



CITY COUNCIL

**Monday, July 29, 2019
5:30 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

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**Revised Agenda
City Council
Monday, July 29, 2019**

CONFIRMATION OF AGENDA

MINUTES APPROVAL

Minutes of the special and regular meetings held on June 17 and 18, 2019 and June 24, 2019.

DELEGATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE19-110 Cathy Lawrence, Terra Developments Inc.: Concept Plan Amendment and Zoning Bylaw Amendment Applications (19-CP-01) & (19-Z-03) The Towns, Phase 1E

CR19-65 Concept Plan Amendment and Zoning Bylaw Amendment Applications (19-CP-01) & (19-Z-03) - The Towns, Phase 1E

Recommendation

**RECOMMENDATION OF THE REGINA PLANNING COMMISSION –
JULY 3, 2019**

1. That the application to amend the Towns Concept Plan, as depicted on the attached Appendix A-3.2, be approved.
2. That the application to rezone the lands within the Towns Concept Plan area, as shown in Appendix A-3.3, be approved as follows:
 - a. Proposed Lots 45 to 53 in Block 28 from DCD-11 – Direct Control District 11 Suburban Neo-Traditional Zone to R5-Medium Density Residential Zone; and



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- b. Proposed Lots 40-44 in Block 28 from DCD-12 – Direct Control District 12 to Suburban Narrow-Lot Residential Zone to R5 – Residential Medium Density Residential Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

DE19-111 Stephen Onda, Sundog Developments Ltd.: Proposed Contract Zoning Amendment - (19-CZ-04) - Victoria Hard to House /Supportive housing initiative 1520 Victoria Ave

CR19-66 Contract Zoning Amendment Application (19-CZ-04) Proposed Assisted Living Low-Rise Apartment 1512, 1516, 1520 & 1524 Victoria Avenue

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 3, 2019

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1512, 1516, 1520 and 1524 Victoria Avenue, being Lots 19 - 22, Block 350, Plan No. Old33 from R4A – Residential Infill Housing Zone to C – Contract Zone be approved and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The development shall generally conform to the attached plans labelled Appendix A-3.1 to A-3.4, prepared by Century West Construction, and dated February 15, 2019.
 - b. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*.
 - c. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
 - d. The development is conditional on consolidation of the subject lots.



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3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.

2019-38 THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 9)

2019-39 THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 10)

CITY MANAGER REPORT

CM19-9 Federation of Canadian Municipalities (FCM) Big City Mayors' Caucus (BCMC) meeting "Canada's Cities, Canada's Future" – May 31, 2019

Recommendation

That this report be received and filed.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR19-67 City of Regina – Host Municipality for the Canadian Capital Cities Organization (CCCO) Annual Conference – September 15 to 17, 2019

Recommendation

RECOMMENDATION OF THE EXECUTIVE COMMITTEE - JULY 10, 2019

That up to \$15,000 be allocated from the General Revenue Fund for financial expenses associated with the City of Regina hosting the 2019 Canadian Capital Cities Organization (CCCO) Annual Conference.

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE

CR19-68 Snow Fence Program

Recommendation

RECOMMENDATION OF THE PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE- JULY 11, 2019

1. That the continuation of the Snow Ridge Program be endorsed.



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2. That the Pilot Study Option be added to the current program for 2019/2020 and Administration consider the findings from the pilot program during the review of the Winter Maintenance Policy in 2020.

CR19-69 Area 13 Drainage Upgrade Project

Recommendation

**RECOMMENDATION OF THE PUBLIC WORKS AND
INFRASTRUCTURE COMMITTEE – JULY 11, 2019**

1. That the Executive Director of Citizen Services be delegated authority to initiate the process to engage consulting and professional engineering services for all phases of the Area 13 Drainage Upgrade Project.
2. That the Executive Director of Citizen Services, or his or her delegate be delegated authority to negotiate, award, enter into and amend a contract with the highest ranked proponent from each public procurement process of the Area 13 Drainage Upgrade Project.
3. That City Council authorize the City Clerk to execute the contract with the highest ranked proponent(s) upon review and approval of the City Solicitor.

CR19-70 4th Avenue Pumping Station (4APS)- Issue Request for Proposals and Award
Engineering Services Contract

Recommendation

**RECOMMENDATION OF THE PUBLIC WORKS AND
INFRASTRUCTURE COMMITTEE – JULY 11, 2019**

1. That the Executive Director of Citizen Services, or designate, be authorized to initiate a public procurement process to engage consulting and professional engineering services for the design and construction of the 4th Avenue Pumping Station.
2. That the Executive Director of Citizen Services, or designate, be authorized to negotiate, award, and enter into a contract with the highest ranked proponent from the public procurement process.
3. That the City Clerk be authorized to execute a contract with the highest ranked proponent upon review and approval of the City Solicitor.



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PRIORITIES AND PLANNING COMMITTEE

CR19-71 Energy and Sustainability Framework

Recommendation**RECOMMENDATION OF THE PRIORITIES AND PLANNING COMMITTEE****- JUNE 20, 2019**

1. That the City of Regina host an Energy and Sustainability Conference in May 2020 to provide input into the development of an Environmental Sustainability Framework, which among other initiatives, would include a roadmap for the organization to move to more renewable energy sources, autonomous vehicles and solar panels.
2. That the return date for item *MN18-11*, *MN18-1* and *MN18-4* be updated to Q3 of 2020 on the List of Outstanding Items of City Council.

CR19-72 Underutilized Land Improvement Strategy

Recommendation**RECOMMENDATION OF THE PRIORITIES AND PLANNING COMMITTEE****- JUNE 20, 2019**

1. That the Underutilized Land Improvement Strategy in Appendix A be approved.
2. That CR18-126 be removed from the list of outstanding items for City Council.

INFORMATIONAL REPORTS

IR19-3 Executive Committee: 2019 Semi-Annual Review of Closed Executive Committee Items

Recommendation**RECOMMENDATION OF THE EXECUTIVE COMMITTEE – JULY 10, 2019**

That this report be received and filed.



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IR19-4 Mayor's Housing Commission: Comprehensive Housing Strategy - 2018 Annual Update

Recommendation

**RECOMMENDATION OF THE MAYOR'S HOUSING COMMISSION
- JUNE 11, 2019**

That this report be received and filed.

NOTICE OF MOTIONS

MN19-10 Councillor Lori Bresciani: Drainage and Lot Grading Regulations

MN19-11 Councillor Andrew Stevens, Councillor Lori Bresciani and Councillor John Findura: Regina Winter City Strategy

MN19-12 Councillor Andrew Stevens: Request for Amendment to Remove Standing Requirement at City Council Meetings

MN19-13 Councillor Mike O'Donnell: Federation of Canadian Municipalities (FCM) – Election to the Board of Directors

Recommendation

That Council of the City of Regina:

1. Endorse Councillor Joel Murray to stand for election on FCM's Board of Directors for the period starting in July 2019 and ending November 2020; and
2. Assumes all costs associated with Councillor Joel Murray attending FCM's Board of Directors meetings.

ENQUIRIES

EN19-3 Councillor Jerry Flegel: Pasqua/Lewvan and 9th Avenue N Road Network Study

EN19-4 Councillor Jerry Flegel: Old Mosaic Stadium Site

EN19-5 Councillor Lori Bresciani: Mitigate Traffic Congestion During Construction and Ensuring Public Safety



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EN19-6 Councillor Andrew Stevens: Future of the Municipal Justice Building

RESPONSE TO ENQUIRY

EN19-1 Response - Councillor Bob Hawkins: Make Regina a Renewable City

ADJOURNMENT

AT REGINA, SASKATCHEWAN, MONDAY, JUNE 17, 2019
AND TUESDAY, JUNE 18, 2019

AT A MEETING OF CITY COUNCIL

AT 4:00 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 Lori Bresciani
Councillor Sharron Bryce
Councillor John Findura
Councillor Jerry Flegel
Councillor Bob Hawkins
Councillor Jason Mancinelli
Councillor Joel Murray
Councillor Mike O'Donnell
Councillor Barbara Young

Regrets: Councillor Andrew Stevens

Also in Attendance: City Clerk, Jim Nicol
Deputy City Clerk, Amber Ackerman
City Manager, Chris Holden
A/City Solicitor, Cheryl Willoughby
Executive Director, Financial Strategy & Sustainability, Barry Lacey
Executive Director, City Planning & Community Development, Diana Hawryluk
Executive Director, Citizen Experience, Innovation & Performance, Louise Folk
Executive Director, Citizen Services, Kim Onrait
Director, Planning & Development Services, Fred Searle
Manager, City Projects, Rohan Swaby

(The meeting commenced in the absence of Councillor O'Donnell and Councillor Mancinelli.)

CONFIRMATION OF AGENDA

Councillor Sharron Bryce moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED:

- 1. That the agenda for this meeting be approved, as submitted, after adding: CP19-174, a communication from Viktorija Lynch regarding Zone Forward - Fitness Facilities; CP19-175, a communication from Arch Transco Ltd. regarding**

Zone Forward; and DE 19-91, a brief from Nutra Sun Foods regarding Zone Forward; and that the delegations be heard when they are called forward by Mayor Fougere; and

2. That communications CP19-19 through CP19-175 be received and filed.

Mayor Fougere advised those present in the audience of the process that would be followed for the public hearing. The delegations who submitted in advance would be heard first, followed by written communications being received and then it would be opened to anyone present to come forward and address City Council.

Diana Hawryluk, Executive Director, City Planning & Community Development, made a presentation to City Council.

(Councillor O'Donnell arrived at the meeting during Ms. Hawryluk's presentation.)

(The Public Hearing opened at 4:45 p.m.)

PUBLIC HEARING AND DELEGATIONS

DE19-66 Douglas Hudgin, Regina Portable Sign Association – The Sign Bylaw

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Douglas Hudgin, representing Regina Portable Sign Association, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-67 Stew Fettes - The Sign Bylaw

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Stew Fettes addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-68 Dave Kindred, Directwest - The Sign Bylaw

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Dave Kindred, representing Directwest, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-65 John Labatt - The Sign Bylaw

Pursuant to due notice the delegation was present.

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

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 CM19-3, a report from the City Manager respecting the same subject.

DE19-69 Andrew R. Hnatuk, Pattison Outdoor Advertising – The Sign Bylaw

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Andrew N. Hnatuk, representing Pattison Outdoor Advertising, addressed Council.

(Councillor Jason Mancinelli arrived during Mr. Hnatuk's presentation.)

There were no questions of the delegation.

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 CM19-3, a report from the City Manager respecting the same subject.

DE19-70 John Labatt – Zone Forward - Discretionary Uses

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. John Labatt addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-71 Shirley Martin – Zone Forward - Accessory Buildings

Pursuant to due notice the delegation was present.

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

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 CM19-3, a report from the City Manager respecting the same subject.

DE19-72 Clint Kimery – Zone Forward - Contaminated Properties

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Clint Kimery addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-73 Wilma Staff – Zone Forward - Design Regina's Goals and Objectives

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Wilma Staff addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-74 Leasa Gibbons, Regina's Warehouse District – Zone Forward - Industrial Zones

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Leasa Gibbons, representing Regina's Warehouse District, addressed Council.

(Councillor Flegel temporarily left during Ms. Gibbons' presentation.)

Ms. Gibbons 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-75 Chad Jedlic and Blair Forster, Forster Harvard Development Corp. – Zone Forward

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Chad Jedlic, representing Forster Harvard Development Corp., addressed Council.

(Councillor Flegel returned to the meeting during Mr. Jedlic's presentation.)

There were no questions of the delegation.

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 CM19-3, a report from the City Manager respecting the same subject.

DE19-76 Stu Niebergall, Regina & Region Home Builders' Association – Zone Forward

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Stu Niebergall, representing Regina & Region Homebuilders' Association, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-77 Jason Carlston, Dream Development – Zone Forward

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jason Carlston, representing Dream Development, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-78 Larry Wilson – Neighbourhood Zones

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Larry Wilson addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-79 Rick Ostlund and Brian Black, Hillsdale and Whitmore Park Community Associations – Neighbourhood Zones

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Brian Black and Brian Wonnick, representing Hillsdale and Whitmore Park Community Associations, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-80 Ken Zerbin, North East Community Association – Neighbourhood Zones

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Ken Zerbin, representing the North East Community Association, addressed Council. There were no questions of the delegation.

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 CM19-3, a report from the City Manager respecting the same subject.

RECESS

Councillor Joel Murray moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that Council recess until 6:30 p.m.

Council recessed at 5:57 p.m.

Council reconvened at 6:30 p.m.**DE19-81 Darrell Davis, Racquetball Canada – Fitness Facilities**

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Darrell Davis, representing Racquetball Canada, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-82 Tina Caderma, Queen City Cheerleading and Indigenous Cheer Excellence – Fitness Facilities

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Larry Caderma, representing Queen City Cheerleading and Indigenous Cheer Excellence, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-83 Josh Roundell, CrossFit Regina – Fitness Facilities

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Josh Roundell and Kim Fleischakker, representing CrossFit Regina, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-84 Leya Moore, CrossFit Iron Society – Fitness Facilities

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Leya Moore and Claudia Samayoa, representing CrossFit Iron Society. There were no questions of the delegation.

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 CM19-3, a report from the City Manager respecting the same subject.

DE19-85 Jordan Mackay, Regina Climbing Centre – Fitness Facilities

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jordan Mackay, representing Regina Climbing Centre, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-86 Kim Delesoy, Spirit of the Dragon Martial Arts – Fitness Facilities

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Kim Delesoy, representing Spirit of the Dragon Martial Arts School, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-87 Caitlin Preston, Prairie Gael School of Irish Dance – Fitness Facilities

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Caitlin Preston, representing Prairie Gael School of Irish Dance, addressed Council. There were no questions of the delegation.

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 CM19-3, a report from the City Manager respecting the same subject.

DE19-88 Marilyn Braun-Pollon, Canadian Federation of Independent Business – Fitness Facilities

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

DE19-89 Gordon Vindevoghel, Rohit Communities – Zone Forward

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Gordon Vindevoghel, representing Rohit Communities, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-90 Totie Daplas, Canwest Commercial & Land Corporation – Proposed Zoning Bylaw Changes

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Totie Daplas, representing Canwest Commercial & Land Corporation, addressed Council. There were no questions of the delegation.

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 CM19-3, a report from the City Manager respecting the same subject.

DE19-91 Hugh Dooley, Queen City United Soccer Club - Fitness Facilities

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Chris Bailey, representing Queen City United Soccer Club, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

DE19-92 Nutra Sun Foods - Zone Forward

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Dona-Lynn Morley, representing Nutra Sun Foods, addressed Council and 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 CM19-3, a report from the City Manager respecting the same subject.

The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2019-19 and 2019-20, to indicate their desire.

Harry Jedlic (DE19-93) expressed an interest to address City Council and came forward, but withdrew his request.

Brian Wonnick (DE19-94) expressed an interest to address City Council, addressed City Council and answered a number of questions.

The Public Hearing closed at 7:55 p.m.

RECESS

Councillor Mike O'Donnell moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that Council recess to Tuesday, June 18, 2019 at 4:00 p.m.

Council recessed at 7:55 p.m.

Council reconvened at 4:00 p.m. on Tuesday, June 18, 2019 with Councillor Andrew Stevens in attendance.

TABLED REPORT, SUPPLEMENTAL REPORT AND BYLAWS

CM19-3 Proposed Zoning Bylaw

CM19-7 The Regina Zoning Bylaw, 2019 (No. 2019-19) & The Sign Bylaw (No. 2019-20)
Supplemental Report

Recommendation

That this report be received and filed.

Councillor Mike O'Donnell moved, seconded by Councillor Sharron Bryce, AND IT WAS RESOLVED, that reports CM19-3, regarding Proposed Zoning Bylaw, and CM19-7, regarding The Regina Zoning Bylaw, 2019 (No. 2019-19) and The Sign Bylaw (No. 2019-20) be received and filed.

(Councillor Mancinelli arrived at the meeting.)

2019-19 THE REGINA ZONING BYLAW, 2019 (NO. 2019-19)

2019-20 THE SIGN BYLAW

Councillor Joel Murray moved, seconded by Councillor Jason Mancinelli, that Bylaws 2019-19 and 2019-20 be introduced and read a second time.

Councillor Barbara Young moved, in amendment, seconded by Councillor Bob Hawkins:

- 1. That Bylaw No. 2019-19 be amended as required to add an additional zone, R1 - Residential, and to maintain the zoning of all existing R1 zoned properties in the proposed Zoning Bylaw and that the City Solicitor prepare the necessary public notice of such changes.**
- 2. That the overlay recommendations suggested by Administration be increased by including guidelines from City of Regina Infill Housing Guidelines (September 2017), such as: proportion, orientation toward street and open spaces, height and massing that does not overwhelm the character of neighbouring houses or the street, and consideration of neighbouring homes' access to sunlight, privacy and views.**

(Councillor Murray requested that amendment #1 and amendment #2 be voted on separately.)

Mayor Michael Fougere stepped down to enter debate.

Councillor Joel Murray assumed the Chair.

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

The motion for amendment #1 was put and declared CARRIED.

The motion for amendment #2 was put and declared CARRIED.

Councillor Joel Murray moved, in amendment, seconded by Councillor Mike O'Donnell:

- 1. That Bylaw No. 2019-19 be amended to reflect all of the proposed alterations as set out in Appendix B-1 of supplemental report CM19-7, with the exception of those identified in Appendix B-1 as Amendments No. 40 and 42, and that the City Solicitor prepare the necessary public notice of such changes; and**
- 2. That Bylaw No. 2019-19, specifically Part 5A, Table 5A.T2.6 and Part 5B, Table 5B.T2.6 be amended to allow for Assembly, Recreation as a permitted use in the IP - Industrial Prestige Zone and the IL - Industrial Light Zone and that the City Solicitor prepare the necessary public notice of such changes.**

Mayor Michael Fougere stepped down to enter debate.
Councillor Joel Murray assumed the Chair.
Mayor Michael Fougere returned to the Chair prior to the vote.

The motion was put and declared CARRIED.

Councillor Jason Mancinelli moved, in amendment, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that Administration report back in Q3 of 2019 with a study on issues related to the number of accessory buildings under 10m² on properties.

RECESS

Councillor Mike O'Donnell moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that Council recess until 6:30 p.m.

Council recessed at 6:01 p.m.

(Councillor Bryce left the meeting.)

Council reconvened at 6:38 p.m.

Councillor Joel Murray moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that Council reconsider the following motion and that it be rescinded:

That Bylaw No. 2019-19 be amended to reflect all of the proposed alterations as set out in Appendix B-1 of supplemental report CM19-7, with the exception of those identified in Appendix B-1 as Amendments No. 40 and 42, and that the City Solicitor prepare the necessary public notice of such changes.

Councillor Bob Hawkins moved, seconded by Councillor Jason Mancinelli, that Bylaw No. 2019-19 be amended to reflect all of the proposed alterations as set out in Appendix B-1 of supplemental report CM19-7, with the exception of those identified in Appendix B-1 as Amendments No. 40 and 42, and that the City Solicitor prepare the necessary public notice of such changes.

Councillor Bob Hawkins moved, in amendment, seconded by Councillor Jason Mancinelli, that the performance security provisions be removed from the proposed Zoning Bylaw and a report regarding this matter be brought back to City Council within six months of the approval of the proposed Zoning Bylaw.

Mayor Michael Fougere stepped down to enter debate.
Councillor Joel Murray assumed the Chair.
Mayor Michael Fougere returned to the Chair prior to the vote.

The motion was put and declared CARRIED.

Councillor Bob Hawkins moved, in amendment, seconded by Councillor Jerry Flegel, that the delegation of authority to the Development Office for discretionary use approval be removed from the proposed Zoning Bylaw at this time and be brought back to City Council as a separate report within six months of the approval of the proposed Zoning Bylaw.

Mayor Michael Fougere stepped down to enter debate.

Councillor Joel Murray assumed the Chair.

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

The motion was put and declared CARRIED.

Councillor Bob Hawkins moved, in amendment, seconded by Councillor Lori Bresciani that the RL - Residential Low-Rise zone be amended to include buildings with two or more units.

(Councillor Young temporarily left the meeting.)

The motion was put and declared CARRIED.

Councillor Bob Hawkins moved, in amendment, seconded by Councillor Joel Murray, that a tier be added in Table 3D.T3 for side yard setbacks for buildings higher than 15 metres and up to 17.5 metres, to all, for increased flexibility in the development standards and a gradation in setback that is proportionally tied to building height.

(Councillor Young returned to the meeting.)

The motion was put and declared CARRIED.

Councillor Bob Hawkins moved, in amendment, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Option 2, the minimum lot frontage for lots without rear lane access in the RL - Residential Low-Rise zone, be changed to 6.1 metres for interior units and 7.3 metres for end units.

Councillor Bob Hawkins moved, in amendment, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Bylaw No. 2019-19 be amended to reflect all of the proposed alterations as set out in Appendix B-1 of Supplemental Report CM19-7 with the exception of those identified in Appendix B-1 as Amendments No. 40 and 42 and that the City Solicitor prepare the necessary public notice of such changes.

Councillor Lori Bresciani moved, in amendment, seconded by Councillor Jerry Flegel, that the Zoning Bylaw be amended by changing Part 5B, Table 5B.T2, to remove the land use specific regulations in sections T2.2 and T2.3.

(Councillor Bresciani requested a recorded vote.)

Councillor Barbara Young	No
Councillor Jerry Flegel	Yes
Councillor Lori Bresciani	Yes
Councillor John Findura	Yes
Councillor Andrew Stevens	No
Councillor Joel Murray	Yes
Councillor Jason Mancinelli	No
Councillor Mike O'Donnell	No
Councillor Bob Hawkins	No
Mayor Michael Fougere	No

The motion was declared LOST.

Councillor Jerry Flegel moved, in amendment, seconded by Councillor Lori Bresciani, that the Heavy Industrial zone be included as a permitted use for recreational uses in industrial zones.

The motion was put and declared LOST.

Councillor Mike O'Donnell moved, in amendment, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that The Sign Bylaw, Bylaw No. 2019-20 be amended to reflect the changes as set out in Appendix B-2 and that the City Solicitor prepare the necessary public notices of such changes.

Councillor John Findura moved, in amendment, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that Administration report back with criteria to address issues brought forward by Mr. Labatt regarding portable signs.

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

Councillor Joel Murray moved, seconded by Councillor Mancinelli, that Bylaws No. 2019-19 and 2019-20 be tabled until such time as the proposed alterations have been advertised and made available for inspection and a public hearing with respect to the alterations is conducted in accordance with *The Planning and Development Act, 2007*.

Mayor Michael Fougere stepped down to enter debate.

Councillor Joel Murray assumed the Chair.

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

The motion was put and declared CARRIED.

ADJOURNMENT

Councillor Barbara Young moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 8:43 p.m.

Chairperson

Secretary

AT REGINA, SASKATCHEWAN, MONDAY, JUNE 24, 2019

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 Lori Bresciani
Councillor Sharron Bryce
Councillor John Findura
Councillor Jerry Flegel
Councillor Bob Hawkins
Councillor Jason Mancinelli
Councillor Joel Murray
Councillor Mike O'Donnell
Councillor Andrew Stevens
Councillor Barbara Young

Also in Attendance: City Clerk, Jim Nicol
Deputy City Clerk, Amber Ackerman
City Manager, Chris Holden
A/City Solicitor, Chrystal Atchison
Executive Director, Financial Strategy & Sustainability, Barry Lacey
Executive Director, Citizen Experience, Innovation & Performance, Louise Folk
Executive Director, Citizen Services, Kim Onrait
Executive Director, City Planning & Community Development, Diana Hawryluk
Director, Citizen Experience, Jill Sveinson
Director, Parks, Recreation & Cultural Services, Laurie Shalley
Manager, Planning & Partnerships, Janine Daradich
Senior City Planner, Chris Sale

CONFIRMATION OF AGENDA

Councillor Sharron Bryce moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the agenda for this meeting be approved, as submitted, and that the items and delegations be heard in the order they are called forward by Mayor Fougere.

MINUTES APPROVAL

Councillor John Findura moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that the minutes for the meeting held on May 27, 2019 be adopted, as circulated.

INFORMATIONAL REPORT

IR19-2 The Municipal Wards Commission Final Report

Recommendation

That this report be received and filed.

Madame Justice Lana Krogan and Mr. Dale Eisler, representing the Regina Municipal Wards Commission, addressed Council and answered a number of questions.

Councillor Jason Mancinelli moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED, that this report be received and filed.

DELEGATIONS, PUBLIC NOTICE BYLAWS AND RELATED REPORTS

DE19-93 Trevor Williamson, Dream Development - Proposed Coopertown Neighbourhood Plan

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Trevor Williamson, representing Dream Development, addressed Council and 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 CR19-60, a report from Regina Planning Commission respecting the same subject.

