 2013, City Council approved submitting the *City of Regina Wastewater Treatment Plant Upgrade Business Case Submission to PPP Canada* (CR13-26). The City submitted the business case to PPP Canada Ltd. on March 6, 2013.

Issuing the RFQ and Subsequent Referendum

On May 14, 2013 the City issued the Project RFQ (No. 2153). On September 25, 2013, the City held a referendum regarding the procurement model for the Project, namely DBFOM versus DBB. The referendum results supported the February 25, 2013 decision of Council in selecting a DBFOM procurement model.

The RFQ process was originally scheduled to conclude in July 2013, but was halted during the referendum period. The RFQ process concluded on October 16, 2013 with the announcement of the proponent shortlist. The following three proponents, in alphabetical order, were shortlisted in the RFQ process:

- EPCOR Saskatchewan Water Partners (now incorporated as EPCOR Water Prairies Inc.);
- Prairie Water Partners; and
- Wascana Environmental Partners.

Reassignment of Delegated Authorities

On October 15, 2013, City Council reassigned the authorities granted to the Deputy City Manager of City Operations to the City Manager or his or her delegate (CM13-12). On October 16, 2013 the City Manager delegated this authority to the Deputy City Manager and Chief Financial Officer, Corporate Services. As a result of organizational change, the delegated authority moved with the Deputy City Manager and Chief Financial Officer when this individual assumed the role of Deputy City Manager and Chief Operating Officer on January 1, 2014.

RFP Process

On October 16, 2013 the City issued the RFP for the Project to the three shortlisted proponents. The RFP submission deadline was May 22, 2014. The RFP evaluation team included representatives from the City, as well as a number of external technical and business advisors. The team evaluated each proponent's design, construction schedule, financial offer, and 28 required management plans, including plans for construction, operation, asset management, permitting, and safety. The selection process for the RFP was based on the evaluation of the submissions and the ranking of the financial offers. The proponent whose technical submission met all the technical and financial requirements and provided the financial offer with the lowest total cost on an NPV basis was selected as the preferred proponent.

All three proponents met the technical requirements for the Project and all financial offers were within the authority granted by City Council (CR13-26). The lowest NPV financial offer was provided by EPCOR and as a result, on May 29, 2014 the City announced that EPCOR was selected as the preferred proponent to deliver the Project.

PPP Canada Ltd. Funding for the Project

On June 21, 2013, PPP Canada Ltd. announced that the Project had been approved for funding under the P3 Canada Fund. The Project was eligible for the lesser of 25% of the eligible capital costs of the WWTP upgrade, as determined by PPP Canada Ltd. or \$58.5 million. On October 16, 2013, the City and PPP Canada Ltd. entered into the Conditional Financial Agreement and on May 26, 2014 the City and PPP Canada Ltd. entered into the Final Financial Agreement. As the Project costs (CM14-11) are significantly less than previously estimated in February 2013 (CR13-26), the City will now be eligible for the lesser of 25% of the eligible capital costs of the WWTP upgrade, as determined by PPP Canada Ltd. or \$48.2 million.

Borrowing Bylaw 2014

On June 23, 2014, City Council approved CR14-70 instructing the City Solicitor to prepare a borrowing bylaw that, in accordance with *The Cities Act* and public sector accounting standards established by the Chartered Professional Accountants of Canada, classified the construction cost of the upgraded WWTP as debt. As a result, on June 23, 2014 City Council passed *The Regina Wastewater Treatment Plant Borrowing Bylaw, 2014*, Bylaw No. 2014-48 in the amount of \$158,464,000.

Preferred Proponent

Following the close of the RFP process, on May 29, 2014, the City announced that it had selected EPCOR as the preferred proponent to proceed with the Project. On June 23, 2014, City Council received a report providing information on the preferred proponent selection and next steps toward financial close of the Project (IR14-10).

Early Works Agreement

The WWTP procurement process included an option for the preferred proponent's design-build subcontractor to enter into an early works agreement with the City. EPCOR's design-build subcontractor and the City entered into this agreement on June 17, 2014. This allowed site preparation to commence in advance of financial close. The early works agreement allowed EPCOR to proceed during the summer construction season, reducing construction timeline risk and associated costs.

Financial Close

On July 3, 2014, the City entered into the DBFOM Project Agreement with EPCOR for the Project. The City now has a fixed price 30-year agreement for the design, build, finance, operate and maintain the WWTP with EPCOR. On July 28, 2014, City Council received details (CM14-11) on the WWTP award of request for proposals (RFP #2245).



City of Regina
Wastewater Treatment
Plant Expansion &
Upgrade Project

Value for Money Report

July 24, 2014

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1 Introduction

1.1 Introduction

The City of Regina has recently signed the design-build-finance-operate-maintain (DBFOM) project agreement for the Regina Wastewater Treatment Plant Upgrade Project (the “Project”). This report briefly recaps the process that led to the use of a P3 model for the Project, outlines the procurement process used, and presents the “final value for money” estimate corresponding to the successful proponent’s proposal to the City.

1.2 Limitations

This report was prepared for the exclusive use of the City of Regina, and is not to be reproduced or used without written permission of Deloitte with the exception of its use with regard to the procurement process for the Project. No third party is entitled to rely, in any manner or for any purpose, on this report. Deloitte’s services may include advice or recommendations, but all decisions in connection with the implementation of such advice and recommendations shall be the responsibility of, and be made by, the City of Regina.

This report relies on certain information provided by third parties, and Deloitte has not performed an independent review of this information. This report does not constitute an audit conducted in accordance with generally accepted auditing standards, an examination or compilation of, or the performance of agreed upon procedures with respect to prospective financial information, an examination of or any other form of assurance with respect to internal controls, or other attestation or review services in accordance with standards or rules established by the CPA or other regulatory body.

2 Selection of delivery model

2.1 Delivery model assessment

The Design-Build-Finance-Operate-Maintain (DBFOM) delivery model was selected by the City for the Project based on a delivery model assessment conducted in 2012. The analysis process is documented in the January 22, 2013 report entitled “*City of Regina – Wastewater Treatment Plant Expansion & Upgrade Project: Summary of Delivery Model Assessment*”, which was posted on the City website¹ in early 2013, and which is referred to as the “Delivery Model Assessment Report” herein.

Part VI of The Regina Administration Bylaw, No. 2003-69, (referred to herein as the P3 Policy) states that a “delivery model assessment” includes one or more of the following types of assessments: i) a screening assessment; ii) a strategic assessment; and iii) a value for money assessment. The table below summarizes the outcomes of the delivery model assessment conducted for the Project.

Table 1 – P3 Policy – Outcome of Delivery Model Assessment

Assessment Level	Description	Possible Outcomes	Project Outcome
1 - Screening Assessment	High-level comparison of project characteristics against criteria to assist in determining potential suitability of a project for P3 delivery.	<ol style="list-style-type: none"> 1. Flag as potential P3 project 2. Flag for traditional procurement (or other non-P3 model) 	<p>The Project was flagged as a potential P3 project by screening it against 22 City criteria.</p> <p>The assessment therefore advanced to level 2.</p>
2 - Strategic Assessment	A more detailed examination of the risks, costs, market of service providers, and objectives and constraints to identify, at the strategic level, if a project should be procured as a P3, which P3 delivery model(s) is most suitable, and whether or not further assessment is justified.	<ol style="list-style-type: none"> 1. Recommendation for traditional procurement (or other non-P3 model) 2. Recommendation to procure project as a P3, including recommended P3 delivery model 3. Recommendation to undertake Value for Money Assessment prior to deciding on delivery model 	<p>The DBFOM model was determined to be the preferred model on a strategic basis.</p> <p>The City elected to undertake a Value for Money assessment prior to deciding on the delivery model.</p> <p>The assessment therefore advanced to level 3.</p>
3 - Value for Money Assessment	An extension of the Strategic Assessment, including quantification of project risks and a preliminary comparison of the relative cost of traditional procurement and P3 procurement through cash flow modelling.	<ol style="list-style-type: none"> 1. Recommendation for traditional procurement (or other non-P3 model) 2. Recommendation to procure project as a P3, including recommended P3 delivery model 	<p>The DBFOM model was estimated to offer a positive “preliminary Value for Money” either with or without a PPP Canada contribution.</p>

¹ <http://www.regina.ca/residents/water-sewer/.media/pdf/appendix-a-deloitte-summary-model.pdf>

2.2 Selection of delivery model

Based on the delivery model assessment, the City elected to make an application to PPP Canada for support of the Project, delivered as a DBFOM, through the P3 Canada Fund. At the February 25, 2013 meeting of City Council, the DBFOM delivery model for the procurement of the Project was approved.

3 Summary of procurement process

3.1 Procurement process overview

The City implemented a procurement process in accordance with the P3 Policy to select a contractor to provide the DBFOM package to the City. Key milestones and outcomes of the procurement process are summarized below.