CR19-60 Regina Planning Commission: Proposed Coopertown Neighbourhood Plan (13-OCP-06)

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JUNE 5, 2019

1. That *Bylaw No. 2017-16 Design Regina: The Official Community Plan Amendment Bylaw, 2017 (No. 3)* be repealed.

2. That *Design Regina: The Official Community Plan Bylaw, Bylaw No. 2013-48* be amended by adding the Coopertown Neighbourhood Plan, attached as Appendix E, as Part B.17.
3. That the City Solicitor be directed to prepare the necessary bylaw to amend *Design Regina: The Official Community Plan Bylaw, Bylaw No. 2013-48* and to repeal *Bylaw No. 2017-16 Design Regina: The Official Community Plan Amendment Bylaw, 2017 (No. 3)*.

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

Councillor Barbara Young moved, in amendment, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED, that Appendix E be amended to include the revised Figure 5 - Existing Civic Uses and Amenities map for the Coopertown Neighbourhood Plan.

(Councillor Murray temporarily left the meeting.)

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

2019-35 DESIGN REGINA: THE OFFICIAL COMMUNITY PLAN AMENDMENT
BYLAW, 2019 (No. 2)

Councillor John Findura moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that Bylaw No. 2019-35 be introduced and read a first time. Bylaw was read a first time.

No letters of objection were received pursuant to the advertising with respect to Bylaw No. 2019-35.

The Clerk called for anyone present who wished to address City Council respecting Bylaw No. 2019-35 to indicate their desire.

No one indicated a desire to address Council.

Councillor John Findura, seconded by Councillor Mike O'Donnell, that that Bylaw No. 2019-35 be introduced and read a second time. Bylaw was read a second time.

(Councillor Murray returned to the meeting.)

The motion was put and declared CARRIED.

Councillor John Findura moved, seconded by Councillor Bob Hawkins, that City Council hereby consent to Bylaw No. 2019-35 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

**Councillor Joel Murray moved, seconded by Councillor Andrew Stevens, AND IT WAS RESOLVED, that Bylaw No. 2019-35 be read a third time.
Bylaw was read a third and final time.**

DELEGATIONS AND RELATED REPORTS

DE19-94 Jerven Weekes, Rosewood Park Alliance Church - Rosewood Park
Neighbourhood Park Naming

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Jerven Weekes, representing Rosewood Park Alliance Church, addressed Council and 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 CR19-61, a report from Regina Planning Commission respecting the same subject.

CR19-61 Regina Planning Commission: Park Naming – Rosewood Park

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JUNE 5, 2019

That Rosewood MR2 be named Rosewood Park.

Councillor Barbara Young moved, seconded by Councillor Jason Mancinelli, AND IT WAS RESOLVED, that the recommendations of Regina Planning Commission contained in the report be concurred in.

DE19-95 Nelson Bryska - Regent Park Par 3 Golf Course Redevelopment

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Nelson Bryska addressed Council and 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 CR19-62, a report from the Community and Protective Services Committee respecting the same subject.

DE19-96 Bobbi Stadnyk - Regent Park Par 3 Golf Course Redevelopment

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Bobbi Stadnyk, representing the Child Poverty Concern Group, addressed Council and 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 CR19-62, a report from the Community and Protective Services Committee respecting the same subject.

DE19-97 Connie Buchan, OLDPUG - Regent Park Par 3 Redevelopment

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Connie Buchan, representing the Off Leash Dog Park User Group, addressed Council and 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 CR19-62, a report from the Community and Protective Services Committee respecting the same subject.

DE19-98 Nicole Bryska - Regent Park Par 3 Redevelopment

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Nicole Bryska addressed Council and 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 CR19-62, a report from the Community and Protective Services Committee respecting the same subject.

RECESS

Pursuant to the provisions of Section 33 (2.1) of City Council's Procedure Bylaw No. 9004, Mayor Fougere called for a 15 minute recess.

Council recessed at 7:42 p.m.

Council reconvened at 7:58 p.m.

DE19-99 Lynda Schofield - Regent Park Par 3 Redevelopment

Pursuant to due notice the delegation was present.

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

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 CR19-62, a report from the Community and Protective Services Committee respecting the same subject.

DE19-100 Brittney Iverson - Regent Park Par 3 Redevelopment

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

DE19-101 Kris McFadden - Regent Park Par 3 Redevelopment

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

DE19-102 Becky Gamble - Regent Park Par 3 Redevelopment

Pursuant to due notice the delegation was present.

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

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 CR19-62, a report from the Community and Protective Services Committee respecting the same subject.

DE19-103 Lauren Gamble - Regent Park

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Lauren Gamble addressed Council and 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 CR19-62, a report from the Community and Protective Services Committee respecting the same subject.

DE19-104 Austin Stadnyk - Regent Park Par 3 Redevelopment

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Austin Stadnyk, representing the Coronation Park Flood Concern Group, addressed Council. There were no questions of the delegation.

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 CR19-62, a report from the Community and Protective Services Committee respecting the same subject.

DE19-105 Melissa Campeau - Regent Park Par 3 Redevelopment

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Melissa Campeau, representing the Aboriginal Childrens Concern Group, addressed Council. There were no questions of the delegation.

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 CR19-62, a report from the Community and Protective Services Committee respecting the same subject.

DE19-106 Tannis Lunn - Regent Park Par 3 Redevelopment

Pursuant to due notice the delegation was present.

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

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 CR19-62, a report from the Community and Protective Services Committee respecting the same subject.

DE19-107 Cullen Crease-Maclean - Regent Park Par 3 Redevelopment

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

DE19-108 Jackie Braun - Regent Park Par 3 Redevelopment

Pursuant to due notice the delegation was present.

The Mayor invited the delegation to come forward and be heard. Bobbi Stadnyk, on behalf of Jacqui Braun, addressed Council. There were no questions of the delegation.

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 CR19-62, a report from the Community and Protective Services Committee respecting the same subject.

DE19-109 Bernice Tees - Regent Park Par 3 Redevelopment

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

CR19-62 Community and Protective Services Committee: Redevelopment Options for the Regent Park Par 3 Golf Course

Recommendation

RECOMMENDATION OF THE COMMUNITY AND PROTECTIVE SERVICES COMMITTEE – JUNE 13, 2019

1. That Option #2, Seniors' Assisted Living Plus Recreation Facilities be approved as the preferred option for the redevelopment of the Regent Par 3 Golf Course lands.
2. That Administration bring an implementation and financing plan to City Council for consideration through the 2020 budget process.
3. That the Executive Director, Financial Strategy and Sustainability be delegated authority to begin the land subdivision and sale process and report back to City Council as required.

Councillor Andrew Stevens moved, seconded by Councillor Jason Mancinelli, that this report be received and filed.

Councillor Stevens withdrew his motion of receive and file.

Councillor Sharron Bryce moved, seconded by Councillor Bob Hawkins, that Option #1, Recreation Only, be approved as the preferred option for the redevelopment of the Regent Par 3 Golf Course, including:

- disc golf baskets to create a neighbourhood level practice facility (\$5,000)
- Seasonal washrooms facility to support all-day use of the park (\$95,000) + \$9,000 per year for operations and maintenance.
- Neighbourhood-level accessible off-leash dog parks (\$60,000).

- **A toboggan hill to increase winter activity at the site (\$85,000).**

Mayor Michael Fougere stepped down to enter debate.

Councillor Joel Murray assumed the Chair.

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

The motion was put and declared CARRIED.

Councillor Sharron Bryce moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that item #3 be removed and that Administration bring an implementation and financing plan to City Council for consideration through the 2020 budget process.

The motion was put and declared CARRIED.

CITY MANAGER REPORT

CM19-8 Reconciliation Regina Update

Recommendation

That this report be received and filed.

Councillor Mike O'Donnell moved, seconded by Councillor Jason Mancinelli, that this report be received and filed.

Mayor Michael Fougere stepped down to enter debate.

Councillor Joel Murray assumed the Chair.

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

The motion was put and declared CARRIED.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

CR19-63 New Building Canada Fund (NBCF), Provincial -Territorial Infrastructure Component (PTIC), National Regional Projects (NRP), Regina Railyard Renewal Project and Winnipeg Street Overpass Project – Government of Canada and Government of Saskatchewan Amending Contribution Agreements

Recommendation

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- JUNE 12, 2019**

RECOMMENDATION

1. That the City Manager be authorized to review, approve, negotiate and enter

into an Amending Contribution Agreement with the Government of Canada and the Government of Saskatchewan for the New Building Canada Fund (NBCF) Provincial-Territorial Infrastructure Component (PTIC), National Regional Projects (NRP), Regina Railyard Renewal Project and the Winnipeg Street Overpass Project.

2. That the City Clerk be authorized to execute the Amending Contribution Agreements after review by the City Solicitor.

Councillor Joel Murray moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that the recommendations of Executive Committee contained in the report be concurred in.

**Councillor Sharron Bryce moved, seconded by Councillor Bob Hawkins, that the meeting adjourn at 10:05 p.m.
The motion was put and declared LOST.**

REGINA PLANNING COMMISSION

CR19-64 Discretionary Use Application (19-DU-01) Proposed House-Form Commercial in
TAR – Transitional Area Residential Zone - 2157 Rose Street

Recommendation

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JUNE 5, 2019

That the discretionary use application for a proposed House-Form Commercial use located at 2157 Rose Street, being Lot 8, Block 411, Plan No. OLD33 in the Centre Square neighbourhood be approved, and that a Development Permit be issued subject to the following conditions:

- a) The development shall be generally consistent with the plans attached to this report as Appendix A-3.1 (prepared January 20, 2019) and A-3.2 to A-3.5 (prepared January 21, 2019).
- b) The development shall comply with all applicable standards and regulations in *Regina Zoning Bylaw No. 9250*.

Councillor Barbara Young moved, seconded by Councillor Bob Hawkins, AND IT WAS RESOLVED, that the recommendations of Regina Planning Commission contained in the report be concurred in.

Councillor Bob Hawkins moved, seconded by Councillor Jerry Flegel, that the meeting adjourn at 10:08 p.m.

The motion was put and declared LOST.

MOTIONS

MN19-8 Councillor Andrew Stevens: Clean Streets

Recommendation

That Administration prepare a report for Public Works and Infrastructure for Q3 of 2019 that:

1. Identifies a strategy of improving public communications and engagement (i.e., signage) about the street cleaning schedule;
2. Identifies the costs and cost recovery options related to towing vehicles in all areas of the City when scheduled street sweeping is underway;
3. Identifies additional deterrents and incentives that could result in residents moving their vehicles during scheduled street sweeping;
4. Identifies the costs of adding an additional street sweeping during the year;

Councillor Andrew Stevens moved, seconded by Councillor Joel Murray, AND IT WAS RESOLVED:

That Administration prepare a report for Public Works and Infrastructure for Q4 of 2019 that:

- 1. Identifies a strategy of improving public communications and engagement (i.e., signage) about the street cleaning schedule;**
- 2. Identifies the costs and cost recovery options related to towing vehicles in all areas of the City when scheduled street sweeping is underway;**
- 3. Identifies additional deterrents and incentives that could result in residents moving their vehicles during scheduled street sweeping; and**
- 4. Identifies the costs of adding an additional street sweeping during the year.**

MN19-9 Councillor Andrew Stevens: Safe Sidewalks

Recommendation

That Administration prepare a report for Public Works and Infrastructure for Q3 of 2019 that:

1. Identifies the costs and implications of guaranteeing sidewalk replacement

within one month of the completion of work related to the sidewalk's initial excavation;

2. Identifies the costs of short-term mitigation efforts guaranteeing walkability (i.e., asphalt capping) to be completed immediately after sidewalk demolition when underground work is not being conducted, and in advance of a full replacement.

Councillor Andrew Stevens moved, seconded by Councillor Mike O'Donnell, AND IT WAS RESOLVED:

That Administration prepare a report for Public Works and Infrastructure for Q4 of 2019 that:

1. **Identifies the costs and implications of working towards sidewalk replacement within a reasonable amount of time of the completion of work related to the sidewalk's initial excavation; and**
2. **Identifies the costs of short-term mitigation efforts to work towards walkability (i.e., asphalt capping) to be completed immediately after sidewalk demolition when underground work is not being conducted, and in advance of a full replacement.**

BYLAW AND RELATED REPORT

2019-36 THE REGINA TRAFFIC AMENDMENT BYLAW, 2019 (No. 3)

Councillor Joel Murray moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that Bylaw No. 2019-36 be introduced and read a first time.
Bylaw was read a first time.

Councillor Joel Murray moved, seconded by Councillor Jerry Flegel, AND IT WAS RESOLVED, that that Bylaw No. 2019-36 be introduced and read a second time.
Bylaw was read a second time.

Councillor Joel Murray moved, seconded by Councillor Sharron Bryce, that City Council hereby consent to Bylaw No. 2019-36 going to third and final reading at this meeting.

The motion was put and declared CARRIED UNANIMOUSLY.

Councillor Joel Murray moved, seconded by Councillor Barbara Young, AND IT WAS RESOLVED, that Bylaw No. 2019-36 be read a third time.
Bylaw was read a third and final time.

ADJOURN

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

The meeting adjourned at 10:28 p.m.

Pursuant to Section 11(3) and (4) of The Procedure Bylaw No. 9004, the following agenda items which were not dealt with at this meeting, are deemed to be tabled to the next meeting of City Council, scheduled for July 29, 2019:

- EN19-3 Councillor Jerry Flegel: Pasqua/Lewvan and 9th Avenue N Road Network Study
- EN19-4 Councillor Jerry Flegel Old Mosaic Stadium Site
- EN19-5 Councillor Lori Bresciani: Mitigate Traffic Congestion During Construction and Ensuring Public Safety
- EN19-1 Response - Councillor Bob Hawkins: Make Regina a Renewable City

Chairperson

Secretary



#14 – 3710 Eastgate Drive
Regina, Saskatchewan S4Z 1A5
Telephone: 306-924-0445 – Regina
Fax: 306-761-0340
Email: cathy@terrainc.ca

MEMORANDUM

Date: July 23, 2019

To: Elaine Gohlke – Office of the City Clerk , City of Regina

From: Cathy Lawrence – Terra Developments Inc ("Terra")

Re: Concept Plan Amendment and Zoning Bylaw Amendment Applications (19-CP-01) & (19-Z-03) - The Towns, Phase 1E

Mayor Fougere and fellow City of Regina Councilor Members,

The application before you appeared at Regina Planning Commission on July 3rd, 2019. There it received unanimous support of the proposed amendments.

The purpose of the application is to take current inventory within The Towns subdivision and change the land use of 28 lots to make it compatible with a specific builder's product. The steps required to make their project work within The Towns is two-parts. The first, is to amalgamate 28 lots into 14 lots. As the intent is for one building shell consisting of a side by side duplex with basement suites to sit on one lot. The second part is to change the zone from low density (DCD-11/12) to medium density (R5). This change was required as the current land use was not compatible with the builder's design plans.

The findings for this application are as follows:

- Minimal impacts to the overall density
- There are no impacts to current infrastructure
- The proposed builder will be expected to supply the required on-site parking
- The majority of the subject area is surrounded by vacant lots
- There are currently homes which are owner occupied on block 26. These are side by side duplexes and would be considered compatible with what the proposed builder is planning in the subject area
- The existing roads are wide enough to support on street parking

I will not be making a formal presentation, but will be present to answer any questions pertaining to the application before you.

Kind Regards,

TERRA DEVELOPMENTS INC

A handwritten signature in blue ink that reads "C. Lawrence". The signature is written in a cursive style with a large, stylized "C" and a trailing flourish.

Cathy Lawrence

July 29, 2019

To: His Worship the Mayor
And Members of City Council

Re: Concept Plan Amendment and Zoning Bylaw Amendment Applications (19-CP-01) &
(19-Z-03) - The Towns, Phase 1E

RECOMMENDATION

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 3, 2019

1. That the application to amend the Towns Concept Plan, as depicted on the attached Appendix A-3.2, be approved.
2. That the application to rezone the lands within the Towns Concept Plan area, as shown in Appendix A-3.3, be approved as follows:
 - a. Proposed Lots 45 to 53 in Block 28 from DCD-11 – Direct Control District 11 Suburban Neo-Traditional Zone to R5-Medium Density Residential Zone; and
 - b. Proposed Lots 40-44 in Block 28 from DCD-12 – Direct Control District 12 to Suburban Narrow-Lot Residential Zone to R5 – Residential Medium Density Residential Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.

REGINA PLANNING COMMISSION – JULY 3, 2019

Cathy Lawrence, representing Terra Developments Inc., and George Tsougrianis, representing Stantec, addressed the Commission.

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

Recommendation #4 does not require City Council approval.

Councillors: Jerry Flegel and Barbara Young (Chairperson); Commissioners: David Bale, Frank Bojkovsky, Biplob Das, Adrienne Hagen Lyster, Jacob Sinclair, Steve Tunison and Celeste York were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on July 3, 2019, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend the Towns Concept Plan, as depicted on the attached Appendix A-3.2, be approved.
2. That the application to rezone the lands within the Towns Concept Plan area, as shown in Appendix A-3.3, be approved as follows:
 - a. Proposed Lots 45 to 53 in Block 28 from DCD-11 – Direct Control District 11 Suburban Neo-Traditional Zone to R5-Medium Density Residential Zone; and
 - b. Proposed Lots 40-44 in Block 28 from DCD-12 – Direct Control District 12 to Suburban Narrow-Lot Residential Zone to R5 – Residential Medium Density Residential Zone.
3. That the City Solicitor be directed to prepare the necessary bylaw to authorize the respective Zoning Bylaw amendment.
4. That this report be forwarded to the July 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

CONCLUSION

The applicant, Terra Developments, on behalf of the landowners, City of Regina (City), proposes to amend The Towns Concept Plan and rezone the lands within Phase 1E, Block 28 of the subdivision area. The proposed amendments would allow for the consideration of medium density residential development on a portion of Block 28 rather than low density residential development.

The proposed amendments to The Towns Concept Plan are consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48*(OCP), including Part B.16, which is the Southeast Neighbourhood Plan (SENP). The proposed amendments also comply with the development standards and regulations contained in *Regina Zoning Bylaw No. 9250* (Zoning Bylaw). Accordingly, Administration recommends approval.

BACKGROUND

The Towns Concept Plan (Appendix A-3.1) establishes a framework for directing land use, development and servicing for a new neighbourhood located in the Southeast Regina Neighbourhood Plan Area. The Towns Concept Plan was approved by City Council in April 2016 (CR16-36) and was last amended in April 2019 (CR19-33).

This application is being considered pursuant to the Zoning Bylaw, OCP and *The Planning and Development Act, 2007* (Act).

The related subdivision application is being considered concurrently in accordance with Bylaw No. 2003-3, by which subdivision approval authority has been delegated to Administration. A copy of the plan of proposed subdivision is attached for reference purposes only as Appendix A-3.3.

DISCUSSION

Concept Plan Amendment

The applicant proposes to amend the Concept Plan for the Towns for 1.08 ha of land (lots 1 - 10 and 22 - 39, Block 28, Plan 102281330). Currently, the subject property is intended for low density residential development and the applicant proposes to allow for the consideration of medium density residential development. A copy of the current Towns Concept Plan is attached as Appendix A-3.1, and Appendix A-3.2 highlights the portion of the plan to be amended.

The City reviews each development proposal to ensure that it aligns with the concept plan and the capacity of the adjacent roads. Each unit within the proposed development must contain minimum parking required as per the Zoning Bylaw (1 per Unit) within the property. The projected traffic patterns and volumes for the neighbourhood were evaluated during the review of The Towns Concept Plan. After reviewing this proposal, it was determined that the existing road network has capacity to accommodate traffic generated by the proposed development.

Based on the land use area statistics submitted by the applicant (Appendix A-3.2) the overall population density of the Towns Concept Plan Area will have a nominal increase from 7,008 to 7,032 people.

Zoning Bylaw Amendment

The applicant proposes zoning amendments to accommodate the development of fourplex buildings on larger lots. A summary of the proposed amendments is provided below (Appendix A-3.3):

Concept Plan Amendment and Rezoning Summary		
	<u>Existing</u>	<u>Proposed</u>
Land Use in Concept Plan	<u>Low Density Residential</u>	<u>Medium Density Residential</u>
Zoning Designation	Lots 1 to 10, DCD-11 – Direct Control District 11 Suburban Neo-Traditional Zone Lots 22 to 39, DCD-12 – Direct Control District 12 Suburban Narrow-Lot Residential Zone	Proposed Lot 40-53, Block 28 - R5 - Residential Medium Density
No. of Lots and Dwelling Units	28 lots and 28 units (with possible secondary suites)	14 lots, 14 buildings and 56 units (Duplexes with Secondary Suites)

The applicant intends to accommodate one fourplex building on each proposed lot. A site plan showing the intended development is attached for reference purposes as Appendix A-4. The

proposed development is consistent with the purpose and intent of the R5 – Residential Medium Density Zone with respect to permitting four plex development in suburban areas of the city with net density between 25 to 50 units per hectare.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

The development will be taxed and assessed accordingly as development proceeds and will contribute to City tax revenues

Environmental Implications

None with respect to this report.

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP *with* respect to:

Section C: Growth Plan

Goal 1- Long-Term Growth: Ensure that sufficient developable land is protected for future city growth.

- 2.2 Direct future growth as either intensification on or expansion into lands designated to accommodate a population of approximately 300,000, in accordance with Map 1 – Growth Plan

Goal 2- Efficient Servicing: Maximize the efficient use of existing and new infrastructure.

- 2.4 Make use of residual capacity of infrastructure in existing urban areas.
- 2.5 Develop compact and contiguous neighbourhoods.

Goal 4 – New Neighbourhoods and Employment Areas: Ensure that new neighbourhoods and employment areas maximize infrastructure investments and quality of life through a compact and integrated built form.

- 2.11 Require new neighbourhoods and new mixed-use neighbourhoods, as identified on Map 1 – Growth Plan, to:

- 2.11.2 Achieve a minimum gross population density of 50 persons per hectare (pph)

Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods

- 7.1 Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:
- 7.1.5 A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with specific needs;

The proposal is also consistent with the policies contained in Part B.16 of the OCP, being the Southeast Regina Neighbourhood Plan (SENP), with respect to:

4.1.1 Communities & Neighbourhoods

- 4.1.1(b) The SENP community should provide the following: a broad range of housing choices, commercial uses, school facilities, open space and parks, accessible transit, and distinctive and attractive neighbourhoods.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	April 23, 2019
Will be published in the Leader Post on:	July 13, 2019 July 20, 2019
Letter sent to immediate property owners	April 17, 2019
Public Open House Held	N/A
Number of Public Comments Sheets Received	5

There were five public comments received on this application. A more detailed accounting of the respondent's comments and the Administration's response is provided in Appendix B.

The application was circulated to the Arcola East Community Association, however administration did not receive any response prior to the deadline for submission of this report.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

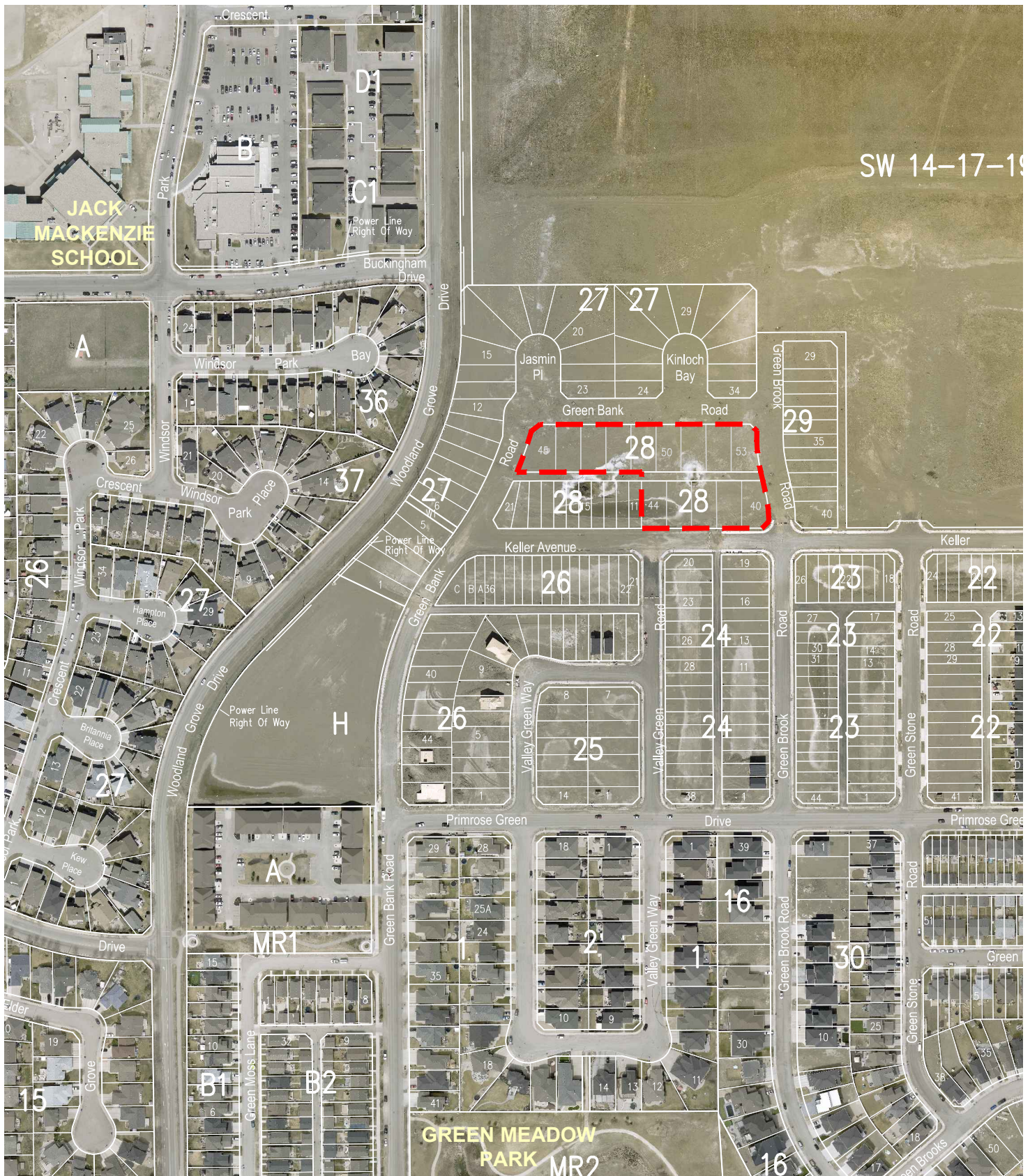
DELEGATED AUTHORITY

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

Respectfully submitted,

REGINA PLANNING COMMISSION


Elaine Gohlke, Secretary 7/24/2019



SW 14-17-19



Subject Property

Date of Photography: 2018



19-CP-01,
Project (19-Z-03 & 19-SN-07) Civic Address/Subdivision

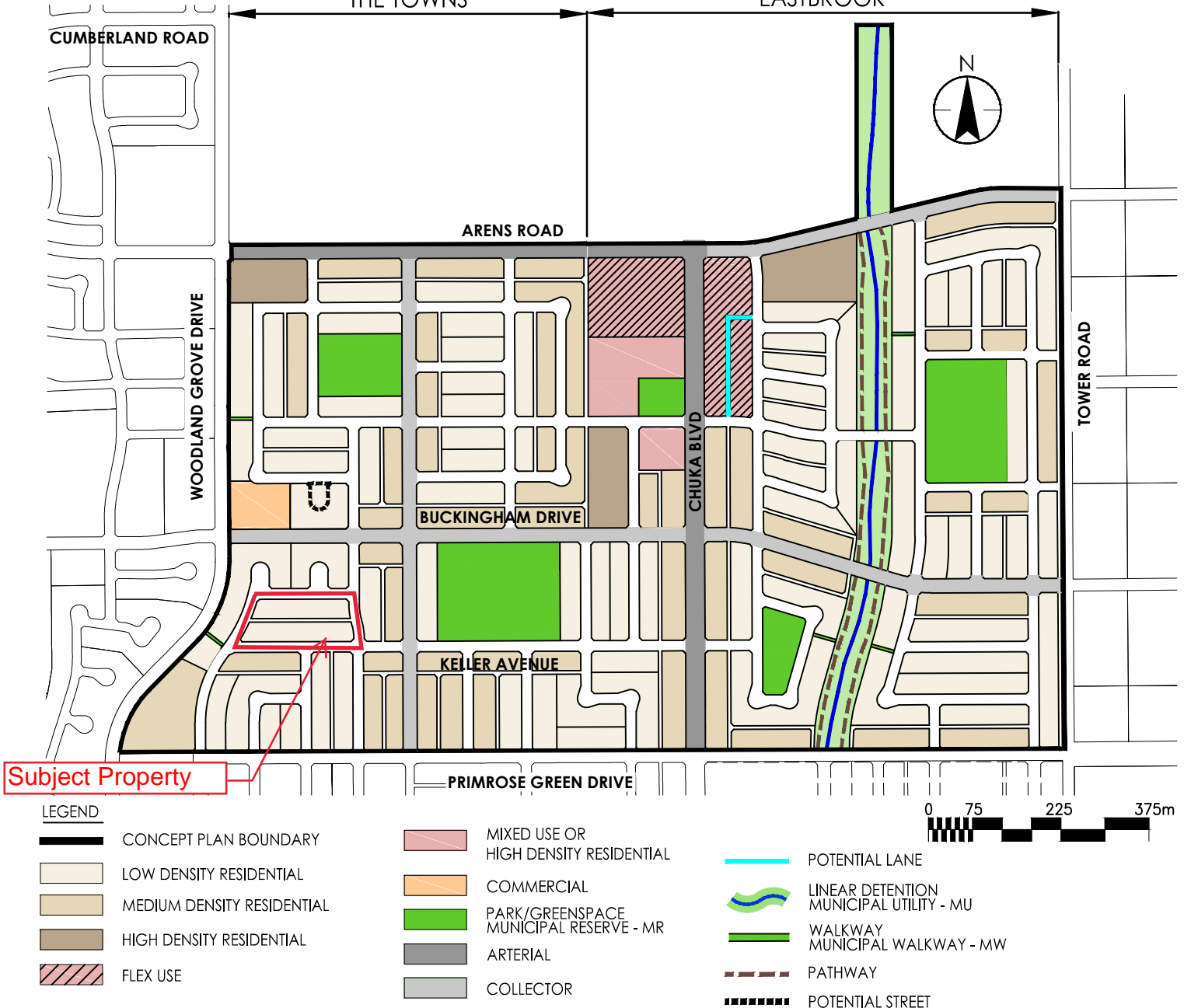
THE TOWNS (SW 1/4 Sec 14, Twp 17, Rge19, W2M)
Lots 1 to 10 & 22 TO 39, Block 28, Plan 102281330

Towns Concept Plan

Land Use

THE TOWNS

EASTBROOK

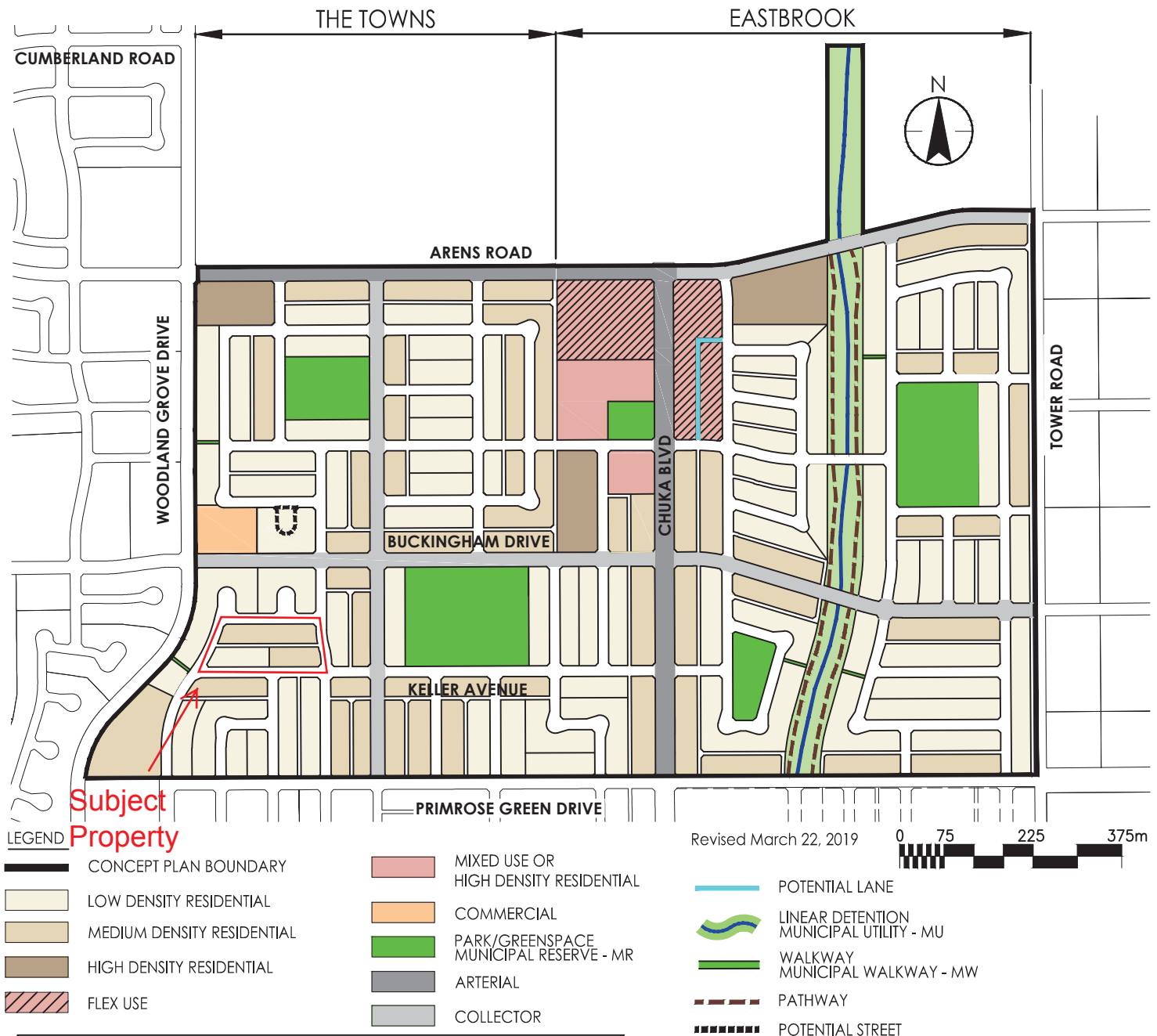


The Towns Land Use Areas

Land Use	Hectares	Acres	%
Residential			
Low Density Single Family Detached Dwelling	42.1	104.0	33.0%
Medium Density Multi Unit Dwellings	23.2	57.3	18.2%
High Density Multi Unit Dwellings	3.7	9.1	2.9%
Flex Use	4.3	10.6	3.4%
Mixed Use or High Density Residential	2.3	5.7	1.8%
Total Residential	75.6	186.7	59.3%
Commercial	0.8	2.0	0.6%
Municipal Reserve	9.1	22.5	7.1%
Linear Detention	5.1	12.6	4.0%
Municipal Walkway	0.1	0.2	0.0%
Roadways	37.0	91.3	29.0%
Total Area	127.7	315.3	100.0%
Linear Detention Extension	1.9	4.7	N/A
Total Area + Linear Detention Extension	129.6	320.0	NA

Proposed Towns Concept Plan

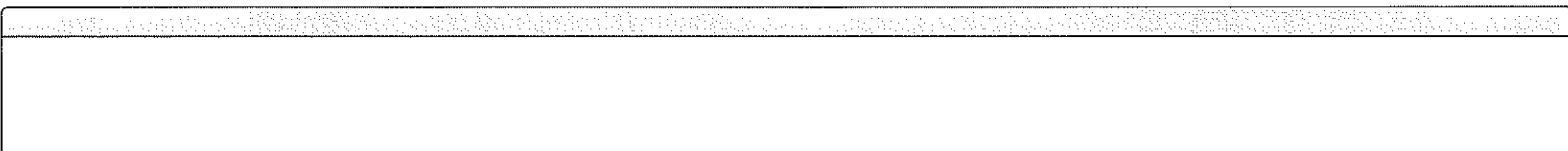
Land Use



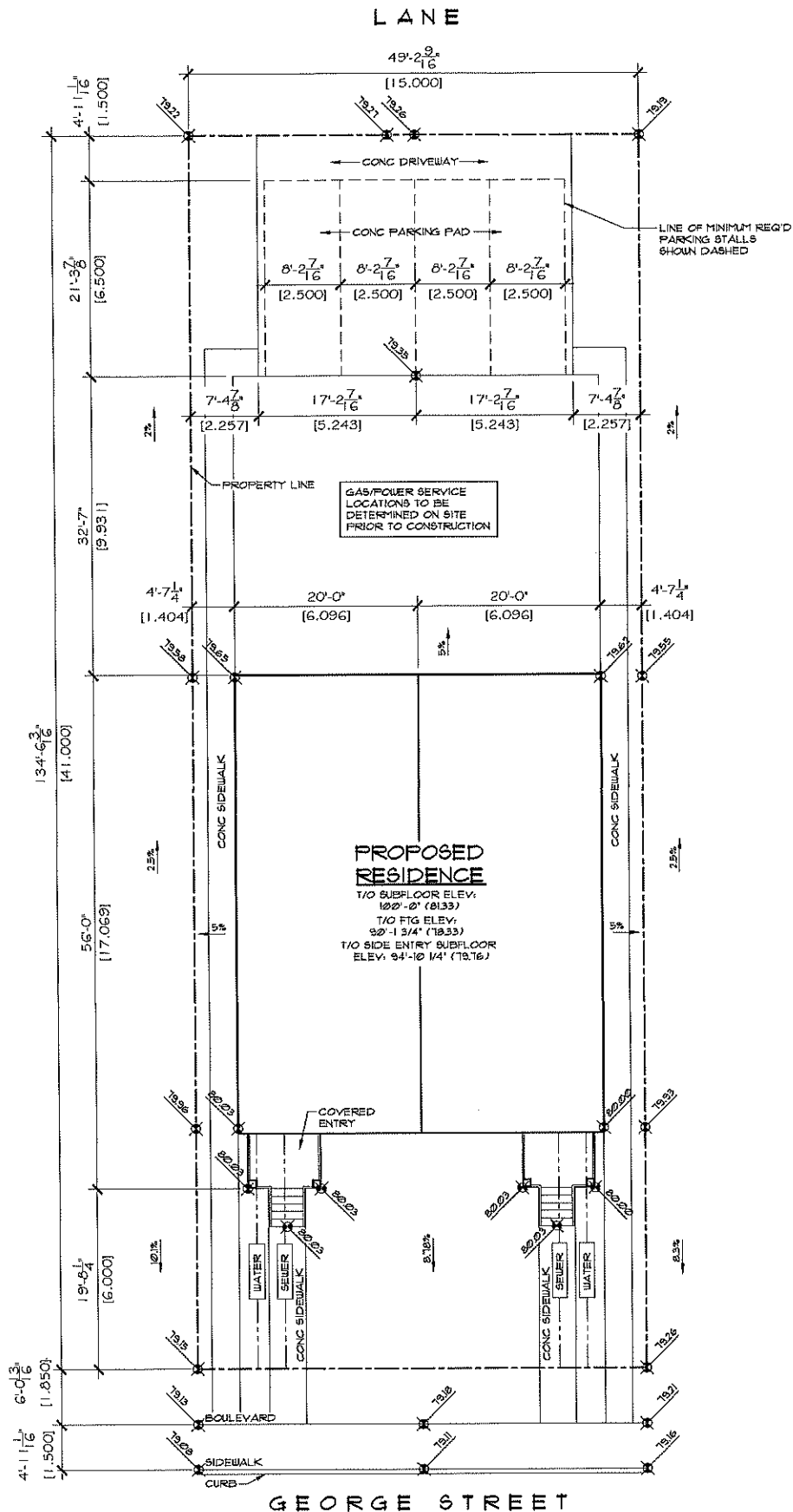
The Towns Land Use Areas

Land Use	Hectares	Acres	%
Residential			
Low Density Single Family Detached Dwellings	41.3	102.0	32.3%
Medium Density Multi Unit Dwellings	24.0	59.3	18.8%
High Density Multi Unit Dwellings	3.7	9.1	2.9%
Flex Use	4.3	10.6	3.4%
Mixed Use or High Density Residential	2.3	5.7	1.8%
Total Residential	75.6	186.7	59.2%
Commercial	0.8	2.0	0.6%
Municipal Reserve	9.1	22.5	7.1%
Linear Detention	5.1	12.6	4.0%
Municipal Walkway	0.1	0.2	0.0%
Roadways	37.0	91.4	29.0%
Total	127.7	315.4	100.0%
Linear Detention Extension	1.9	4.7	N/A
Total Area & Linear Detention Extension	129.6	320.1	N/A

CITY OF REGINA



No.	DATE	REVISION / ISSUED	JOB No.	PAGE 1 OF 1
0	Mar 15, 2019	Plan issued	RC-0047-19	<div style="text-align: center; font-size: 2em; font-weight: bold;">0</div> <div style="text-align: center; font-weight: bold;">REVISION</div>
SURVEYED BY: N/A		CALC'D BY: SR	DRAWN BY: DJS	RC-0047-19-J1-PPS



SITE PLAN
SCALE: 1/8" = 1'-0"

ROBINSON RESIDENTIAL
PERSONALIZING HOME DESIGN

DRAWINGS BY
ROBINSON RESIDENTIAL
DESIGN INC.
2332 2ND AVENUE
REGINA, SASKATCHEWAN
CANADA S4R 1K3
TEL: (306) 332-6617
FAX: (306) 332-6619

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3. Failure to adhere to National Building Code of Canada Part 5

PROJECT
3008 & 3012 GEORGE STREET

BUILDER
AH
AVANA HOMES

LOT	LOT 51
BLOCK	25
PLAN	102275041
CIVIC	3008 & 3012 GEORGE STREET
LOCATION	REGINA, SASKATCHEWAN

DESIGNED BY	M.H.
DRAWN BY	FZ
DATE	2018-10-30
DRAWING TITLE	SITE PLAN

DRAWING NO.
A-9

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely Opposed</i>	4	<ul style="list-style-type: none"> - Should be single family residential units/houses, not the high density residential - Concerns with higher density residential resulting to street parking and traffic issues - Proposed development will devalue the property
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	1	<ul style="list-style-type: none"> - Support the Proposed amendment

1. Issue

The subject property should be single family residential units / houses, not high density residential

Administration's Response:

Towns Concept Plan accommodates many housing types including medium residential development. The OCP supports a variety of housing options in all neighbourhoods which contributes to the vision of the OCP to develop complete communities.

2. Issue

Concern with higher density residential resulting to on street parking and traffic issues

Administration's Response:

Each unit within the proposed development must contain minimum parking required as per the Zoning Bylaw (1 per Unit) within the property. The projected traffic patterns and volumes for the neighbourhood were evaluated during the review of The Towns Concept Plan. The City reviews each development proposal to ensure that it aligns with the concept plan and the capacity of the adjacent roads. After reviewing this proposal, it was determined that the existing road network has capacity to accommodate traffic generated by the proposed development.

3. Issue

Proposed development will devalue the property

Administration's Response:

Administration is not aware of any information that proximity of medium-density housing within a neighbourhood negatively impacts surrounding property values.

Proposed Contract Zoning Amendment - (19-CZ-04)

Victoria Hard to House /Supportive housing initiative 1520 Victoria Ave

Sundog Developments LTD proposes to build an affordable, multi-unit residential rental development targeted to clients defined as Hard to House, including Homeless and at Risk of Homelessness and or have Special Needs, with an emphasis on accessible, stable housing.

The project will be guided and informed through a working relationship with Phoenix Residential Society, Regina Treaty Status Indian Services, Regina Transitional House, YWCA and YMCA.

Fits housing prorate identified by Regina Housing Strategy.

Supported by the Community association as well as a number of community based organization who provide supportive housing through out our City.

The proposed site can easily be describe as under utilized having been vacant lots for over 15 yrs.

The project has been in development with Sundog Development LTD leading the process. Bright Sky a single purpose non profit entity will be the single purpose corporation dedicated to this one project.

I am here to address any questions or clarifications at Council's request.

Thank you

Stephen Onda
Sundog Developments ltd.

July 29, 2019

To: His Worship the Mayor
And Members of City Council

Re: Contract Zoning Amendment Application (19-CZ-04) Proposed Assisted Living Low-Rise Apartment 1512, 1516, 1520 & 1524 Victoria Avenue

RECOMMENDATION

RECOMMENDATION OF THE REGINA PLANNING COMMISSION – JULY 3, 2019

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1512, 1516, 1520 and 1524 Victoria Avenue, being Lots 19 - 22, Block 350, Plan No. Old33 from R4A – Residential Infill Housing Zone to C – Contract Zone be approved and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The development shall generally conform to the attached plans labelled Appendix A-3.1 to A-3.4, prepared by Century West Construction, and dated February 15, 2019.
 - b. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*.
 - c. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
 - d. The development is conditional on consolidation of the subject lots.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.

REGINA PLANNING COMMISSION – JULY 3, 2019

Stephen Onda, representing Sundog Developments Ltd., Alton Tangedal, representing Alton Tangedal Architect Ltd., and Paul Gregory, representing Century West Construction, addressed the Commission.

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

Recommendation #4 does not require City Council approval.

Councillors: Jerry Flegel and Barbara Young (Chairperson); Commissioners: David Bale, Frank Bojkovsky, Biplob Das, Adrienne Hagen Lyster, Jacob Sinclair, Steve Tunison and Celeste York were present during consideration of this report by the Regina Planning Commission.

The Regina Planning Commission, at its meeting held on July 3, 2019, considered the following report from the Administration:

RECOMMENDATION

1. That the application to amend *Regina Zoning Bylaw No. 9250* to rezone 1512, 1516, 1520 and 1524 Victoria Avenue, being Lots 19 - 22, Block 350, Plan No. Old33 from R4A – Residential Infill Housing Zone to C – Contract Zone be approved and that the Contract Zone Agreement between the City of Regina and the applicant/owner of the subject properties be executed.
2. That further to recommendation 1, the proposed contract zone agreement shall include the following terms:
 - a. The development shall generally conform to the attached plans labelled Appendix A-3.1 to A-3.4, prepared by Century West Construction, and dated February 15, 2019.
 - b. Any zoning related detail not specifically addressed in the Contract Zone Agreement shall be subject to applicable provisions of the *Regina Zoning Bylaw No. 9250*.
 - c. The agreement shall be registered in the City's interest at the applicant's cost pursuant to Section 69 of *The Planning and Development Act, 2007*.
 - d. The development is conditional on consolidation of the subject lots.
3. That the City Solicitor be directed to prepare the necessary bylaws to authorize the respective *Regina Zoning Bylaw No. 9250* amendment.
4. That this report be forwarded to the July 29, 2019 meeting of City Council for approval, to allow sufficient time for advertising of the required public notice for the respective bylaws.

CONCLUSION

The applicant, Sundog Developments Ltd, on behalf of the current owner, Chris Scott Bolton, proposes to rezone the subject property to develop an assisted living low-rise apartment building. The proposal intends to provide affordable rental housing for residents who are transitioning

from various programs to independent living. The subject property is made up of four lots; three of the lots are vacant and the single detached dwelling on the fourth lot will be demolished to accommodate the proposal.

The *Regina Zoning Bylaw No. 9250* (Zoning Bylaw) amendment is requested as the proposal does not comply with the development standards and regulations in the current R4A – Residential Infill Housing Zone but is consistent with the policies in *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). Accordingly, Administration recommends approval based on the outcome of proposal providing a community need.

BACKGROUND

An application has been received for contract zone to enable the development of a 45-unit, four-story assisted living low-rise apartment building at 1512, 1516, 1520 and 1524 Victoria Avenue.

City Council had previously approved a similar development, from the same applicant, at 1914, 1920 and 1924 Halifax Street in November 2014 (CR14-126) through the Contract Zone process. At the time of approval, the development proposed on Halifax Street was considered a low rise apartment building. In June 2018 the Zoning Bylaw was amended to further accommodate assisted living in apartment style developments (CR18-56), which is a more appropriate classification of the land use proposed by the proponent.

This application is being considered pursuant to the Zoning Bylaw, the OCP and *The Planning and Development Act, 2007*.

DISCUSSION

Land Use and Zoning Details

The applicant is proposing to build a 45-unit, four-story building that would provide affordable rental housing for residents who are transitioning from various programs to independent living.

An assisted living low-rise apartment building is a discretionary use in the R4A – Residential Infill Housing Zone. However, the building proposed for the site exceeds the maximum site coverage prescribed in the zone (50 per cent). The applicant is requesting the consideration of a contract zone to accommodate the site coverage of 54 per cent. According to the applicant the development would not be able to reduce in size to meet site coverage without losing parking stalls and at least three dwelling units, which would financially impair the development. Since the development only meets parking requirements with a minor variance, losing parking stalls is not a viable option.

The proposed development contains 16 parking stalls. As shown in Appendix A-3.1, 12 of the parking stalls are proposed in a parking structure on the main floor of the building and four surface parking stalls are located adjacent to the alley. The proposed number of parking stalls does not meet the minimum requirement for Zoning Bylaw, although if the application were not a contract zone, a minor variance could be considered to reduce the required number of parking

stalls. In general assisted living apartments are designed to accommodate people that require assistance with housekeeping and personal care and includes common areas for dining and socializing. The Zoning Bylaw has relaxations for parking built into the standard regulations for these types of apartment buildings as there tends to be less need for residents to have a vehicle.