Table 2 – Procurement Process Overview

Stage	Key dates	Outcomes
Request for Qualifications (RFQ)	<ul style="list-style-type: none">• RFQ issued May 14, 2013• Qualifications received on or before June 25, 2013• City announced shortlist of proponent teams October 16, 2013	<ul style="list-style-type: none">• Ten responses received• Responses reviewed and shortlisted to three proponents• Independent fairness advisor attested that “appropriate procurement practice was used”
Request for Proposals (RFP)	<ul style="list-style-type: none">• RFP issued October 16, 2013 to three proponents• Final proposal submissions received May 22, 2014• City announced Preferred Proponent May 29, 2014	<ul style="list-style-type: none">• Three compliant technical proposals received• Preferred Proponent identified based on lowest net present value of costs to the City• Independent fairness advisor attested that “procurement process was fair for all proponents”
Closing	<ul style="list-style-type: none">• Project agreement signed (“financial close”) July 3, 2014	<ul style="list-style-type: none">• Preferred Proponent (at this point considered to be the “Successful Proponent”) authorized and required to commence services defined in project agreement.

In addition, the Preferred Proponent elected to enter into an early works agreement with the City, which permitted the Preferred Proponent to commence some construction work prior to signing of the project agreement. Some work was completed under the early works agreement prior to July 3, 2014.

3.2 Procurement process result

In accordance with the RFP, the Preferred Proponent for the Project was identified by calculating the total cost on a net present value (NPV) basis of the financial offer presented by each proponent in their final proposal submissions. A description of the form of financial offers, and the calculation procedure, is provided in Appendix A.

The proponent with the lowest cost financial offer on a net present value basis (the “Preferred Proponent”) was EPCOR Saskatchewan Water Partners². The net present value of the Preferred Proponent’s financial offer was \$333,658,453.

With the project agreement now signed, the Preferred Proponent’s financial offer is a binding schedule of payments that the City will make to EPCOR Water Prairies Inc.³ (the “Successful Proponent”), in exchange for provision of the DBFOM services.

² This is the name of the Preferred Proponent at the time of final proposal submission.

³ Prior to execution of the project agreement, the legal name of the DBFOM contractor was established as EPCOR Water Prairies Inc.

4 Value for money

4.1 Preliminary value for money estimate

The value for money (VFM) assessment entails the comparison of the net present value of the risk-adjusted project cost estimate for the traditional design-bid-build (DBB) delivery model with that for the DBFOM delivery model. Preliminary value for money refers to VFM that is estimated prior to the execution of a procurement process and award of a contract.

As noted in Table 1, a preliminary VFM assessment was done as part of the delivery model assessment in 2012. It was estimated at that time that the DBFOM delivery model would offer VFM, as compared to a DBB approach, of 6.9%⁴. When the benefit to the City of a PPP Canada contribution was factored in, the estimated VFM was 15.5%⁵.

4.2 Final value for money estimate

Final value for money refers to an update to a preliminary VFM estimate that is done after the conclusion of a procurement process. Final VFM takes into account any changes in estimated costs and actual costs that may have occurred in the intervening time, including the replacement of estimated DBFOM costs with the costs of the Successful Proponent's financial offer.

The net present value of project costs if delivered through DBB are estimated using the financial model developed for the preliminary VFM assessment, with updates to reflect actual costs to date and updated projections. The estimated net present value of project costs expected through delivery by DBFOM is a combination of the payments to be made to the Successful Proponent, and other costs that are borne directly by the City.

The comparison between the estimated risk-adjusted project cost for the DBB delivery model and DBFOM delivery model is as follows:

Table 3 - Final Value for Money Estimate (NPV, \$thousands)

	DBB	DBFOM
Total Project Base Cost	409,694	364,720 ⁶
Retained Risk	61,319	12,473
Transferred Risk	794	Included in base cost
Total Risk-Adjusted Project Cost	471,807	377,192
"Project VFM" (\$)		94,614
"Project VFM"		20.1%

⁴ Source: Table 9 of Delivery Model Assessment Report

⁵ Source: Table 10 of Delivery Model Assessment Report

⁶ The sum of the net present value of the Preferred Proponent's financial offer and net present value of City's other costs