Zoning Analysis	Requirements in R4A Zone	Proposed Development
Number of Parking Stalls	18	16
Minimum Lot Area (m ²)	500 m ²	1256 m ²
Minimum Lot Frontage (m)	15 m	32.92 m
Maximum Height (m)	13 m	11.54 m
Maximum Floor Area Ratio	3.00	2.09 m ²
Maximum Site Coverage	50%	54%

Surrounding land uses are a mix of low and medium residential in all directions.

Contract Zone Analysis

Pursuant to the OCP, a Contract Zone may be applied at City Council's discretion with the provision that the proposed development:

- Conforms to the general intent of the OCP or any applicable concept plan.
- Represents a unique and/or positive development opportunity.
- Is compatible with existing adjacent development and, where applicable, contributes beneficially to the public realm.

The Zoning Bylaw also provides guidance on the application of Contract Zones, requiring that a Contract Zone be designated only on:

- Small or irregularly shaped lots.
- Lots restricted by physical barriers such as water courses, slopes, roadways, railways.
- Infill sites in higher density or mixed use area.
- Sites accommodating unique development opportunities.

The proposed development is consistent with the purpose and intent of Contract Zoning with respect to accommodating unique development opportunities, is compatible with the existing adjacent development and contributes beneficially to the public realm. The proposed development will contribute positively to the housing diversity and urban renewal within the Heritage Community. In addition, it will further provide new residential development on the block, improving the streetscape of the area and increasing safety in the neighbourhood through natural surveillance. Given the uniqueness of this development, with smaller dwelling units and the opportunity to meet special needs housing objectives, the Administration is recommending approval for the Contract Zone that will accommodate the increase in maximum permitted site coverage.

RECOMMENDATION IMPLICATIONS

Financial Implications

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

Environmental Implications

None with respect to this report

Policy/Strategic Implications

The proposal is consistent with the policies contained within Part A of the OCP with respect to:

Section D5: Land Use and Built Environment

Goal 1 – Complete Neighbourhoods: Enable the development of complete neighbourhoods

- 7.1 Require that new neighbourhoods, new mixed-use neighbourhoods, intensification areas and built or approved neighbourhoods are planned and developed to include the following:
 - 7.1.5 A diversity of housing types to support residents from a wide range of economic levels, backgrounds and stages of life, including those with special needs.

Section D6: Housing

Goal 1 – Housing Supply and Affordability: Increase the housing supply and improve housing affordability.

- 8.1 Support attainable housing in all neighbourhoods through ownership, rental housing and specific needs housing.
- 8.3 Decrease the number of vacant, non-taxable and underutilized lots within the city that are appropriate for residential development.
- 8.8 Support residential intensification in existing and New Neighbourhoods to create complete neighbourhoods.

Other Implications

None with respect to this report.

Accessibility Implications

The proposed development provides two parking stalls for persons with disabilities which exceeds the minimum requirements by one stall.

The *Uniform Building and Accessibility Standards Act* requires five percent of units in new rental buildings to be barrier-free including accessible washrooms, space in bedrooms and kitchens, and balconies. For this proposal, this equates to 2.25 barrier-free units. The applicants' proposal will include 18 barrier free units which comprises 40 per cent of the total units in the building. The buildings will also be equipped with elevators to assist with access.

COMMUNICATIONS

Communication with the public is summarized below:

Public notification signage posted on:	March 28, 2019
Will be published in the Leader Post on:	July 6, 2019 July 13, 2019
Letter sent to immediate property owners	March 21, 2019
Number of Public Comments Sheets Received	3

There were three public comments received on this application. A more detailed accounting of the respondent's comments along with Administration's response is provided in Appendix B-2.

The application was circulated to the Heritage Community Association and comments have been provided in Appendix B-1.

The applicant and other interested parties will receive a copy of the report and notification of the meeting to appear as a delegation in addition to receiving a written notification of City Council's decision.

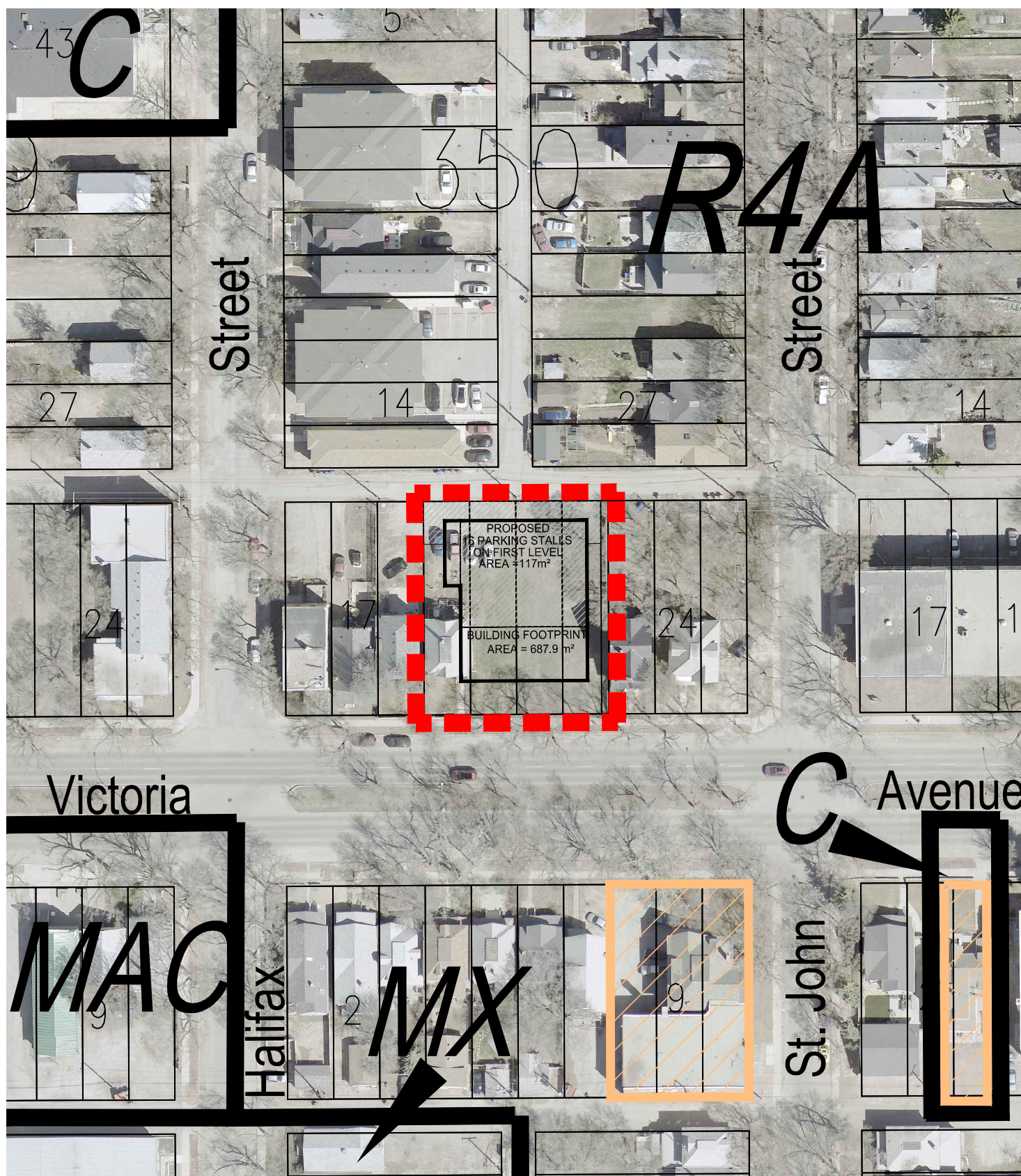
DELEGATED AUTHORITY

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 7/24/2019



Subject Property

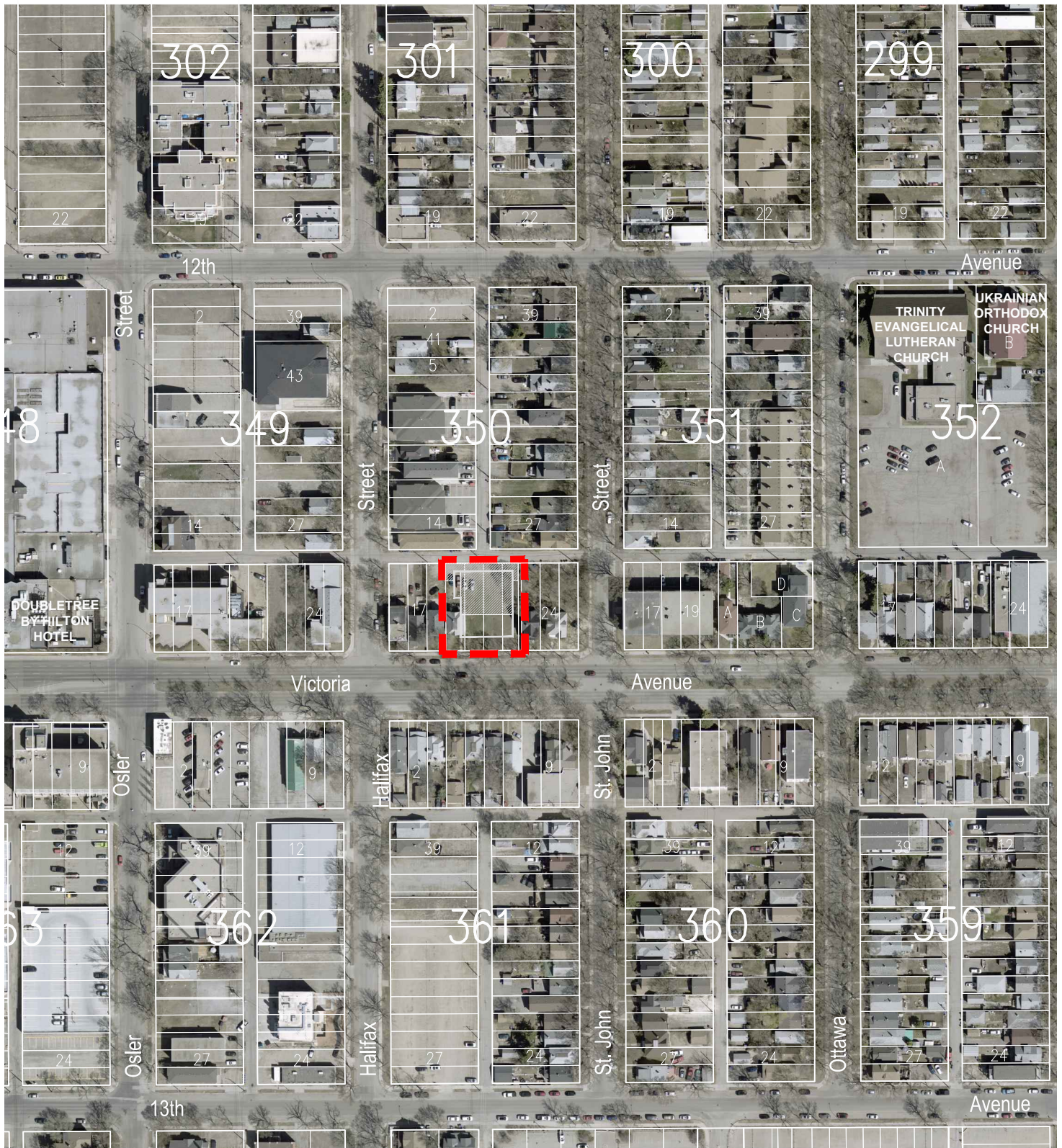
Date of Photography : 2018



Project 19-CZ-04

Civic Address/Subdivision

1512 - 1524 Victoria Avenue/Old 33
Lots 19 - 22, Block 350, Plan OLD33, Ext. 0



Subject Property

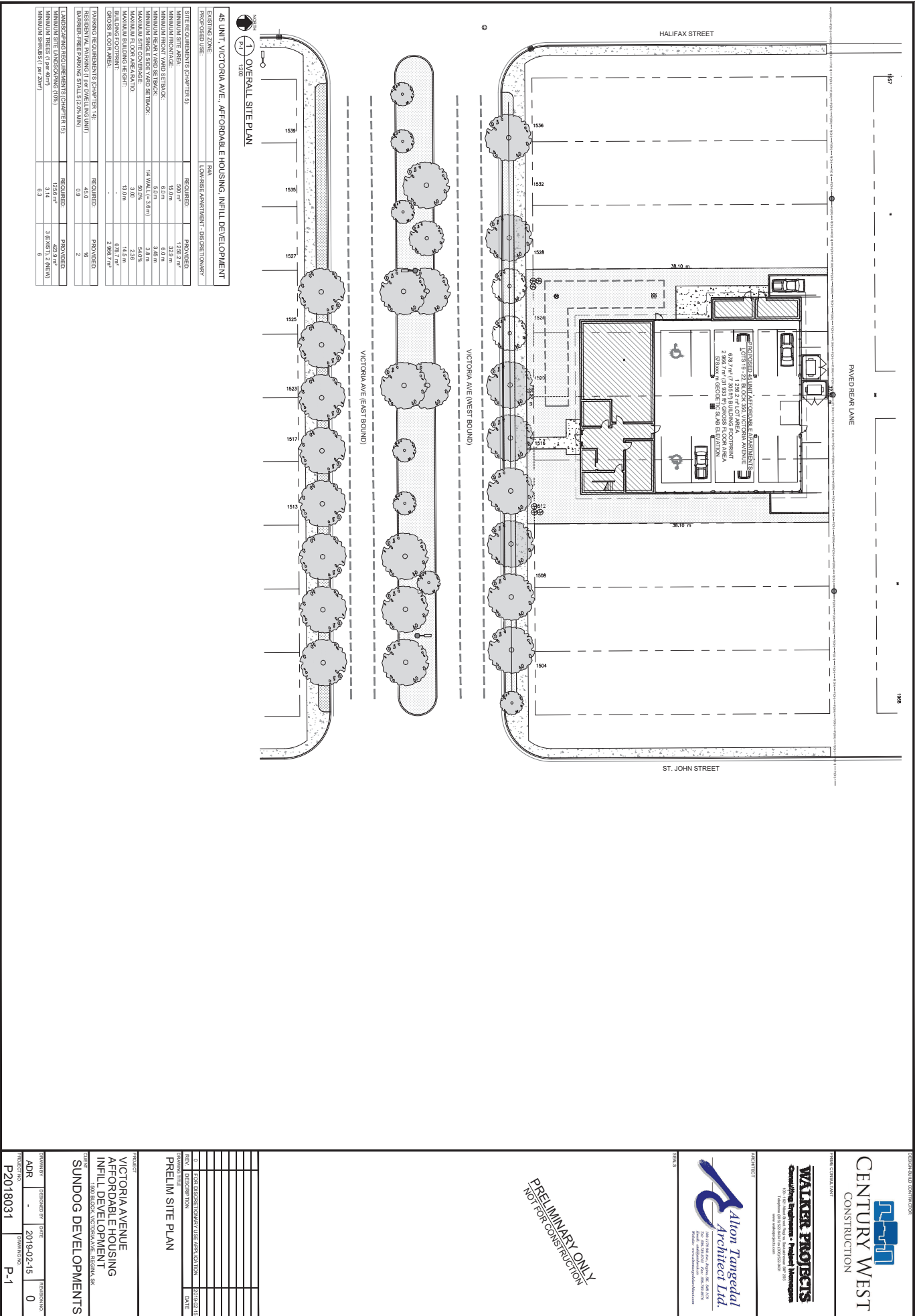
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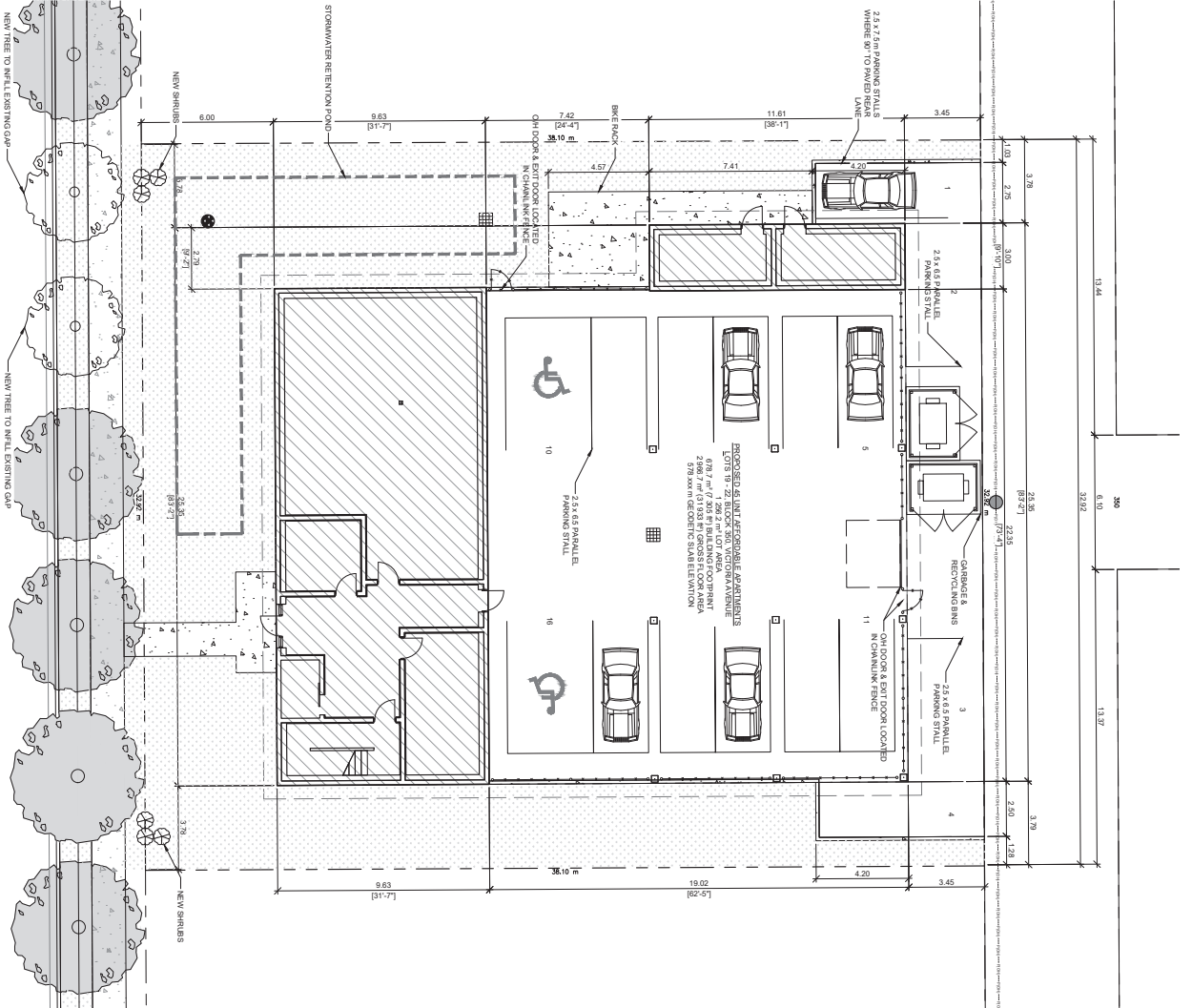
Project 19-CZ-04

Civic Address/Subdivision

1512 - 1524 Victoria Avenue/Old 33
Lots 19 - 22, Block 350, Plan OLD33, Ext. 0



Appendix A-3.1a



SURFACE LINE/TYPE LEGEND			
DESCRIPTION	NEW TO BE INSTALLED	EXISTING TO REMAIN	EXISTING TO BE REMOVED
CHANNEL FENCE			
BUILDING FOOTPRINT			

SURFACE FEATURE SYMBOL LEGEND			
DESCRIPTION	NEW TO BE INSTALLED	EXISTING TO REMAIN	EXISTING TO BE REMOVED
BOLLARDS, PLUS PEDESTAL			
SHRUBS			
TREES (CONIFEROUS)			
TREES (DECIDUOUS)			

OVERHEAD SERVICE/UTILITY LEGEND			
DESCRIPTION	NEW TO BE INSTALLED	EXISTING TO REMAIN	EXISTING TO BE REMOVED
POWER LINE (OVERHEAD)			
UTILITY POLES & ANCHORS			

SURVEY SYMBOL LEGEND	
DESCRIPTION	SYMBOL
EXISTING SPOT ELEVATIONS	
PROPOSED SPOT ELEVATIONS	
EXIST MAJOR CONTOUR LINE (1.000)	
EXIST MAJOR CONTOUR LINE (0.200)	
STORM RETENTION POND	
SLOPE & DIRECTION OF FLOW	

SURFACE HATCH LEGEND	
DESCRIPTION	SYMBOL
ASPHALT (HEAVY DUTY)	
ASPHALT (LIGHT DUTY)	
CONCRETE	
LANDSCAPING (GRASS)	

TYPICAL PARKING STALL LEGEND	
DESCRIPTION	SYMBOL
PARALLEL	
PERPENDICULAR	

TYPICAL PARKING STALL LEGEND	
DESCRIPTION	SYMBOL
PARALLEL	
PERPENDICULAR	

TYPICAL PARKING STALL LEGEND	
DESCRIPTION	SYMBOL
PARALLEL	
PERPENDICULAR	

NOTE: 1" = 40' ASPHALT PAVING TO BE YELLOW, 100mm WIDE MAN.

CENTURY WEST
CONSTRUCTION

WALKER PROJECTS
Consulting Engineers - Project Management
100-100 Lake Street, Suite 1000
Toronto, Ontario M5H 1P5
Tel: (416) 593-8888
Fax: (416) 593-8889
www.walkerprojects.com

Alton Tangel
Architect Ltd.
100-100 Lake Street, Suite 1000
Toronto, Ontario M5H 1P5
Tel: (416) 593-8888
Fax: (416) 593-8889
www.altontangel.com

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

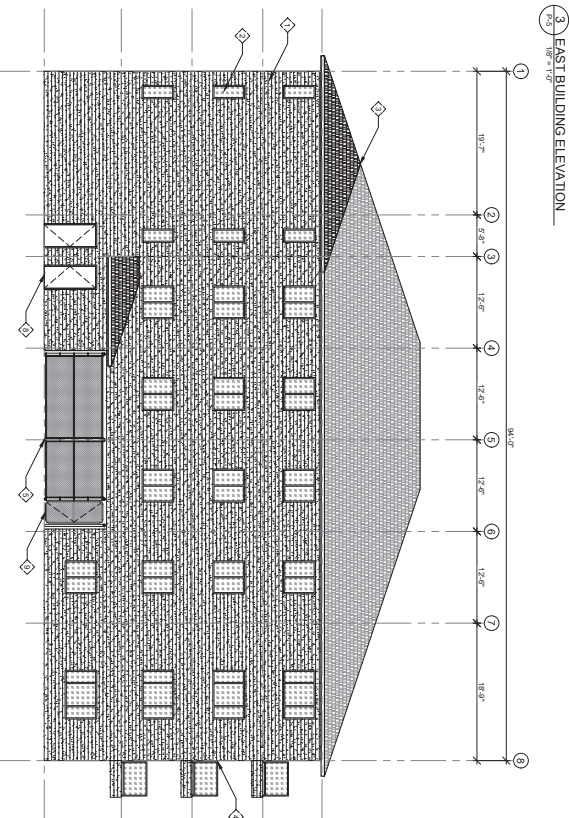
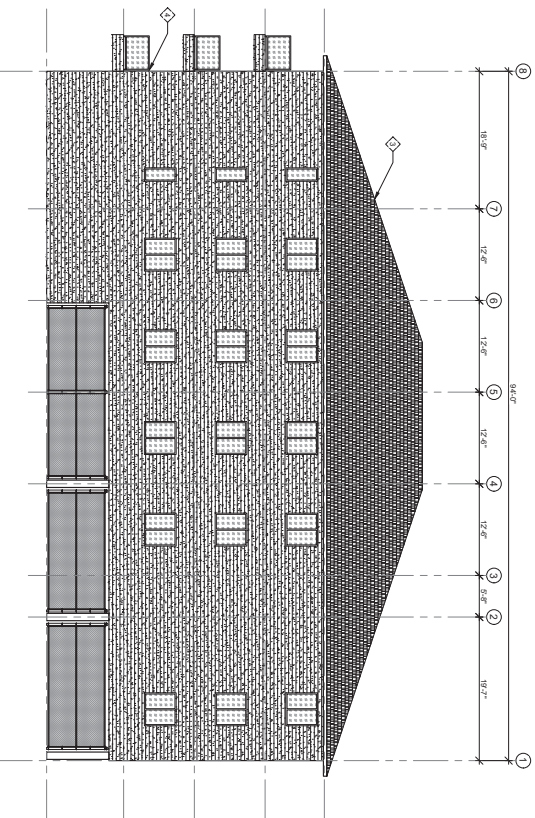
NO.	DESCRIPTION	DATE
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3	FOR DISCUSS TOWN HALL MEETING	2018-02-15
4	FOR DISCUSS TOWN HALL MEETING	2018-02-15
5	FOR DISCUSS TOWN HALL MEETING	2018-02-15
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7	FOR DISCUSS TOWN HALL MEETING	2018-02-15
8	FOR DISCUSS TOWN HALL MEETING	2018-02-15
9	FOR DISCUSS TOWN HALL MEETING	2018-02-15
10	FOR DISCUSS TOWN HALL MEETING	2018-02-15

VICTORIA AVENUE
AFFORDABLE HOUSING
INFILL DEVELOPMENT
100-100 LAKE STREET, SUITE 1000
TORONTO, ONTARIO M5H 1P5

SUNDOG DEVELOPMENTS

SERVICING PLAN
1:150

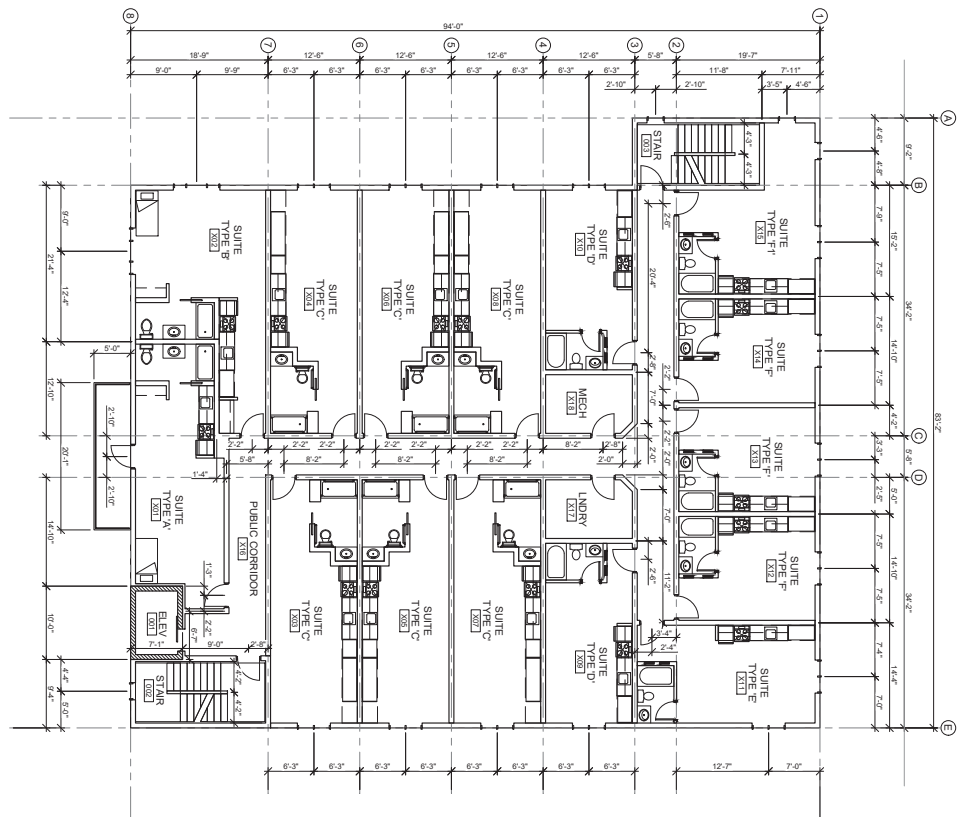
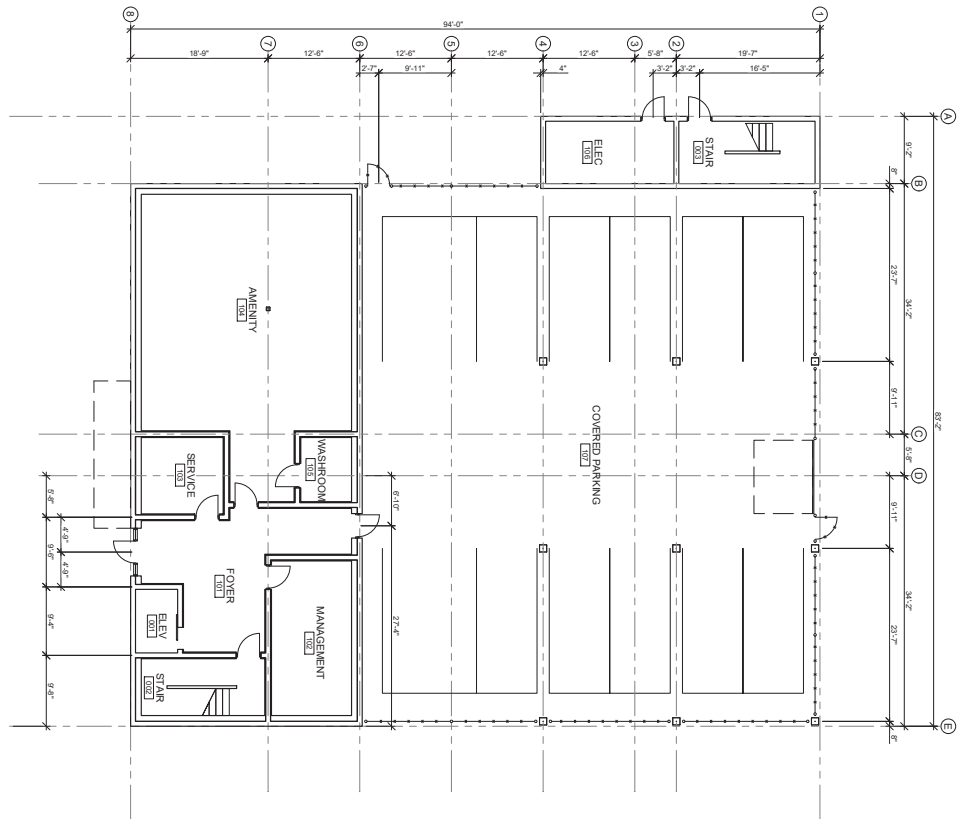
NO.	DESCRIPTION	DATE
1	FOR DISCUSS TOWN HALL MEETING	2018-02-15
2	FOR DISCUSS TOWN HALL MEETING	2018-02-15
3	FOR DISCUSS TOWN HALL MEETING	2018-02-15
4	FOR DISCUSS TOWN HALL MEETING	2018-02-15
5	FOR DISCUSS TOWN HALL MEETING	2018-02-15
6	FOR DISCUSS TOWN HALL MEETING	2018-02-15
7	FOR DISCUSS TOWN HALL MEETING	2018-02-15
8	FOR DISCUSS TOWN HALL MEETING	2018-02-15
9	FOR DISCUSS TOWN HALL MEETING	2018-02-15
10	FOR DISCUSS TOWN HALL MEETING	2018-02-15



- EXTERIOR FINISH NOTES:**
- 1 HARBOR BOARD (NON-COMBUSTIBLE GLAZING TYPICAL)
 - 2 PVC WINDOWS (TYPICAL)
 - 3 ASPHALT SHINGLES (TYPICAL)
 - 4 GUTTERED ROOFING MACHINE-PAINTED ALUMINUM RAFTERS & GLAZING PANELS
 - 5 CHALKLINE FENCING AROUND COVERED PORCHES
 - 6 OVERHEAD DOOR ENTRANCE AND PORCHES
 - 7 PRE-FINISHED ALUMINUM STOREFRONT ENTRANCE
 - 8 INSULATED STEEL EXTERIOR DOORS
 - 9 CHALKLINE FENCE EXITS FROM COVERED PORCHES

0	FEAR OF BUSTLE (CONWAY LANE, AUSTIN, TEXAS)	2019-02-15
1	REPAIRS	
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100	REPAIRS	

2 SECOND, THIRD & FOURTH FLOOR PLANS
1/8" = 1'-0"



PROJECT NO.	20180031	ISSUANCE NO.	P-3
DATE	2019-02-15	REVISION NO.	0
DRAWN BY: _____ DESIGNED BY: _____ STATE: _____ ADR: - 2019-02-15 1200 ROCKWELL AVENUE, SUITE 300 SUNDOG DEVELOPMENTS 1200 ROCKWELL AVENUE, SUITE 300 AFFORDABLE HOUSING IN-FILL DEVELOPMENT 1200 ROCKWELL AVENUE, SUITE 300 SUNDOG DEVELOPMENTS			
PRELIM FLOOR PLANS PRELIM			
REVISION	DATE	REVISION	DATE
0	2019-02-15	1	2019-02-15
1	2019-02-15	2	2019-02-15
2	2019-02-15	3	2019-02-15
3	2019-02-15	4	2019-02-15
4	2019-02-15	5	2019-02-15
5	2019-02-15	6	2019-02-15
6	2019-02-15	7	2019-02-15
7	2019-02-15	8	2019-02-15
8	2019-02-15	9	2019-02-15
9	2019-02-15	10	2019-02-15
10	2019-02-15	11	2019-02-15
11	2019-02-15	12	2019-02-15
12	2019-02-15	13	2019-02-15
13	2019-02-15	14	2019-02-15
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15	2019-02-15	16	2019-02-15
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66	2019-02-15	67	2019-02-15
67	2019-02-15	68	2019-02-15
68	2019-02-15	69	2019-02-15

[illegible][illegible][illegible]



May 15, 2019

To Pam Ewanishin and City of Regina Planning & Development staff;

On behalf of the Heritage Community Association's Board of Directors, I want to thank you for the opportunity to provide the following feedback on the proposed development at 1512-1524 Victoria Ave.

Our guiding document for the Heritage neighbourhood, the Core Neighbourhood Sustainability Action Plan, funded and endorsed by the City of Regina, provides us with some helpful guidance around housing development in Heritage. One its guiding Planning Principles is:

"Improve Housing: Improve and rehabilitate housing stock as a means to provide stable, high-quality housing for all, while preserving the heritage character and affordability of homes in the Core."

The Core Neighbourhood Sustainability Action Plan supports this development in many ways, including:

- Calling for the development of "affordable and low-cost housing" and provision of "housing and supports for vulnerable persons." (page 30)
- Calling for the development of "sustainable housing," which it defines as housing "that meets daily life needs." It says: "In order to provide for these needs, housing should be located close to workspace, schooling, shopping, leisure facilities, and community gathering spaces. Students, singles, seniors and families require different types of accommodation. A community should contain a diversity of housing types to enable citizens from a wide range of income levels and age groups to live within its boundaries. This ensures neighbourhood sustainability over the long term, and shapes a community that is diverse and inclusive in nature." (page 42)
- A call to "Ensure the establishment of appropriate housing for key populations, including youth, singles and Aboriginal peoples," which acknowledges that current "housing models may not be appropriate for meeting the needs of certain populations, so the development of alternative, needs-based, culturally-appropriate housing and housing delivery models must be explored and implemented." (page 45)
- Encouraging "development of vacant lots" (page 45)
- Encouraging "medium-density/mixed use development along major arterials" (page 46)

For all of these reasons, we support the proposed development at 1512-24 Victoria Avenue. We believe that it will help to fill a need in our neighbourhood for affordable, supported, stable housing for vulnerable populations.

The Plan also encourages the preservation of the "heritage character" of homes in the Core, including:

- Calling "to preserve the character and heritage of new and existing buildings" and "ensure new development meets standards that maximize community safety, support neighbourly interaction, and that preserve the character and heritage quality of existing buildings in the community" (page 48)

The site for this proposed development is amidst a variety of existing housing including some beautiful heritage homes. We are aware of concerns among some neighbours about the impact of the new development – which is not currently designed to be reflective or respectful of existing architecture - on

the character and strong sense of place that people love about the Heritage neighbourhood. We have also heard from nearby residents and businesses with concerns about additional pressures on parking and traffic.

For these reasons, we encourage the developer, where possible, to make structure and design choices that:

- Reflect the aesthetic of surrounding buildings and promote a sense of place and dignity for residents of this building and the surrounding dwellings
- Promote a vibrant, pedestrian-friendly public realm in the areas surrounding the building (eg. through landscaping, public infrastructure like a bus shelter/ bike racks/ benches, or public art)
- Minimize the impact of additional traffic and parking on nearby residents and businesses

If there is interest, the Heritage Community Association is willing to help the developer liaise with surrounding residents and businesses in order to consult on design choices and help make this substantial addition to the neighbourhood have as positive an impact on immediate neighbours as possible.

Overall, we recognize the need for this type of development in our neighbourhood and support this proposal.

Thank you again for considering our feedback,

Shayna Stock, Executive Director
Heritage Community Association

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	2	<ul style="list-style-type: none"> - The proposed development does not support sufficient parking which will impact street parking - Concern for traffic and parking on the street from friends and family
<i>Accept if many features were different</i>		
<i>Accept if one or two features were different</i>		
<i>I support this proposal</i>	1	<ul style="list-style-type: none"> - Affordable housing is desperately needed in Regina - The proposal removes vacant / neglected properties - The proposed exterior is very plain, not keeping with area. Would hope to see some attempt to make the building attractive - Apartments are small and manageable for those entering independent living

1. Issue Traffic & Parking

Administration's Response:

The Administration does not have any traffic or parking concerns for the current proposal as it is an assisted living apartment building where most residents do not need / nor have a vehicle. The proposed development also does not meet the requirements for a Traffic Impact Study to be completed.

BYLAW NO. 2019-38

THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 9)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 – Zoning Maps (Map No. 2888) is amended by rezoning the lands in Regina, Saskatchewan, as outlined on the map attached as Appendix “A”, legally described as:

Legal Address: Lots 19, 20, 21 & 22, Block 350, Plan No. OLD33

Civic Address: 1512, 1516, 1520 & 1524 Victoria Avenue

Current Zoning: R4A – Residential Infill Housing Zone

Proposed Zoning: C – Contract Zone
- 3 The City Clerk is authorized to execute under seal the Contract Zone Agreement attached as Appendix “B” and forming part of this Bylaw.
- 4 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 29th DAY OF July 2019.

READ A SECOND TIME THIS 29th DAY OF July 2019.

READ A THIRD TIME AND PASSED THIS 29th DAY OF July 2019.

Mayor

City Clerk

(SEAL)

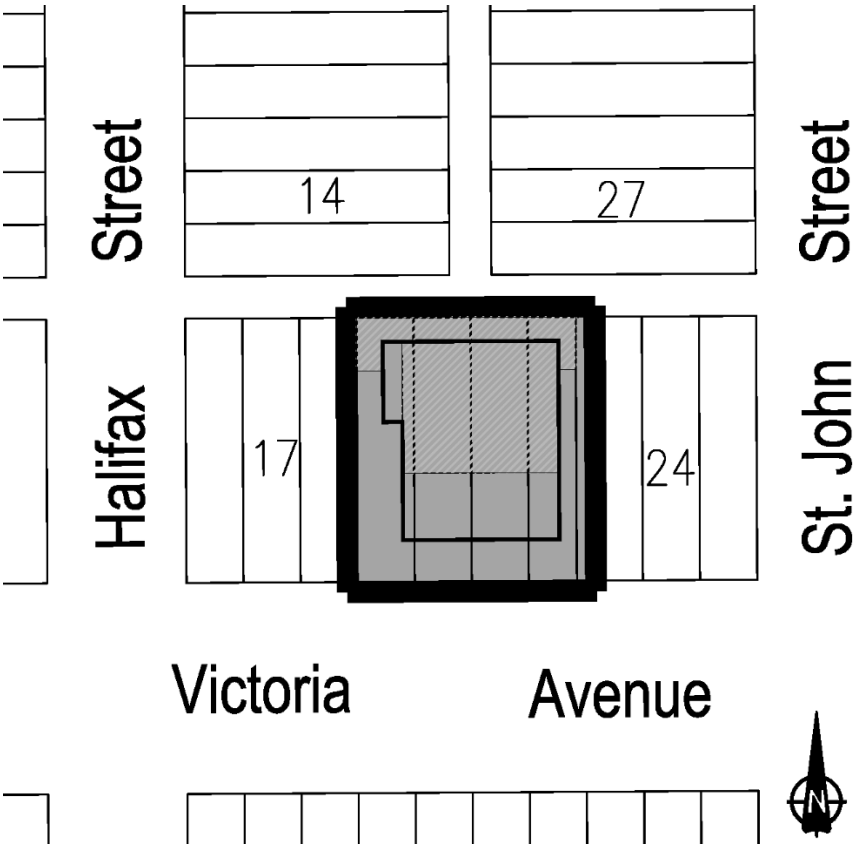
CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

APPENDIX “A”



APPENDIX "B"

THIS AGREEMENT made as of this _____ day of _____, 2019.

BETWEEN:

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

- and -

Christopher Scott Bolton
-and-
Craig Bolton
-and-
Laurel Bolton
(collectively, the "Owner")

- and -

Sundog Developments Ltd.
(the "Applicant")

CONTRACT ZONE AGREEMENT

WHEREAS:

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

B. Christopher Scott Bolton is or is entitled to become the registered owner of the lands and buildings (if any) located at **1512, 1516 & 1520 Victoria Avenue**, Regina, Saskatchewan, and legally described as:

Surface Parcel(s): 107028929

Reference Land Description: Lot 22, Block 350, Plan OLD33, Extension 0

Surface Parcel(s): 107028930

Reference Land Description: Lot 21, Block 350, Plan OLD33, Extension 0

Surface Parcel(s): 107026477

Reference Land Description: Lot 20, Block 350, Plan OLD33, Extension 0

- C. The Owner are or are entitled to become the registered owner of the lands and buildings (if any) located at **1524 Victoria Avenue**, Regina, Saskatchewan, and legally described as:

Surface Parcel(s): 107026488

Reference Land Description: Lot 19, Block 350, Plan OLD33, Extension 0

- D. The Owner/Applicant has applied to the City to have the Property rezoned from R4A – Residential Infill Housing to C-Contract to permit the use of the Property for the carrying out of a specific proposal described as: Assisted Living Low-Rise Apartment (the “Proposal”).

NOW THEREFORE, the Parties agree as follows:

1. **Preamble.** The preamble forms an integral part of this Agreement.
2. **Establishment of the Contract Zone.** The City hereby agrees that the zoning of the Property shall be a contract zone (C-Contract) pursuant to the provisions of *The Planning and Development Act, 2007* and *Design Regina: The Official Community Plan Bylaw No. 2013-2* to accommodate the Applicant’s Proposal (“Contract Zone”).
3. **Effective Date.** The effective date of this Agreement shall be the date of passage of the bylaw by City Council authorizing the Contract Zone (the “Effective Date”), it being understood by the Owner and the Applicant that the relevant amendments to the Zoning Bylaw shall not take effect until an interest based on this Agreement is registered against the affected title(s) to the Property at the Saskatchewan Land Titles Registry.
4. **Permitted Development and Use.** The development and use of the Property permitted within the Contract Zone shall be as follows:
 - (a) *Permitted use.* Existing and proposed use and development on the Property shall be limited to Assisted Living Low-Rise Apartment Building and land uses provided for in the R4A – Residential Infill Housing Zone;
 - (b) *Site Layout and External Design.* The site layout and design of existing and proposed development on the Property shall be generally consistent with the site plan prepared by Century West Construction and dated March 10, 2019, which is attached to this Agreement as Schedule “A”;
 - (c) *Landscaping.* Landscaping for the Property shall comply with the applicable development standards for landscaped areas pursuant to Chapter 15 of *the Regina Zoning Bylaw, No. 9250*;
 - (d) *Parking.* Parking requirements for the Property shall be generally consistent with the parking layout as shown on Schedule A;
 - (e) *Signage.* Signage on the Property shall comply with applicable development standards for signage pursuant to Chapter 16 of *the Regina Zoning Bylaw, No. 9250*;
 - (f) *Site Coverage.* Site Coverage for the Property shall be no more than 55%.

- (g) *Access.* Vehicle entry and exit from the Property shall be in accordance with the access points identified on Schedule A; and
 - (h) *Other.* Except as expressly modified or otherwise stated herein, the Property shall be subject to and comply with the applicable requirements and provisions of the *Regina Zoning Bylaw No. 9250*.
- 5. **Conditions.** The Contract Zone and this Agreement shall be conditional on the following:
 - (a) The development is conditional on consolidation of the subject lots;
 - (b) None of the land or buildings comprising the Property shall be developed or used except in accordance with this Agreement.
- 6. **Time Limits.**
 - (a) The City's approval to initiate the proposed development on the Property shall be valid for a period of two years from the Effective Date.
 - (b) The term of this Agreement and the Contract Zone provided for herein shall be in effect from the Effective Date until Assisted Living Low-Rise Apartment ceases operation.
- 7. **Compliance with Laws Other than Zoning.** The Owner and Applicant agree to comply with and to conform to the requirements of every applicable statute, law, bylaw, code and order in connection with its development, use or occupancy of the Property, which govern the Property and not to use either the land or building for any unlawful purpose.
- 8. **Termination.** Subject to the requirements of *The Planning and Development Act, 2007*, this Agreement may be terminated or declared void by the City if:
 - (a) the Property is developed or used contrary to the provisions of this Agreement;
 - (b) the development fails to meet a time limit prescribed in this Agreement; or
 - (c) a new zoning bylaw has been adopted and the *Regina Zoning Bylaw No. 9250* has been repealed.
- 9. **Re-Zoning on Termination.** In the event that this Agreement is declared void or otherwise terminated or expires, the zoning of the Property shall revert to the underlying zone applicable to the respective parcel.
- 10. **Liability on Termination and Indemnity.** In the event that this Agreement is declared void or otherwise terminated, the City shall not be liable to the Owner or Applicant for any compensation, reimbursement or damages or account of profit or account of expenditures in connection with the Profit.
- 11. **Departure or Waiver.** Departure from or waiver of the terms of this Agreement shall be deemed not to authorize any prior or subsequent departure or waiver and the City shall not be obligated to suffer any continued departure or grant further waiver(s). No alteration or modification of any of

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

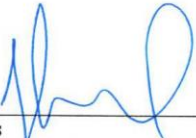


12. **Severability.** If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.
13. **Governing Jurisdiction.** This Agreement shall be governed and interpreted exclusively in accordance with the laws of the Province of Saskatchewan.
14. **Amendment of Agreement.**
 - (a) Pursuant to *The Planning and Development Act, 2007*, the council of the City may, on the application by the Owner and Applicant or any subsequent owner of the Property:
 - (i) vary this Agreement;
 - (ii) enter into a new agreement; or
 - (iii) extend any time limit established in this Agreement.
 - (b) Notwithstanding clause (a), the provisions hereof may not otherwise be modified, unless design modifications are approved by the Development Officer, in his/her sole discretion, pursuant to that certain policy document approved by the Council of the City on or about March 25, 1991 and entitled *Guidelines for Changes to Contract Zones*.
15. **Notice.** Any notice required to be given by the parties under the terms hereof shall be in writing and may be delivered personally or mailed in a properly stamped and addressed envelope to the party to be notified at the address as follows:
 - (a) to the City at: Director of Planning & Development Services
City of Regina
P. O. Box 1790
Regina, SK S4P 3C8
 - (b) to the Owner at: Christopher Scott Bolton
3055 Cameron Street
Regina, SK S4S 1W6
 - (c) to the Owner at: Craig & Laurel Bolton
P.O. Box 1,
Kelliher, SK S0A 1V0
 - (d) to the Applicant at: Stephen Onda
Sundog Developments Ltd
3035 21st Avenue
Regina, SK, S4S 0T5

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

- (a) this Agreement is made pursuant to section 69 of *The Planning and Development Act, 2007*;
- (b) the City shall register an interest against the title(s) to the Property based on the terms of this Agreement and, upon such registration, this Agreement shall be binding on and run with the Property as against the Owner and the Owner's heirs, executors, administrators, successors and assigns; and
- (c) the interest mentioned in clause (b) shall register in preference to all other encumbrances against the Property save and except those acceptable to the City.


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


(seal)

Witness 
Witness 
Witness 

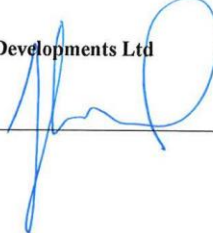


THE CITY OF REGINA

City Clerk _____

Christopher Scott Bolton

Craig Bolton

Laurel Bolton

Sundog Developments Ltd

Per: 

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

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

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

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

(Signature of Owner/Applicant)

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

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

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

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

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

(Signature of Commissioner)

(Signature of Owner/Applicant)

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

ABSTRACT

BYLAW NO. 2019-38

THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 9)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed rezoning will accommodate a 45 unit assisted living apartment building to provide affordable housing for residents transitioning from various programs to independent living.
STATUTORY AUTHORITY:	Section 69 of <i>The Planning and Development Act, 2007</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
PUBLIC NOTICE:	Required, pursuant to section 207 of <i>The Planning and Development Act, 2007</i> .
REFERENCE:	Regina Planning Commission, July 3, 2019, RPC19-22.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

BYLAW NO. 2019-39

THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 10)

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 *Regina Zoning Bylaw No. 9250* is amended in the manner set forth in this Bylaw.
- 2 Chapter 19 – Zoning Maps (Maps No. 3286 & 3486) are amended by rezoning the lands in Regina, Saskatchewan as outlined on the map attached as Appendix “A”, legally described as:

Legal Address: **Lots 40 – 53, Block 28**

Civic Address: **4306 – 4342 Keller Avenue and
3000 - 3068 Green Bank Road**

Current Zoning: **DCD-11 – Direct Control District 11 Suburban Neo
Traditional
DCD-12 – Direct Control District 12 Suburban Narrow-
Lot Residential**

Proposed Zoning: **R5 – Residential Medium Density**

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

READ A FIRST TIME THIS 29th DAY OF July 2019.