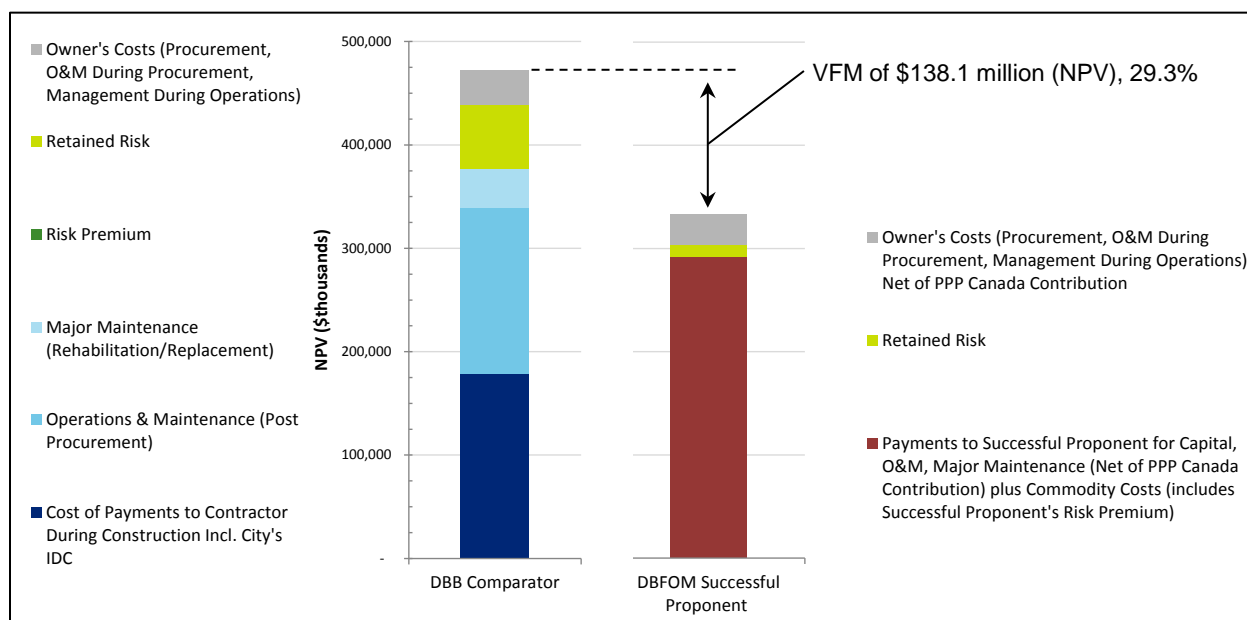
This is the “Project VFM” that does not take into account the benefit of a contribution from PPP Canada. The VFM from the City’s perspective, however, *does* take a PPP Canada contribution into account. The contribution at 25% of eligible costs as defined by PPP Canada is estimated to be \$48.2 million at the time of construction completion⁷, or \$43.5 million in net present value terms. The table below presents the VFM from the City’s perspective.

Table 4 - Impact of PPP Canada Contribution on Final Value for Money (NPV, \$thousands)

	DBB	DBFOM
Total Project Base Cost	409,694	364,720
Retained Risk	61,319	12,473
Transferred Risk	794	Included in base cost
Total Risk-Adjusted Project Cost	471,807	377,192
PPP Canada Grant		43,508
Total Cost Net of PPP Canada Grant	471,807	333,684
“VFM from City’s Perspective” (\$)		138,123
“VFM from City’s Perspective”		29.3%

The chart below illustrates the final VFM estimate.

Figure 1 – Final VFM From City's Perspective



In summary, it is estimated that the Project as executed by the Successful Proponent will result in savings in net present value terms of approximately \$138 million. Approximately \$44 million of the saving is attributable to the PPP Canada contribution.

⁷ PPP Canada committed 25% of eligible costs, up to a maximum cap of \$58.5 million, based on the upper end of the capital cost estimate (i.e. plus 15 percent). Because the contractor's actual capital cost is less than the upper end of the estimate, the estimated actual PPP Canada contribution is less than the cap.

Appendix A – Calculation of total cost on a net present value basis of financial offers

The form of the financial offers was defined by the City in the RFP, and consists of the following payments:

- Monthly payment stream over the term of the project agreement (August 2014 through June 2044) consisting of:
 - Capital payments⁸ (identical monthly payments stated in nominal dollars)
 - O&M payments⁹ (monthly payments for operations and maintenance stated in 2014 dollars)
 - Renewal payments (monthly payments with timing as needed for periodic planned rehabilitation or replacement stated in 2014 dollars)
- Total city funding¹⁰, calculated by multiplying the amount of one full month's capital payment by 159.
- Commodity consumption rates, consisting of guaranteed maximum unit rates of consumption of electricity, natural gas, and city water per ML of wastewater treated.

In accordance with the RFP, the total cost on a net present value basis was determined by calculating the sum of the net present values (as at the financial offer submission date of May 22, 2014) of:

- The capital payments;
- The O&M payments, after first adjusting each payment for inflation;
- The renewal payments, after first adjusting each payment for inflation;
- The cost of commodities, after first calculating commodity consumption based on an projected monthly wastewater flow, and after adjusting current commodity prices¹¹ for inflation

The discount rate used to calculate net present values is 4.029%, based on the City's estimated cost of long term borrowing as of May 20, 2014. The inflation assumption used is 1.999%, based on bond yields as of May 20, 2014. In accordance with the RFP, the proponents were notified of the discount rate and inflation rate on May 20, 2014.