READ A SECOND TIME THIS 29th DAY OF July 2019.

READ A THIRD TIME AND PASSED THIS 29th DAY OF July 2019.

Mayor

City Clerk

(SEAL)

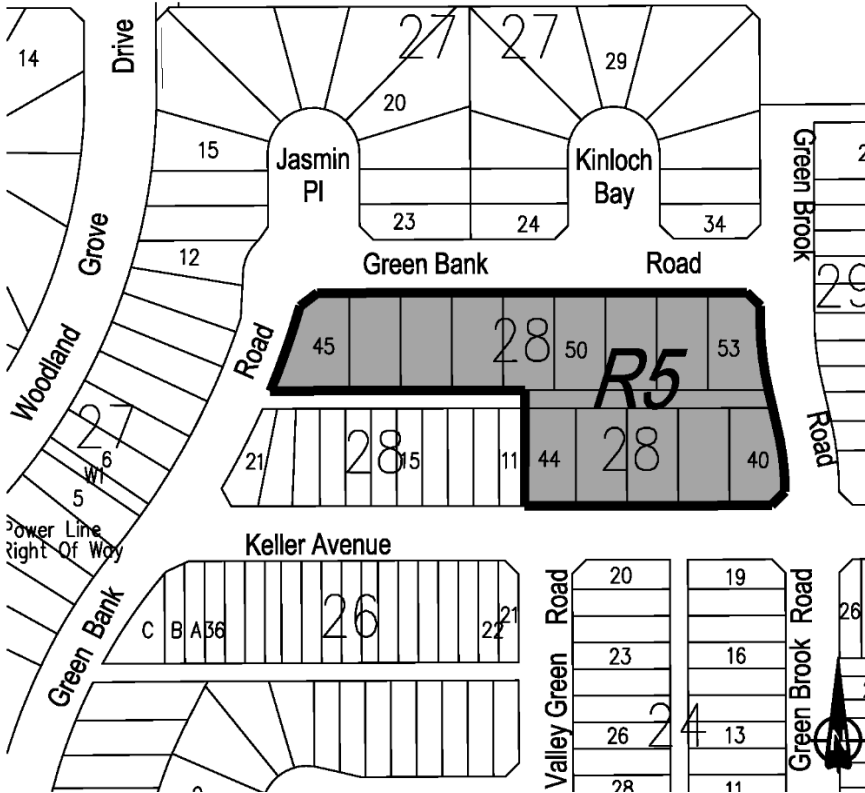
CERTIFIED A TRUE COPY

City Clerk

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

City Solicitor

APPENDIX “A”



ABSTRACT

BYLAW NO. 2019-39

THE REGINA ZONING AMENDMENT BYLAW, 2019 (No. 10)

PURPOSE:	To amend <i>Regina Zoning Bylaw No. 9250</i> .
ABSTRACT:	The proposed rezoning will allow development of Medium Density Residential.
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, July 3, 2019, RPC19-23.
AMENDS/REPEALS:	Amends <i>Regina Zoning Bylaw No. 9250</i> .
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	City Planning & Community Development
INITIATING DEPARTMENT:	Planning & Development Services

July 29, 2019

To: His Worship the Mayor
And Members of City Council

Re: Federation of Canadian Municipalities (FCM) Big City Mayors' Caucus (BCMC)
meeting "Canada's Cities, Canada's Future" – May 31, 2019

RECOMMENDATION

That this report be received and filed.

CONCLUSION

The Federation of Canadian Municipalities' (FCM) hosted a Big City Mayors' Caucus (BCMC) meeting on May 31, 2019 in Quebec City. The meeting theme, 'Canada's cities, Canada's future' offered the opportunity to engage and interact with political operatives from all political parties to discuss the party platforms for the upcoming fall 2019 federal election. Other topics such as strengthening and modernizing the relationship between the federal government and municipalities, providing municipalities with appropriate funding tools to meet the infrastructure needs of municipalities, housing affordability and disaster mitigation funding were also discussed.

BACKGROUND

Typically, the June BCMC meeting is a time to review the past year's successes and challenges, as well as to set the advocacy priorities for the year ahead. This year, those priorities are inextricably linked to the federal election. This meeting provided an opportunity for BCMC mayors to emphasize to all federal parties the critical role cities play in building better communities, when the appropriate funding tools and relationships are in place.

To support and form the federal party platform discussions, FCM recently commissioned a nation-wide poll which confirmed the following important key messages:

- Municipal governments are closest to people's daily lives; and as such, municipalities know best the priorities and resources required to make residents' lives more secure and affordable;
- Municipalities need new tools and approaches to tackle modern-day challenges – from affordable housing, environmental protection, upgraded infrastructure and the provision of clean water;
- 61 per cent of respondents indicated that municipalities understand the challenges faced by residents and that municipalities are best suited to find solutions to solve local challenges.

- 82 per cent of respondents indicated that when it comes to making decisions that affect communities, the federal and municipal governments do not directly talk enough; and
- 82 per cent of respondents feel that municipalities do not have sufficient resources to manage, maintain and build infrastructure.

DISCUSSION

Platform Sessions with federal party representatives:

The purpose for meeting with representatives from federal parties was to effectively communicate how the priorities of municipalities will build better lives for Canadians. As such, it is important to align and assess BCMC priorities with those of the potential next governing federal party.

Modernizing the federal – municipal relationship:

A modernized federal – municipal relationship includes the following principles:

- The federal government looks to municipalities first as a partner in national projects;
- Cities have greater control over local initiatives, such as infrastructure and public transit; and,
- Support to municipal priorities is predictable, stable and permanent.

Municipalities have seen a positive change in terms of a more direct working relationship with the federal government; however, this relationship needs to be strengthened to expedite projects, start funding flowing and to ensure new funding tools are provided.

Having a more direct relationship with the federal government does not exclude provincial government participation. All three levels of government need to respectfully work together to tackle modern day issues faced by municipalities.

New Funding Tools:

As of 2016, municipal governments collected a 10.3 per cent share of all taxes at a national level. This compares to 45.5 per cent collected by the provincial/territorial governments and 44.3 per cent collected by the federal government.

New fiscal tools must be long-term and predictable to ensure municipalities can effectively and efficiently plan. Also important is the need for flexibility to allow for local solutions to remedy and determine local priorities.

An example of one such fiscal tool is the federal government commitment for a \$2 billion, one-time top-up or doubling of the Gas Tax Fund (GTF). The GTF strengthens the economy and directly empowers communities of all sizes to deliver local infrastructure projects in a streamlined and efficient way. As municipal revenue sources have remained constant for a decade, this top-up is seen positively across the country. The BCMC ask is for a permanent doubling of the GTF, with an escalator that grows with federal revenues.

Permanent Transit Funding:

Through the Investing in Canada Plan's (ICIP) Public Transit Fund, \$23.2 billion over a 10-year will be invested in transit projects. However, most public transit projects are complex, requiring years of planning, consultation and construction. As such, mayors called on the federal government to maintain the current annual rate of investment under the ICIP plan through a permanent, direct funding mechanism.

Housing Affordability:

The growing challenge of affordable, safe and secure housing is a top priority for municipalities across the country. Finding practical solutions to the disconnect between rents, home prices and income levels requires partnerships between the federal, provincial and municipal governments and other private-sector and industry stakeholders.

Although in Saskatchewan, the responsibility for housing does not reside with the municipal government, cities understand that safe, secure and affordable housing is the underpinning to healthy, vibrant, growing communities.

Although the National Housing Strategy is important in tackling these challenges, more must be done to solve this growing challenge. In addition, the National Housing Strategy does not sufficiently address Indigenous off-reserve housing or supportive housing, especially for those living with mental illness or substance use issues.

Disaster Mitigation:

Now more than ever, municipalities are faced with weather extremes that destroy homes and businesses, more frequent floods, wildfires and other disasters. The costs of re-building and protecting infrastructure is significant, stretching governments financially. The federal government, through the Disaster Mitigation and Adaptation Fund, has committed \$2 billion for climate change adaptation and mitigation strategies and municipalities are making significant investments to protect infrastructure and make it more resilient to modern day disasters.

However, as local needs far exceed the demand for resources, BCMC mayors require long-term, predictable funding and flexible programs to better prepare for local disaster mitigation and climate adaptation projects.

RECOMMENDATION IMPLICATIONS

Financial Implications

None with respect to this report.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

It is important strategically to align with municipalities across Canada to ensure a unified, strong and consistent message to other orders of government regarding municipal priorities. It is equally important to collaborate with the provincial and federal governments to create an awareness and understanding of the importance of the role of municipalities and the partnership opportunities created by working together.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

None with respect to this report.

DELEGATED AUTHORITY

There is no delegated authority associated with this report as it is for informational purposes only.

Respectfully submitted,



Sheila Harmatiuk
Senior Advisor, Government & Indigenous
Relations

Respectfully submitted,



Michael Fougere
Mayor

July 29, 2019

To: His Worship the Mayor
And Members of City Council

Re: City of Regina – Host Municipality for the Canadian Capital Cities Organization (CCCO)
Annual Conference – September 15 to 17, 2019

RECOMMENDATION

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE
- JULY 10, 2019**

That up to \$15,000 be allocated from the General Revenue Fund for financial expenses associated with the City of Regina hosting the 2019 Canadian Capital Cities Organization (CCCO) Annual Conference.

EXECUTIVE COMMITTEE – JULY 10, 2019

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

Recommendation #2 does not require City Council approval.

Councillors: Sharron Bryce (Chairperson), Lori Bresciani, John Findura, Jerry Flegel, Bob Hawkins, Jason Mancinelli, Joel Murray, Mike O'Donnell. Andrew Stevens and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at its meeting held on July 10, 2019, considered the following report from the Administration:

RECOMMENDATION

1. That up to \$15,000 be allocated from the General Revenue Fund for financial expenses associated with the City of Regina hosting the 2019 Canadian Capital Cities Organization (CCCO) Annual Conference.
2. That this report be forwarded to the July 29, 2019 meeting of City Council for approval.

CONCLUSION

Canada's capital cities play a unique role in Canadian society, with over 10 million people in 14 capitals. The capitals have diverse populations, climates, geographies, histories and cultures, but they share a common responsibility as the seat of government and the symbol of collective identity and citizen aspirations.

Each year, the CCCO hosts an Annual Conference in one of the 14 capital cities across the country. For 2019, the City of Regina accepted the role as host municipality for the Annual Conference occurring September 15 to 17, 2019.

BACKGROUND

Founded in 1995, the CCCO serves as a network for beneficial cooperation. The CCCO includes participants from the federal, provincial, territorial and municipal public sectors, as well as the private sector. These participants are representatives from each capital who want to work together to promote the historic, cultural, economic and symbolic heritage of the capitals of Canada.

Mayors, city councillors, tourism and economic development officers, provincial capital commissions, representatives of Legislative Assemblies and others from national, provincial and municipal public and private sectors all contribute to the organization.

CCCO Mission:

The CCCO is a network for Canada's capital cities and capital commissions to:

- Promote and support the unique and symbolic significance of Canada's capital cities to citizens;
- Exchange experience and information and share learning and best practices to support and improve outreach and other "citizenship programs", activities and initiatives in the capitals; and,
- Build links, relationships and collaboration across capital cities.

Citizenship programs are those that connect, celebrate, educate and inform citizens around our shared history and heritage, culture and identity, democratic tradition and values. They also foster collective pride and facilitate the achievement of citizen aspirations.

CCCO Vision:

The CCCO will be a relevant and effective forum for members to collaborate and strengthen outreach programs, activities and initiatives across the country.

Our citizens will have a stronger connection to, and pride in our shared:

- history and heritage;
- culture and identity; and,
- democratic tradition and values.

CCCO Mandate:

The CCCO's mandate is to promote and support the unique and symbolic significance of the capitals to reflect the pride, unity, history, democratic traditions, and aspirations of the people living in the provinces and territories of Canada.

The CCCO's goal is to further a greater knowledge of Canada's heritage, culture and political development by supporting opportunities for Canadians to be more fully engaged with all of Canada's capitals. The CCCO also provides a dedicated forum for the discussion of a wide range

of issues that are unique to capital cities. The organization offers an exceptional opportunity for members to benefit from the collective skills and experiences gained by institutions and individuals responsible for the cultural and economic promotion of the country's capital cities.

In the past, the CCCO has worked collaboratively on various pan-Canadian projects which have served to link and unify the capital cities. A few of these initiatives include:

- Victoria, British Columbia – 30-year new Official Community Plan;
- Edmonton, Alberta – mixed use urban community that will eventually provide homes for up to 30,000 residents and 11,000 employees. A district heat and power plant will provide 100 percent renewable energy; and,
- Regina – modernization of the City's sewage treatment plant.

The Annual Conference provides an opportunity for attendees to learn from colleagues and experts, share ideas and participate in local tours that showcase the capital city that hosts the Conference. Included in the Annual Conference is the CCCO's Annual General Meeting.

DISCUSSION

The theme of the 2019 Conference is: "Capital Cities Challenges: Trends and Opportunities," and will feature the following workshops and presentations:

- Capital city policing – interactive presentation and workshop on the unique features and challenges of providing policing in a capital city;
- Capital city infrastructure – new and existing challenges of modern infrastructure development, preservation and maintenance;
- Capital Exchange – presentations from capital cities showing their recent initiatives, best practices and lessons learned; and
- Annual General Meeting.

In addition, although the schedule is in the preliminary planning stage at this point in time, the Conference will include:

- Opportunity to attend a Saskatchewan Roughrider football game on Saturday, September 14th, for those delegates who arrive early;
- Evening Welcome Reception – September 15th;
- Dinner showcasing local, unique cuisine – September 16th;
- Opportunity to showcase the City of Regina Council Chamber for the meeting.

Other possible activities and tours include:

- Legislative Building tour;
- Wascana Centre tour;
- Mosaic Stadium tour;
- Lunch with Lieutenant Governor;
- Tour of Government House;
- RCMP Heritage Museum visit;
- First Nation venue visit.

City Obligations:

- Welcome Reception
- Breakfast/breaks
- Dinner on September 16th
- Transportation between venues
- Tours/activities
- Delegate registration

The costs involved with hosting the Conference are offset by a \$5,000 contribution from CCCO. The Conference expects approximately 40 delegates.

RECOMMENDATION IMPLICATIONS

Financial Implications

Based on the cost estimates, the City's costs for hosting the 2019 CCCO Annual Conference could be in the range of up to \$15,000. As planning progresses, a more accurate dollar value will be concluded.

Environmental Implications

No environmental impacts associated with this report. However, the goal will be to deliver a sustainable event. The City will work closely with CCCO to reduce any waste and carbon foot printing generated by the Conference.

Policy and/or Strategic Implications

Attracting the CCCO Conference offers the opportunity to promote local tourism by showcasing the city's many attractions and fits into the vision of the City.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report. However, any potential accessibility implications associated with hosting the event will be adhered to.

COMMUNICATIONS

No communication activities with respect to this report.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,


Jim Nicol, City Clerk 7/19/2019

July 29, 2019

To: His Worship the Mayor
And Members of City Council

Re: Snow Fence Program

RECOMMENDATION

**RECOMMENDATION OF THE PUBLIC WORKS AND INFRASTRUCTURE
COMMITTEE - JULY 11, 2019**

1. That the continuation of the Snow Ridge Program be endorsed.
2. That the Pilot Study Option be added to the current program for 2019/2020 and Administration consider the findings from the pilot program during the review of the Winter Maintenance Policy in 2020.

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE – JULY 11, 2019

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

That the Pilot Study Option be added to the current program for 2019/2020 and Administration consider the findings from the pilot program during the review of the Winter Maintenance Policy in 2020.

Recommendations #3 and #4 do not require City Council approval.

Councillors: Lori Bresciani, John Findura (Chairperson), Jason Mancinelli, Andrew Stevens and Barbara Young were present during consideration of this report by the Public Works and Infrastructure Committee.

The Public Works and Infrastructure Committee, at its meeting held on July 11, 2019, considered the following report from the Administration:

RECOMMENDATION

1. That the continuation of the Snow Ridge Program be endorsed.
2. That item MN19-5 be removed from the List of Outstanding Items for the Public Works and Infrastructure Committee.

3. That this report be forwarded to the July 29, 2019 meeting of City Council for approval.

CONCLUSION

By continuing with the current Snow Ridge Program, the City of Regina (City) will continue to provide an effective method to address blowing snow on rural roads on the outskirts of the city, newly developed open areas and known trouble spot locations. This method has proven successful in reducing costs, while still providing the same benefit as a snow fence.

Administration will continue to look at cost effective and innovative solutions to address drifting snow through the use of methods such as living snow fences and/or other mitigation measures in collaboration with other departments and private landowners.

BACKGROUND

At the April 29, 2019 meeting of City Council Motion *MN19-5* was passed:

“That Administration prepare a report for Public Works and Infrastructure Committee for Q2 of 2019 that identifies the costs, implications and options for implementing snow fencing to commence in Q4 of 2019.”

Historically, the City’s winter maintenance staff would install wooden snow fences at various locations throughout the community. These locations were generally on the rural roads on the outskirts of the city, newly developed open areas, or known trouble spot locations where the snow drifts would affect traffic flow. These locations were selected based on service requests and historic data. Winter Maintenance staff would conduct a pre-season site inspection to check if the snow fences or alternate solutions would be required to mitigate the concern of roads and intersections getting blown-in by snow.

Over the past few years, the Roadways & Transportation Department had transitioned much of the snow fence locations to snow-windrowing (ridging) locations for operational savings and efficiencies. In 2017, as part of the budget discussions, a decision was made to discontinue the Snow Fence Program due to the effectiveness of the snow ridges. Winter Maintenance crews have been continuously servicing and monitoring the identified trouble-spots through a dedicated crew and taking immediate steps to ensure safe winter driving conditions on these roads.

DISCUSSION

After several years of trials and careful analysis of pros and cons of installing snow fences, Administration adopted an innovative solution of creating snow ridges in open areas as opposed to erecting snow fences. Snow ridges provide the same benefits as snow fences in terms of reducing the amount of snow blown onto roadways.

As mentioned in *PW114-19* and *PW115-21*, this method of using snow ridges rather than snow fencing proved to be quite successful, reducing installation and removal expenditures. The total cost saving was approximately \$47,000 per year in labour only.

The process of installing snow fences prior to the winter season and uninstalling them during spring uses considerable staffing resources; this typically involves multiple crews and several weeks to complete. In the spring there is often delays in the removal of snow fences due to frozen and/or wet ground conditions. This requires crews to frequently check the sites for safe conditions to uninstall the fencing and posts.

The one advantage snow fencing has over snow ridge barriers, is at the start of the winter season, or winters with little snow accumulation, they act as barrier when these conditions do not allow for the proper construction of snow ridges.

Additional information regarding the pros and cons for snow fences versus snow ridges are described in Appendix A to this report.

With either method, be it snow fence or snow ridge, during extreme windy conditions the snow could still be blown over a barrier and fill the roads and intersections, requiring services of winter maintenance. During these conditions, the roads may still need to be temporarily closed due to reduced/zero visibility and for maintenance until safe winter driving conditions are restored.

Enhanced snow plowing has proven to be an effective solution in favour of installing snow fences or snow ridges on certain locations; such as areas where the barrier is higher than the adjoining road surface. As a past and current practice during windy conditions, City crews are assigned to previously identified trouble spots to clear snow mechanically, regardless of whether the locations having Snow Fences or Snow Ridges installed. Furthermore, Service Regina staff are trained to contact the on-call winter supervisor to inspect and assign units as required when informed of a blocked or impassable road condition.

Weather Conditions – February - March 2019:

During February and early part of March, Regina observed daily extreme cold warnings; temperatures dipped into the minus 40s, with frigid wind chills. There were continuous wind gusts ranged from 60 kilometer per hour to 74 kilometer per hour on several days and some of these days were accompanied by snow precipitation as well. In accordance with Environment and Climate Change Canada, the last time Regina saw conditions similar was in 1939.

With following the Winter Maintenance standard practice, crews were continuously deployed to address these challenges. Some sections on Courtney Street had to be closed to traffic for a few hours in early March due to blowing snow, poor visibility and icy conditions. Some other road sections that experienced similar challenges during these months were around Ring Road and in the Lakeridge areas. During these types of conditions, closures may be required to ensure safe winter driving conditions with the aim to provide emergency response access, maximise connectivity and minimize response times.

Options

Snow Ridge Program with Timely Maintenance of Trouble-spots – Recommended Option

Administration continues to create snow ridges on rural roads on the outskirts of the city, newly developed open areas, or known trouble spot locations where the snow drifts would affect traffic flow. For the list of locations, see Appendix B to this report.

The following is the breakdown of the typical snow ridge lengths created between November and March annually, in the last three seasons:

City Zone	Snow Fence length requirements to replace all Snow Ridge locations across the city
NE	3000m
SE	3000m
SW	1600m
NW	1800m
Total	9400m (approx. 30,000ft)

The annual costs associated with creating snow ridges on trouble spots is approximately \$8,000 per season. Creating and maintaining snow ridges is generally not a very expensive activity. Additional information regarding costing can be found in Appendix C to this report.

Snow Fence Program

To establish a Snow Fence Program, the City would need a plan to cover approximately 30,000 feet of the open areas around known trouble-spots. To cover this stretch, The City would require the purchase of approximately 600 snow fences (4 feet by 50 feet) and approximately 3,600 fence posts (6 posts per fence) would be required, in addition to the related hardware.

The following costs would be incurred:

- Material cost: The initial cost to procure the above material will be approximately \$100,800.
- Periodic replacement cost: Due to regular wear/tear and usage, the fence material may need replacement every three to four years. Ongoing replacement costs estimated at least 10 per cent of fencing would be required annually adding another \$10,000 annually for a Snow Fence Program.
- Storage cost during summer: The fence and posts removed during spring would take premium space for the purpose of safe storage.
- Annual installation/ removal labour cost: The Snow Fence Program would cost the City approximately \$50,000 in labour per year.

Other Options

The incidents of snow blowing into the intersections and roads around the open areas can be further mitigated by adopting some or all of the following cost-effective ways at the development stage. Some of the below alternatives have been piloted by various jurisdictions:

a) Enhanced Residents' Awareness About the Snow Ridge Program

A focused awareness program could be initiated to educate residents about the benefits of the Snow Ridge Program and how to request adding new areas or changing existing snow ridge plans. A dedicated winter supervisor could oversee the snow ridge program including the service requests coming from public on this topic.

b) Living Snow Fences

Living snow fences could include strategically planting of trees, shrubs, wildflowers and native grasses, as well as stacked bales of hay, along roads or outer sections of the neighbourhoods that are prone to blowing and drifting conditions. This option has been successfully tried and/or implemented by several municipalities in North America including the Region of Peel.

Properly designed and placed, these living barriers trap snow as it blows across fields, piling it up before it reaches a road or community. In Regina, there are some open areas or parks where appropriate vegetation could help replace temporary wooden snow fences.

Administration can also explore the possibility of living snow fences in fields or open areas on the outskirts of the city where no development is planned in the near future.

Not all current snow ridge locations can be replaced by this option as this option may require a long-term commitment from the property owners and developers and may not be always feasible. This option should be considered only if the locations are going to be maintained as an open area for the next several years.

This option would however require more research and working with other departments within the City as well as owners of the fields or open areas.

c) Outsourcing the Snow Fence Program for Supply and Install

Administration has never outsourced the Snow Fence Program to a 3rd party, but this possibility has been recently explored.

Research has shown that several fence suppliers and/or installers in Regina have moved away from the snow fencing business in the last few years. Only two suppliers/installers returned with the request for a quote. The quoted prices by two respondents were \$1.50 per ft and \$6.70 per ft, plus taxes.

As per the minimum quote received, hiring a 3rd party to supply/install snow fences for the known trouble spots would cost \$45,000 annually. This cost would include installing, removing and storing the fence and posts. There will be additional costs above this such as staff time for coordination, safety inspections, quality audits, contract management,

arranging locates, as well as liability costs associated with claims. Details of the contract, such as the minimum guaranteed amount, would still need to be determined as well.

Pilot Study Option: Under this option, a pilot study could be conducted on a small section around the open areas in order to test the benefits or drawbacks of outsourcing a Snow Fence. This study could be performed during 2019/ 2020 winter season on a small stretch around Courtney Street between 9th Avenue North and Armor Road. A maximum of \$11,000 could be utilized from the Winter Maintenance operation budget towards this trial.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no budget implications to the recommended option.

A Snow Fence Program would cost the City approximately \$50,000 in labour per year, with an initial one-time capital cost to procure fencing materials at approximately \$100,800. There would also be costs associated with replacement, inventory management and storage. Annual replacement costs are estimated at \$10,000 per bringing the annual costs to a total of \$60,000.

The cost for the Living Snow Fences would vary depending on buy in from landowners and other service areas to support a program like this. Although these costs could vary, a Living Snow Fence Program may only see initial start-up costs. A program like this would also need to be supported by a communications plan to educate residents.

The cost associated with outsourcing to a 3rd party could be approximately \$45,000 annually, with additional costs as described in Option C. To conduct a pilot study to check the benefits or drawbacks of outsourcing snow fencing, \$11,000 would be a sufficient amount. The winter maintenance operation budget can be the source of this fund.

These estimates are based on the existing trouble spots. After the Snow Fence Program was gradually replaced by snow ridges over the years and ultimately discontinued.

Environmental Implications

The Snow Ridge Program would reduce the City's dependence on single use plastic fencing.

Policy and/or Strategic Implications

The recommended approach of a Snow Ridge Program, is consistent with *The Official Community Plan, Bylaw No. 2013-48 (OCP)*, specifically:

Section D9, Goal 2- Health and Environmental Impacts, 11.9, "Ensure city roadways are able to provide all- season emergency response access, maximise connectivity, and minimize response times."

The current Winter Maintenance Policy does not include snow fencing as part of the policy.

Other Implications

None to this report.

Accessibility Implications

Both snow ridges and snow fencing, along with alternative options provide accessible streets during the winter months.

COMMUNICATIONS

Information related to the Snow Ridge or Snow Fence Program, dependant on Council approval, will be included on the City's seasonal maintenance webpage.

DELEGATED AUTHORITY

The recommendation contained within this report requires City Council approval.

Respectfully submitted,

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE


Elaine Gohlke, Secretary 7/23/2019

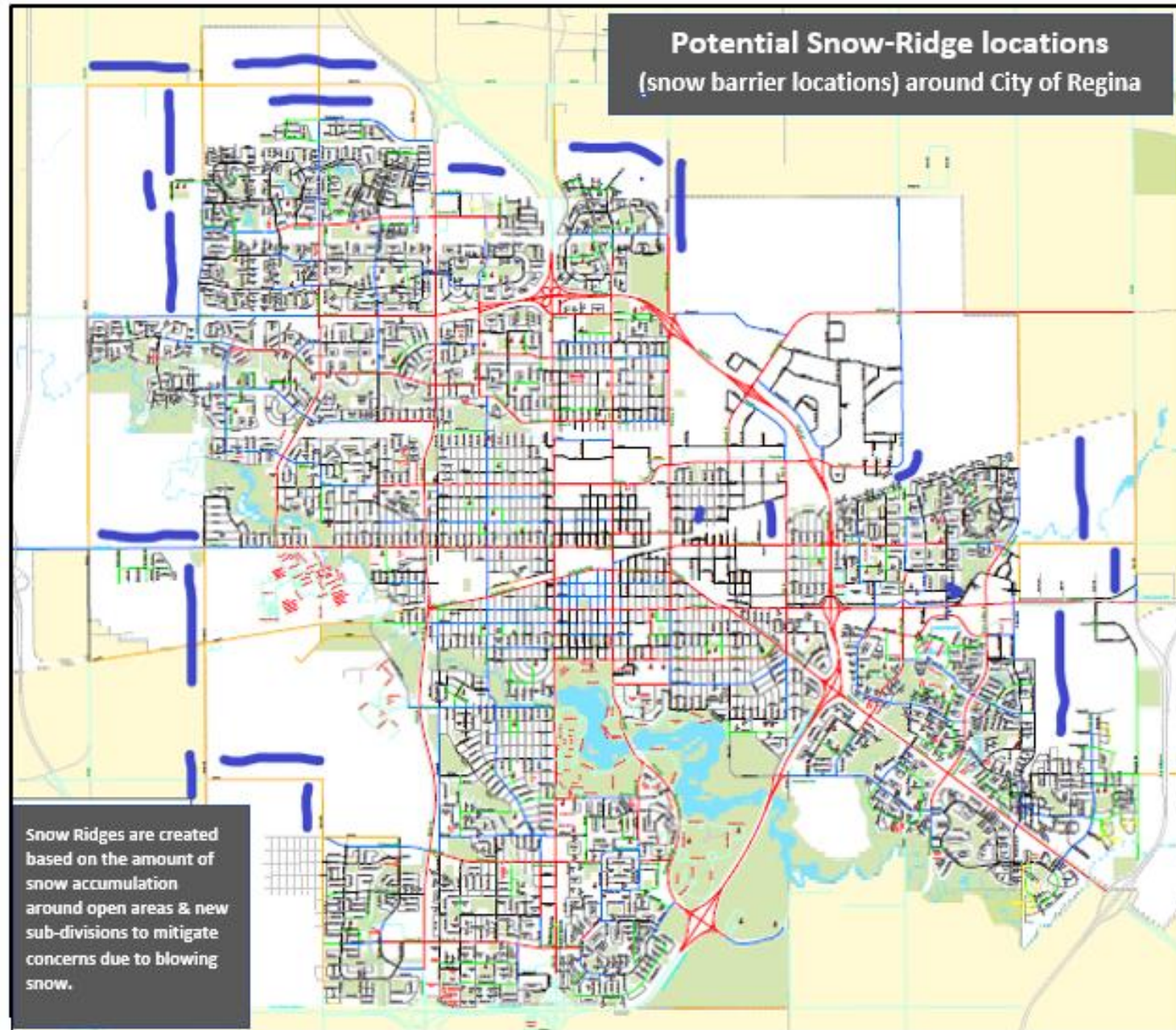
Appendix A

Snow Fences vs Snow Ridges

Type	Pros	Cons
Snow Fence	<ol style="list-style-type: none">1. Less frequent maintenance of snow fences during the winter season once these are installed2. May provide more perceived confidence to the residents due to physical visibility3. Could also be in place prior to first snow fall if drifting occurs	<ol style="list-style-type: none">1. Initial cost of investing in fences, fence posts and hardware2. Cost installation and removal3. Cost of storage during summer months4. Inventory management, disposal and replacement costs5. Snow fences can not be placed once the ground is frozen, as post installation is extremely difficult. Fence posts need to be installed during October, end of the construction season when staff are busy completing projects6. The fences and posts can only be removed in April or May when the surface is dry and safe. Crews are typically involved in the sweep and construction start up at this time7. Not effective when the winds are strong and high8. Can become a litter trap9. Landowners may not always approve digging for posts or installation of snow fences on their property10. Once installed, snow fences have no flexibility in case the fence direction needs to be adjusted.11. With less maintenance required during the winter season crews may not know if a fence was damaged

Snow Ridge	<ol style="list-style-type: none">1. No initial cost for material2. No inventory costs3. No disposal costs4. No installation or removal costs5. No need to create ridges if no or limited snow accumulation6. Snow ridge height or direction can be altered based on requirements (snow accumulation, wind direction)7. Multiple snow ridges can be easily created if required8. Would minimise damage to the landscaped surfaces9. Minimum staff or equipment as maintenance crews can create and/or maintain snow ridges with a grader10. Additional areas could be covered with snow ridges at minimal additional cost	<ol style="list-style-type: none">1. Additional snow ridges and locations may still require ongoing maintenance to maintain their effectiveness due to windy conditions and high amounts of snow accumulation2. Frequent maintenance of the ridges may be required based on the weather conditions3. Must have snow on the ground before these can be constructed
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Appendix B
Snow Ridge Locations



Appendix C Snow Ridge Costing

The table below explains the manpower and equipment cost of creating snow ridges at known trouble spots over the last three winter seasons. It took one well trained grader-operator and a grader approximately three shifts to create the snow ridges and approximately seven shifts to add or maintain these snow ridges every winter with an average to below average snow fall.

The creation of snow ridges does not typically occur until the second or third snow fall of a season so that enough snow has accumulated.

Snow Ridge Costing:

Labour	#	\$/Hr	Cost/Shift	#/Shifts during season		Cost for Season
				To create Snow Ridges	To maintain Snow Ridges	
Op IV/CL	1	\$27.22	\$272.20	3	7	\$2,722
O/H - 21%						\$571.62
Equipment						
Graders	1	\$45.00	\$450.00	3	7	\$4,500
Total Cost						\$7,794

July 29, 2019

To: His Worship the Mayor
And Members of City Council

Re: Area 13 Drainage Upgrade Project

RECOMMENDATION

**RECOMMENDATION OF THE PUBLIC WORKS AND INFRASTRUCTURE
COMMITTEE – JULY 11, 2019**

1. That the Executive Director of Citizen Services be delegated authority to initiate the process to engage consulting and professional engineering services for all phases of the Area 13 Drainage Upgrade Project.
2. That the Executive Director of Citizen Services, or his or her delegate be delegated authority to negotiate, award, enter into and amend a contract with the highest ranked proponent from each public procurement process of the Area 13 Drainage Upgrade Project.
3. That City Council authorize the City Clerk to execute the contract with the highest ranked proponent(s) upon review and approval of the City Solicitor.

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE – JULY 11, 2019

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

Recommendation #4 does not require City Council approval.

Councillors: Lori Bresciani, John Findura (Chairperson), Jason Mancinelli, Andrew Stevens and Barbara Young were present during consideration of this report by the Public Works and Infrastructure Committee.

The Public Works and Infrastructure Committee, at its meeting held on July 11, 2019, considered the following report from the Administration:

RECOMMENDATION

1. That the Executive Director of Citizen Services be delegated authority to initiate the process to engage consulting and professional engineering services for all phases of the Area 13 Drainage Upgrade Project.
2. That the Executive Director of Citizen Services, or his or her delegate be delegated authority to negotiate, award, enter into and amend a contract with the highest ranked proponent from

each public procurement process of the Area 13 Drainage Upgrade Project.

3. That City Council authorize the City Clerk to execute the contract with the highest ranked proponent(s) upon review and approval of the City Solicitor.
4. That this report be forwarded to the July 29, 2019 meeting of City Council for approval.

CONCLUSION

The Administration remains committed to developing and implementing drainage improvement solutions and requires the services of a consulting engineering firm to carry out the design and construction of the Area 13 Drainage Upgrade Project. The successful proponent will be appointed to provide engineering services for all phases of this project with an initial upset fee established for design.

This report presents the Administration's plan to implement drainage improvements in Master Plan Drainage Area 13 (Area 13) in an efficient and cost-effective manner. The Administration is planning to issue and award a Request for Proposals (RFP) for engineering services for this project. City Council's authority is required by *The Regina Administration Bylaw No. 2003-69, Schedule D, Section 7* to issue and award the RFP, as the consultant's fees are expected to exceed \$750,000.

BACKGROUND

Area 13 comprises approximately the NorthEast and Coronation Park neighborhoods. From the *Stantec 2013 Pre-design of Master Drainage Plan Area 13 Study*, several areas with higher incidences of flooding were identified. One of these areas is located in the area surrounding Halifax Street and Dover Avenue.

To improve the level of service in the study area, AECOM was commissioned in January 2018 to complete the Design and Construction of Master Drainage Plan Area 13 – St. Anne Park Detention Facility, which was proposed within a 2013 Stantec study.

The original scope of work included confirmation of the proposed St. Anne Park Detention Facility recommended within the pre-design report. The objective was to reduce surface ponding to below 400 millimetres within the original study area surrounding St. Anne Park. AECOM concluded that the development of a detention pond within the St. Anne Park would provide minimal benefit to reducing surface ponding within the study area. However, AECOM confirmed that significant drainage deficiencies exist within the study area, mostly concentrated within the eastern half of Area 13, contributing to elevated flood damage risk. During a major storm event, the stormwater overloads the aging storm and domestic sewer system. This leads to overland flooding and sewer backups, which can flood residential and commercial properties. Due to the drainage issues within the eastern portion of Area 13, it was necessary to expand the scope of work to include an upgrade option with the highest cost/benefit ratio for the area.

DISCUSSION

AECOM determined that the St. Anne Detention Facility would have very minimal impact at reducing the surface ponding within Area 13. As such, the study boundary was expanded to include the catchment area contributing to the Toronto Street Trunk Sewer. This catchment area is generally bound between Broad Street and Winnipeg Street, from 8th Avenue North to the North Storm Channel (approximately 2nd Avenue). Figure 1 below provides an overview of the study boundary area.

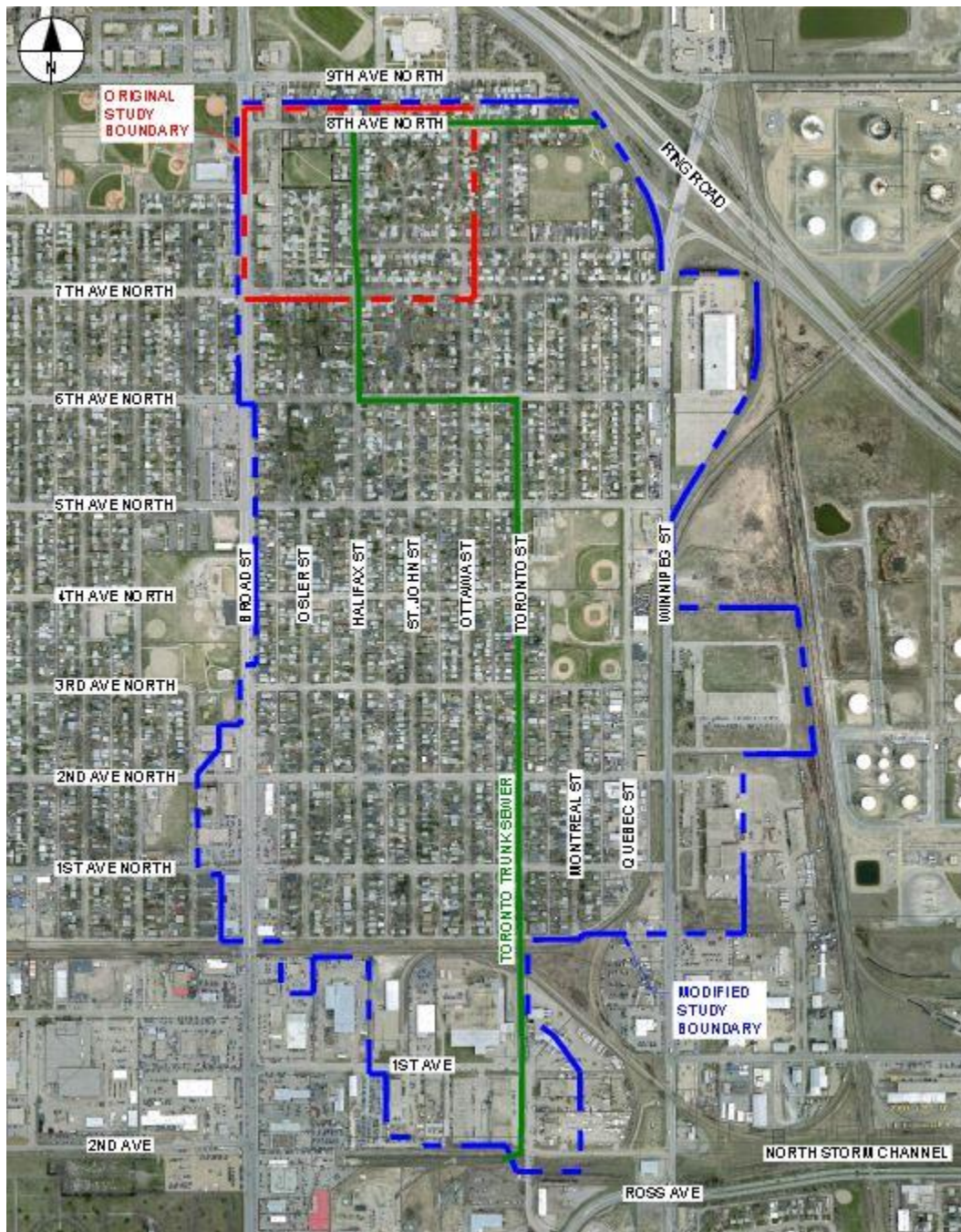


Figure 1: Study Boundary Area

AECOM developed and investigated three alternative stormwater upgrades. The existing collection system was analyzed using a detailed model and evaluation criteria. The evaluation criteria prioritizes reducing flooding locations for critical infrastructure (i.e. hospital, police station or fire hall) and residential properties. The criteria also incorporates flooding reductions on non-residential properties and major roadways.

The effectiveness of each upgrade option was evaluated in terms of its ability to lower the overall score within each of the key areas identified within the catchment. Costs for each relief option were developed, while the benefits of each were quantified in terms of a reduction in overall score and reduction in flooded structures post upgrade. A benefit-cost ratio was then calculated based on these totals and expressed on a points reduction/\$Million basis. The ratio was intended to provide an indication of the relative benefit of each relief upgrade in relation to the costs of implementation. Higher benefit-cost ratios suggest greater returns (i.e. more value for the investment made).

The Administration remains committed to developing and implementing drainage improvement solutions and requires the services of a consulting engineering firm to carry out the design and construction of the Area 13 Drainage Upgrade Project. The successful proponent will be appointed to provide engineering services for all phases of this project with an initial upset fee established for design. The commission of subsequent phases of work is dependent on satisfactory performance of the previous phase of work and funding approval. If the appointment is terminated, another public procurement process will be initiated to seek a consulting engineering firm to complete the project.

The Administration requests City Council's approval to delegate authority to the Executive Director of Citizen Services to initiate the process to engage consulting and professional engineering services for the Area 13 Drainage Upgrade project. The Administration also requests City Council's approval to delegate authority to the Executive Director of Citizen Services to negotiate, award and enter into a contract with the highest ranked proponent from each public procurement process.

The engineering service fees for this commission are expected to exceed \$750,000; therefore, City Council's approval is required to engage consulting and professional engineering services for this project as required by *The Regina Administration Bylaw No. 2003-69, Schedule D, Section 7*.

RECOMMENDATION IMPLICATIONS

Financial Implications

Funding in the amount of \$5,000,000 was approved for the drainage improvements in Area 13 – St. Anne Detention Facility and Area 13 – Avonhurst in the 2018 and 2019 Utility Capital Budgets respectively. Funding for future phases of this project, as identified through this commission, will be requested through future budget submissions and are anticipated in the long-term Utility Model.

Environmental Implications

Completion of this project will mitigate flood risks within Area 13. Mitigating flood risks will reduce the amount of stormwater runoff entering the sanitary system and help reduce the frequency and intensity of future wastewater bypasses and sewer backups. This will have a positive effect on the environment and downstream users.

Policy and/or Strategic Implications

This project is consistent with the *Design Regina: The Official Community Plan (OCP)*, as it will support Section D4-Infrastructure Goal 4 Section 6.11 “Support runoff infiltration and retention by: continuing to reduce the incidence of water runoff being directed to the sanitary system”. Additionally, improvements to our financial viability will be made through collaboration with the underground infrastructure and the road program, and will ultimately reduce cost from a whole life cycle perspective.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Internal and external stakeholders directly affected by the project will be consulted throughout the process, including the Water Security Agency. A communication plan will be developed to communicate the design and construction activities.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE


Elaine Gohlke, Secretary

7/23/2019

July 29, 2019

To: His Worship the Mayor
And Members of City Council

Re: 4th Avenue Pumping Station (4APS)- Issue Request for Proposals and Award
Engineering Services Contract

RECOMMENDATION

**RECOMMENDATION OF THE PUBLIC WORKS AND INFRASTRUCTURE
COMMITTEE – JULY 11, 2019**

1. That the Executive Director of Citizen Services, or designate, be authorized to initiate a public procurement process to engage consulting and professional engineering services for the design and construction of the 4th Avenue Pumping Station.
2. That the Executive Director of Citizen Services, or designate, be authorized to negotiate, award, and enter into a contract with the highest ranked proponent from the public procurement process.
3. That the City Clerk be authorized to execute a contract with the highest ranked proponent upon review and approval of the City Solicitor.

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE – JULY 11, 2019

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

Recommendation #4 does not require City Council approval.

Councillors: Lori Bresciani, John Findura (Chairperson), Jason Mancinelli, Andrew Stevens and Barbara Young were present during consideration of this report by the Public Works and Infrastructure Committee.

The Public Works and Infrastructure Committee, at its meeting held on July 11, 2019, considered the following report from the Administration:

RECOMMENDATION

1. That the Executive Director of Citizen Services, or designate, be authorized to initiate a public procurement process to engage consulting and professional engineering services for the design and construction of the 4th Avenue Pumping Station.

2. That the Executive Director of Citizen Services, or designate, be authorized to negotiate, award, and enter into a contract with the highest ranked proponent from the public procurement process.
3. That the City Clerk be authorized to execute a contract with the highest ranked proponent upon review and approval of the City Solicitor.
4. That this report be forwarded to the July 29, 2019 meeting of City Council for approval.

CONCLUSION

Administration is planning to issue and award a Request for Proposals (RFP) for engineering services to complete the design for the 4th Avenue Pumping Station (4APS) to be located near the 4th Avenue Reservoir. Constructing the 4APS is recommended as a better alternative than rehabilitating the existing Farrell Pumping Station (FPS), which is located at the northeast corner of Broad Street and Dewdney Avenue. It will bring minimal risk and interruption to the City of Regina water distribution system compared to the rehabilitation of FPS. The new pumping station will operate with less power cost and can provide more flow to meet peak water demands. City Council's authority is required by *The Regina Administration Bylaw No. 2003-69, Schedule D, Section 7* to issue and award the RFP, as the consultant's fees are expected to exceed \$750,000. This project requires professional engineering and consulting services to complete the work.

BACKGROUND

The City of Regina water system, as shown in Figure 1, includes the following major infrastructure:

- Two water supply sources; the primary source being Buffalo Pound Water Treatment Plant (BPWTP) and, the eight groundwater wells as the emergency secondary source.
- 56 kilometres of twinned steel supply pipeline with sizes 1,050 millimetres and 900 millimetres from BPWTP to Regina.
- Three pumping stations (North, Farrell and North Zone).
- Over 1,500 kilometres of water distribution piping.
- Five water storage reservoirs.

The BPWTP pumps treated water to the city through two supply pipelines to the Northwest and Pasqua Reservoirs. From the two reservoirs, water is then pumped to the north area of the city via the North Zone Pumping Station (NZPS) and to the rest of the city via the North Pumping Station (NPS), which is the main pumping station for the city. During normal operations the FPS pumps water to the downtown area of the city during the day. Depending on the demand and pressure in the distribution system, FPS runs to boost and stabilize the flows and pressure throughout the distribution system. When both pumping stations are operating, it is estimated the NPS supplies roughly two thirds of the system demand.

The City has difficulty in using the 4th Avenue Reservoir to supply the FPS by gravity. This is due to the significant distance and small elevation difference between the two locations. As a result, we are not able to fully utilize the volume of water in the 4th Avenue Reservoir. The FPS

was built in 1960 and is a critical component of the City's overall waterworks system. The facility is deteriorating, with pumps and motors past their service life that would require significant rehabilitation to remain reliable. Rehabilitating FPS would involve replacing piping integral to the distribution system, including 1.2 kilometres of 750 millimetre suction pipe from 4th Avenue Reservoir. Figure 1 shows a general layout of the water supply system in Regina.