⁸ The capital payments are the repayment to the contractor of the amount of the capital cost not paid through the milestone and substantial completion payments (i.e. the repayment of the contractor-provided financing). The capital payments are not subject to inflation.

⁹ The O&M payments consist of three sub-payments: a payment for O&M of the existing WWTP until the completion of construction, a fixed payment for O&M of the upgraded WWTP after construction, and a variable payment (based on wastewater flow through the WWTP) for O&M of the upgraded WWTP after construction

¹⁰ The city funding is the amount of the capital cost that will be paid to the contractor during the construction period through one milestone payment and the substantial completion payment.

¹¹ The current commodity prices used were stated in the RFP

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Appendix C

Documents Available on Open Government

The following table summarizes these documents that have been made available on Open Government:

Table 1: Summary of Documents Posted to Open Government

Document Name	Date	Notes
City of Regina Wastewater Treatment Plant Expansion & Upgrade Project Delivery Model Assessment	January 22, 2013	<p>This document was developed in response to the alternative delivery model investigation (CR12-82). It was the basis to develop the recommendations in CR13-26 for the DBFOM delivery model.</p> <p><i>This document has minor redactions to protect the City's position to negotiate shared risk items during the 30-year term of the agreement.</i></p>
City of Regina Wastewater Treatment Plant Upgrade Business Case Submission to PPP Canada	March 4, 2013	<p>This document was developed to apply for P3 Canada Funding. The business case was derived from the delivery model assessment and submitted to PPP Canada following the approval of the recommendations in CR13-26.</p> <p><i>This document has redactions to protect the City's position to negotiate shared risk items during the 30-year term of the agreement and to protect personal information.</i></p>
Request for Qualifications for the Design, Build, Finance, Operation and Maintenance of City of Regina Wastewater Treatment Plant Upgrade; Regina, Saskatchewan, Canada – RFQ No. 2153	May 14, 2013	<p>The Request for Qualifications was authorized through CR13-26. The RFQ was used to shortlist teams compete in the Request for Proposal stage of the Project. Submissions were due on June 25, 2013. The RFQ was concluded on October 16, 2013 with the issuance of the RFP.</p>

Table 1: Summary of Documents Posted to Open Government (continued)

Document Name	Date	Notes
<p>Request for Proposals for the Project to Design, Build, Finance, Operate and Maintain of City of Regina Wastewater Treatment Plant Upgrade; Regina, Saskatchewan, Canada – RFP No. 2245</p> <p>Volume 1 of 2: Instructions to Proponents (ITP); and</p> <p>Volume 2 of 2: Draft DBFOM Agreement</p> <p>Note that only Volume 1 is posted as Volume 2 was a draft that is superseded by the Project Agreement.</p>	October 16, 2014	<p>The Instructions to Proponents provided the process for the RFP. It included submission requirements, site access schedules, information meetings and other relevant instruction.</p> <p>The Draft DBFOM Agreement and three updates were circulated to the proponents for comment during the RFP process. The comment submissions and meetings were used by the City to consider possible revisions to the document. This ensured that all teams were bidding on the final document without post-bid negotiation.</p>
The P3 Canada Fund Financial Agreement	May 26, 2014	<p>The funding agreement sets the conditions that need to be met in order for the Project to receive PPP Canada Funding.</p> <p><i>This document has minor redactions to protect third party confidential business information.</i></p>
Early Works Agreement	June 17, 2014	<p>The Early Works Agreement sets the conditions and approved scope of work for work to be conducted prior to financial close and the execution of the Project Agreement</p> <p><i>This document has minor redactions to protect third party confidential business information.</i></p>

Table 1: Summary of Documents Posted to Open Government (continued)

Agreement to Design, Build, Finance, Operate and Maintain; Regina Wastewater Treatment Plant Upgrade Project; City of Regina and EPCOR Water Prairies Inc. (the Project Agreement)	July 3, 2014	This document is the Project Agreement and is the 30-year contract for the WWTP. It is a performance based contract with a number of outcome requirements. <i>This document has redactions to protect third party confidential business information and critical infrastructure security.</i>
City of Regina Wastewater Treatment Plant Expansion & Upgrade Project Value for Money Report	July 24, 2014	The VFM report summarizes the final value for money estimate, based on the awarded contract with EPCOR.