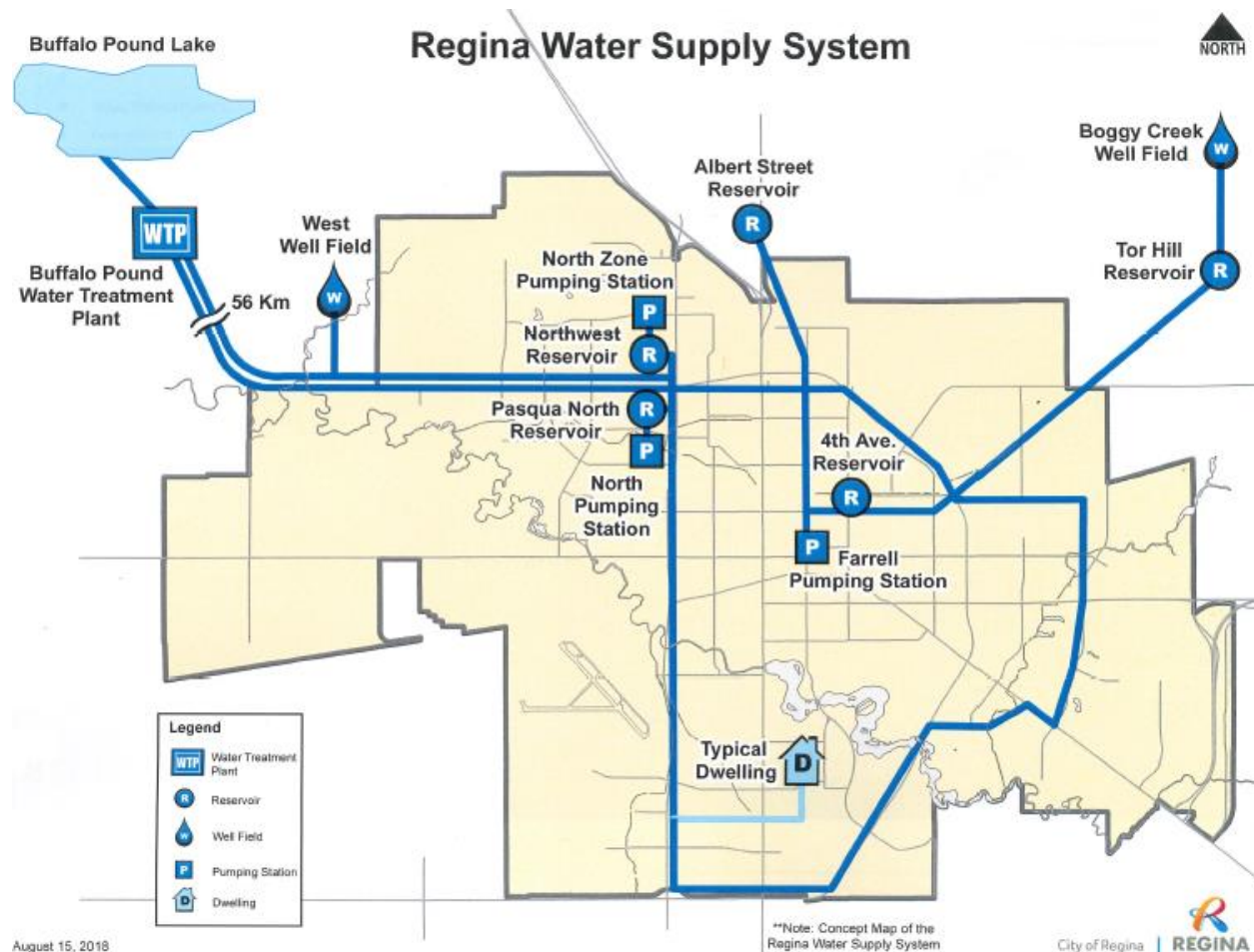


Figure. 1- Water Supply System for Regina

DISCUSSION

The Water Master Plan included a recommendation for a replacement of the FPS with a new pump station near the 4th Avenue Reservoir. The intent of the proposed station is to eliminate operational issues related to FPS and 4th Avenue Reservoir that limit the full usability of the reservoir. The 4APS will also serve as a partial redundancy for the NPS so that if NPS was to fail, flow would be provided from the 4APS, reducing the risk of water shortages.

Constructing the 4APS near the 4th Avenue Reservoir is recommended and is a better alternative to rehabilitating FPS. It will bring minimal risk and interruption to the City's water distribution system compared to the rehabilitation of FPS. Construction of the 4APS will also give the City the opportunity to reconfigure the distribution piping within the vicinity of 4th Avenue to allow

direct transfer of water from BPWTP to the 4th Avenue Reservoir. This change has the potential to reduce the power costs for water distribution in the city. Figure 2 provides a visual of two potential locations for the new 4APS. Other locations within the vicinity of the 4th Avenue Reservoir may also be explored.

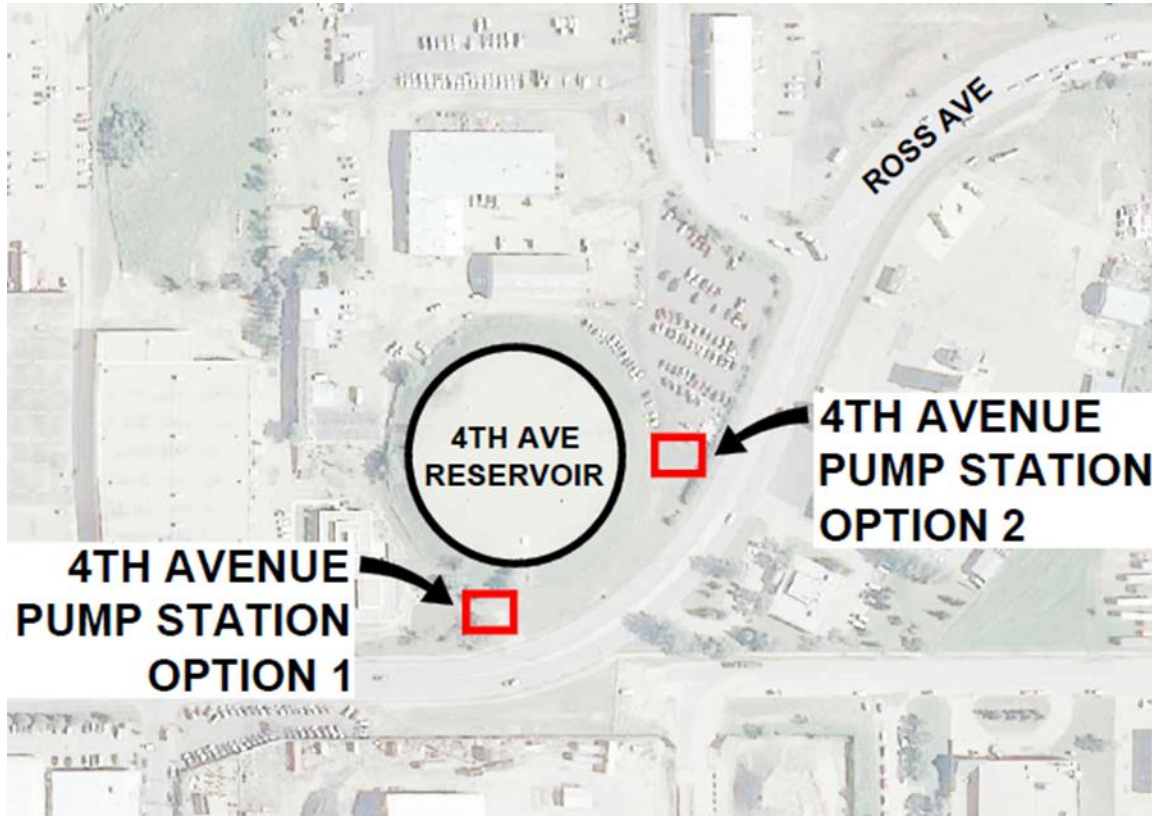


Figure 2: Potential locations of 4th Ave Pumping Station

Additional benefits for the City to construct and operate the 4APS compared to rehabilitating the existing FPS include:

1. Meeting future water demands for the inner city: The existing FPS cannot be expanded due to space limitations. Relocating to the space near the reservoir allows for future expansion.
2. Utilizing the entire volume of the 4th Avenue Reservoir: A rehabilitated FPS would only be able to utilize a portion of the reservoir volume. Constructing the new 4APS would add nine million litres of usable volume to the water distribution system.
3. Increasing system resiliency: This change to the system will allow us to provide a stable supply of the city's average day demand in case the NPS, the City's main pumping station, is totally out of service.
4. Improving energy use: The 4APS will operate with lower power consumption, resulting in lower emissions of carbon dioxide equivalents (CO₂e) and potentially lower cost.
5. Integrating with new infrastructure: The 4APS will be designed to integrate with the future Eastern Pressure solution and will be able to transfer water to a future East reservoir.

Administration requires the services of a consulting engineering firm to carry out the design and construction of the 4th Avenue Pumping Station Project. The successful proponent will be appointed to provide engineering services for all phases of this project, with an initial upset fee established for design. The commission of subsequent phases of work is dependent on satisfactory performance of the previous phase of work and funding approval. If the appointment is terminated, another public procurement process will be initiated to seek a consulting engineering firm to complete the project.

The Administration requests City Council's approval to delegate authority to the Executive Director of Citizen Services, to initiate the process to engage consulting and professional engineering services for all phases of the 4th Avenue Pumping Station Project. The Administration also requests City Council's approval to delegate authority to the Executive Director of Citizen Services to negotiate, award and enter into contract with the highest ranked proponent.

The engineering service fees for this commission are expected to exceed \$750,000. City Council's approval is required to engage consulting and professional engineering services for this project as required by *The Regina Administration Bylaw No. 2003-69, Schedule D, Section 7*.

RECOMMENDATION IMPLICATIONS

Financial Implications

This project has been submitted as part of the five-year Utility Capital Program for the 2020 Utility Budget process, with funding requested for 2020, 2021 and 2022.

Table 1: Budget Requests

Funding Source	Utility Capital Budget		
	2020	2021	2022
Utility Reserve (\$k)	1,585	5,000	3,000

Funding from the existing Water Pumping Station Upgrades will be utilized, if required, to allow the engineering commission to begin in 2019.

Environmental Implications

The replacement of the FPS with a new 4APS will reduce the long-term power requirements to operate the pumping station. This will reduce the carbon footprint of the water distribution system and produce less carbon dioxide equivalent emissions.

Policy and/or Strategic Implications

The completed 4APS will help achieve the City's strategic objectives by supporting the goals of:

- Optimizing existing infrastructure, particularly the 4th Avenue Reservoir.

- Providing reliable, cost effective and sustainable infrastructure solutions.
- Flexibility in operating the water distribution system with different operating functions which will improve resiliency.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Internal and external stakeholders directly affected by the project will be consulted throughout the process, including the Water Security Agency. A communication plan will be developed to communicate the design and construction activities.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,

PUBLIC WORKS AND INFRASTRUCTURE COMMITTEE


Elaine Gohlke, Secretary 7/23/2019

July 29, 2019

To: His Worship the Mayor
And Members of City Council

Re: Energy and Sustainability Framework

RECOMMENDATION

**RECOMMENDATION OF THE PRIORITIES AND PLANNING COMMITTEE
- JUNE 20, 2019**

1. That the City of Regina host an Energy and Sustainability Conference in May 2020 to provide input into the development of an Environmental Sustainability Framework, which among other initiatives, would include a roadmap for the organization to move to more renewable energy sources, autonomous vehicles and solar panels.
2. That the return date for item *MN18-11*, *MN18-1* and *MN18-4* be updated to Q3 of 2020 on the List of Outstanding Items of City Council.

PRIORITIES AND PLANNING COMMITTEE - JUNE 20, 2019

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

Mayor Michael Fougere (Chairperson) and Councillors: Lori Bresciani, Sharron Bryce, Jerry Flegel, Bob Hawkins, Jason Mancinelli, Joel Murray, Mike O'Donnell, Andrew Stevens and Barbara Young were present during consideration of this report by the Priorities and Planning Committee.

The Priorities and Planning Committee, at its meeting held on June 20, 2019, considered the following report from the Administration:

RECOMMENDATION:

1. That the City of Regina host an Energy and Sustainability Conference in May 2020 to provide input into the development of an Environmental Sustainability Framework, which among other initiatives, would include a roadmap for the organization to move to more renewable energy sources, autonomous vehicles and solar panels.
2. That the return date for item *MN18-11*, *MN18-1* and *MN18-4* be updated to Q3 of 2020 on the List of Outstanding Items of City Council.

3. That this report be forwarded to the July 29, 2019 meeting of City Council for approval.

CONCLUSION

The City of Regina proposes hosting an Energy and Sustainability Conference (Conference) in early May 2020. The Conference will focus on best practices in energy management and environmental sustainability to interested parties in the community as well as other municipalities and partners across Canada. It will focus on exploring innovative and best in class opportunities to move delegates towards their goals of becoming more renewable and sustainable.

The Conference content will provide input into the development of an Energy and Sustainability Framework for the City of Regina, which among other initiatives, would include a roadmap for moving to more renewable energy sources, autonomous vehicles and solar panels. The scope of the Energy and Sustainability Framework would be focused on the City of Regina as an organization. This means that efforts are focused on the City's fleet and transportation, facility heating and cooling, and electricity.

BACKGROUND

Original Motion

This report is in response to Council Motion *MN18-11* from the October 29, 2018 meeting of City Council. The motion stated:

1. That Administration return to Council by Q4 of 2019 with a proposed framework and implications for the City of Regina to join the growing number of municipalities from around the world and commit to being a 100% renewable city by 2050.
2. That Administration seek external funding sources, such as grants made available through the Federation of Canadian Municipalities, to finance the report and any future costs incurred from this commitment.
3. Said report include at least four possibilities of new and concrete actions for improving the environmental sustainability of the City of Regina that could be considered by Council for implementation by Q4 of 2023.

Clarifying Terminology

Renewable energy is any form of energy from solar, geophysical or biological sources that is replenished by natural processes at a rate that equals or exceeds its rate of use. The following table categorizes the most common forms of energy:

Forms of renewable energy include: <ul style="list-style-type: none">• Biomass • Solar • Geothermal• Hydropower • Tidal and waves • Ocean thermal • Wind	Forms of non-renewable energy include: <ul style="list-style-type: none">• Coal • Oil • Natural gas • Nuclear
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Sustainable energy is the provision of energy such that it meets the needs of the present without compromising the ability of future generations to meet their needs. An example of energy that is sustainable, but not renewable is nuclear.

Environmental sustainability can be interpreted more broadly to mean ecosystem continuity and health. It means taking care of the environment in such a way as to not compromise the environment for future generations. Environmental sustainability is accomplished through environmental management and consumption management. Through innovation resulting in emissions reductions and efficient use of fuel, non-renewable energy sources, such as fossil fuels can contribute to environmental sustainability efforts.

Renewable City Mandate

The Council motion refers to the growing number of municipalities from around the world that are committing to moving to 100 per cent renewable energy sources by 2050. Globally, cities are responsible for an estimated 75 per cent of energy consumption and an equivalent share of greenhouse gas emissions. As a result, the largest number of jurisdictions to have adopted a 100 per cent renewable target are municipalities. A few cities, such as Reykjavik and Burlington, Vermont have already achieved that goal in at least one sector. Many other larger global cities have adopted a 100 per cent renewable energy goal in one or more of the electricity, heating and cooling, or transportation sectors. Some of these cities include Vancouver, Munich, Sydney, Hamburg, San Francisco, Barcelona, San Diego, and Malmö.

There are two main organizations sharing an overlapping purpose of helping different levels of government achieve independence from non-renewable energy:

Renewable Cities is a global program originating out of Simon Fraser University's Morris J. Wosk Centre for Dialogue in Vancouver, Canada. Its mission is to support cities through the transition to 100 per cent renewable energy and increased energy efficiency.

100% Renewables is another global platform advocating the switch to 100 per cent renewable energy. 100% Renewables vision is to achieve globally, 100 per cent renewable energy in the power, heating/cooling and transportation sectors; to see new investments in energy systems only being 100 per cent renewable energy; and the belief that a decentralized and people-centered approach is the fastest way to transform and benefit societies.

Both organizations define a Renewable City as all municipal government operations being 100 per cent powered using only renewable energy. This means all electrification, heating and cooling, as well as transportation, are powered only from renewable energy. Both organizations advocate that the target date for becoming 100 per cent renewable should be 2050.

These organizations also advocate that municipalities should, at the same time:

- Look for ways to become more energy efficient, reducing greenhouse gas emissions.
- Take a leadership role in affecting community uptake of renewable energy and/or energy reduction initiatives.

Related Motions

There are two additional City Council motions related to environmental sustainability that will be addressed in the Energy and Sustainability Framework.

Council Motion *MN18-1* is from the January 29, 2018 meeting of City Council. It stated:

1. The City of Regina monitor the research and trials that are currently underway and will shortly be undertaken with regards to autonomous and connected vehicles.
2. The Administration report back to Regina City Council in the second quarter of 2019 with analysis as to the impacts or potential impacts upon the City of Regina of these type of vehicles and to take into account any impact of a large number of vehicles powered by batteries and the need for charging stations.
3. The Administration give consideration to any advantage the City of Regina may have with being one of the leading edge communities with regards to testing of autonomous vehicles given our varied climate.

Council Motion *MN18-4* is from the April 30, 2018 meeting of City Council. It stated:

1. The Administration investigate the potential of installing solar panels on various City of Regina facilities and analyze the cost benefit of removing select city facilities from the power grid to be self-sustaining, and determine if there is a financial benefit in selling the power that would be generated.
2. The Administration investigate the possibility of installing a large number of solar panels on city owned land with the expressed desire to generate revenue for the City of Regina.
3. The Administration also determine if there are partnerships available regarding the installation of solar panels resulting in revenue generation for the City of Regina, with, but not limited to, SaskPower.
4. That fleet electrification using solar panels for charging, where viable, be included in the report.
5. The Administration report back to Regina City Council no later than December 2019.

DISCUSSION

The following section outlines the Administration's proposed course of action to respond to several Council motions related to environmental sustainability. Currently, the City has greater control over increasing its sustainability (reducing energy consumption and improving energy efficiency) than it does in affecting the renewability of its electricity and heating supplies. Although discussed in detail below, these constraints have shaped the Administration's philosophy to focus on becoming more sustainable through reducing energy consumption and improving energy efficiency.

Administration recognizes that with advancement of energy-related technologies in the future, becoming a Renewable City by 2050 will become more tangible.

Generation and Consumption: The City's Current State

Energy Generation

Becoming more sustainable or renewable is possible through increasing the renewability and sustainability of energy sources. Except in unique situations (such as the Landfill's Gas to Energy Generator) the City does not generate its own electricity or energy for heat but rather it purchases electricity and natural gas from SaskPower and SaskEnergy.

The sustainability and renewability of City electricity is currently dependent on the sustainability and renewability of SaskPower's energy sources. As of 2017, roughly 20 per cent of SaskPower's energy mix comes from renewable sources. By extension, the City's electricity is 20 per cent renewable. One of the bigger challenges to the City becoming more renewable is that SaskPower offers limited ability for its customers to produce electricity *if* customers still wish to connect to SaskPower's electricity grid. Without lobbying for SaskPower to change its policies, it would be extremely difficult for the City to generate its own renewable electricity. SaskPower's full energy mix is displayed in the graphic below. The City uses an average of five (5) megawatts (MW) of electricity at any given time.

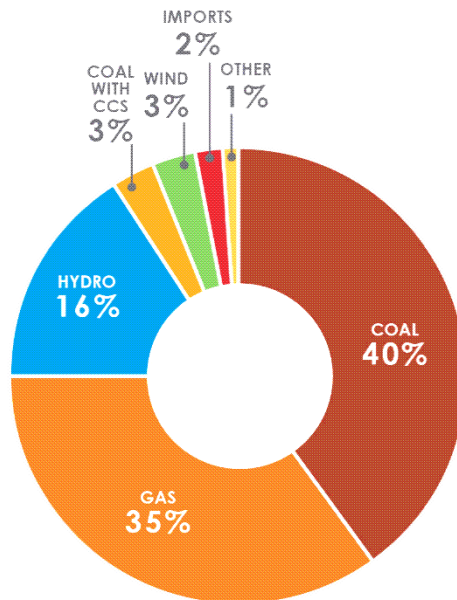


Figure 1: SaskPower Energy Mix

SaskPower does have a Power Generation Partner Program (PGPP) that allows customers to develop power generation projects to sell electricity to SaskPower. According to SaskPower, the PGPP accepts up to 10 megawatts (MW) of renewable generation, but individual projects can only produce a maximum of one (1) MW. The City went through a similar process to install its single gas-to-energy generator that produces one (1) MW of electricity at the landfill. The challenge is that SaskPower only allows projects to advance if there is capacity on their grid in the specific location. The City applied for permission to install a second landfill gas-to-energy system but was denied approval because SaskPower did not have adequate grid capacity in the area. The PGPP would apply to any solar generation projects as well.

Efforts are being made to improve the environmental sustainability of non-renewable energy sources such as coal. Burning coal produces roughly one-third of SaskPower's energy supply. While relatively cheap and abundant, coal is one of the world's largest producers of carbon dioxide - one of the greenhouse gases that causes climate change and global warming. Carbon capture and storage is a technology process that helps diminish coal's negative environmental impact and Boundary Dam Power Station near Estevan became one of the first power stations in the world to use carbon capture and storage technology. Federal government guidelines are requiring that coal plants be decommissioned at the end of their useful life or be retrofitted by 2030 to include carbon capture and storage technology. At this time, SaskPower has decided not to expand the technology on anymore coal-fired plants and is instead, looking to switch to more renewable options.

Even without implementing carbon capture and storage, any new coal power plants would likely implement High-Efficiency Low-Emissions (HELE) technologies. HELE technologies can generate the same amount of electricity while burning less fuel, emitting less carbon, releasing less local air pollutants, and consuming less water. This is an example of the types of innovations within the oil and gas sector that make fossil fuels more environmentally sustainable. The City looks forward to leveraging such innovations the sector is pursuing.

The City relies on natural gas from SaskEnergy to heat City facilities. Natural gas is a non-renewable energy source. For the City to become a Renewable City, it would need to find alternative ways of heating City facilities.

Consumption

Considering the above challenges, the second and preferred approach is to focus on how the City consumes energy. While the City has limited ability to affect the renewability of energy sources, it does have a greater ability to affect how much energy it consumes and how efficiently energy is consumed. It is possible for the City to become more sustainable, decreasing its carbon dioxide (CO₂)/greenhouse gas (GHG) emissions, while still relying on the non-renewable energy supplied by SaskPower and SaskEnergy.

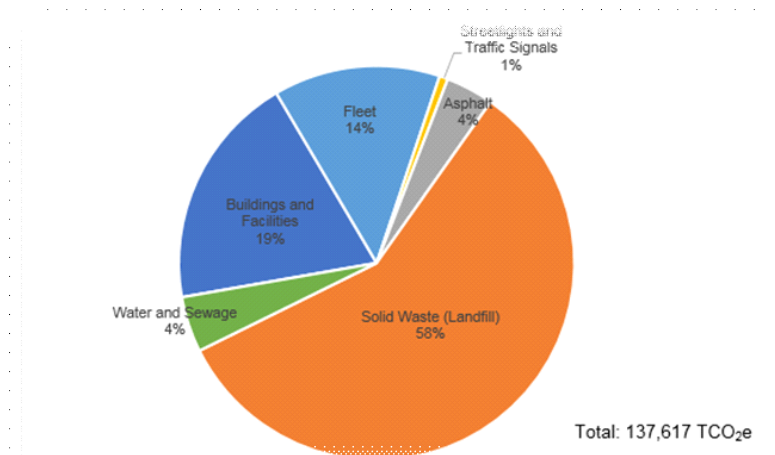


Figure 2: City of Regina Green House Gas Emissions

The City of Regina produces roughly 137,000 tonnes of CO₂ equivalent. The majority of the City of Regina's GHG emissions come from the Landfill, followed by City buildings and facilities, as well as the City fleet. By pursuing ways of increasing efficiency and reducing energy consumption, it is possible for the City to reduce its production of carbon dioxide equivalent - even without switching to renewable energy sources.

Path Forward: Renewable 2050, Efficiency and Reduction

An Energy and Sustainability Framework will provide a holistic approach to energy management including potential solutions such as solar power generation on buildings and utilization of autonomous and electric vehicles.

Community and industry engagement is an important component in building this Framework and has been an important component influencing frameworks in other cities. As a first step, the Administration recommends hosting an Energy and Sustainability Conference that will bring together the energy industry, residents, other municipalities, and our provincial energy and power utilities. Bringing together a diverse group of people is an important step to identify tangible opportunities and initiatives the City can leverage on its Renewable City journey.

The Conference will highlight best practices in energy management and environmental sustainability to interested parties in the community as well as other municipalities and partners. Participants will learn about sustainability-related initiatives and opportunities, including renewable energy opportunities. The Conference will focus on exploring innovative and best in class opportunities to move delegates towards their goals of becoming more renewable and sustainable. This conference will seek to bring national attention, attracting delegates from Saskatchewan and across Canada. Ideally, the conference will include an internationally recognized keynote speaker, who would bring a unique and innovative approach and perspective to environmental sustainability. The City looks forward to the participation of the oil and gas sector in the Conference, to ensure the City can leverage any innovations the sector is pursuing. To maximize participation, the Administration recommends that this event be held in May 2020, to avoid conflicting with the federal election occurring in October 2019. The Mayor has requested City Council take a leadership role in the planning of this conference and has asked

Councillor Mike O'Donnell and Councillor Joel Murray to co-chair the event. The next step will be to establish a planning committee.

Next Steps

Becoming a Renewable City by 2050 means using 100 per cent renewable energy for transportation, heating/cooling and power. To achieve this, the Administration is continuing to explore:

- Advocating for SaskPower to amend its policies on partnerships and grid connectivity
- Pursuing the generation of another four (4) MW of renewable electricity (the City produces one (1) MW of renewable energy through the landfill gas-to-energy generator and consumes five (5) MW)
- Transitioning all City vehicles to those that use renewable energy
- Transitioning to renewable methods of heating City facilities

RECOMMENDATION IMPLICATIONS

Financial Implications

Based on expenditures for past Summit events, the Energy and Sustainability Conference is estimated to cost approximately \$125,000, with up to \$50,000 recouped in revenues from sponsorship and registration fees. Attracting a prominent speaker will require additional investment.

In addition to conference expenditures, planning the conference will require funding for an Event Planning resource/contractor for six to eight months.

The conference will be funded through the City Manager's Strategic Innovation Fund.

Environmental Implications

None with respect to this report.

Policy and/or Strategic Implications

An Energy and Sustainability Framework supports several elements of the Official Community Plan. The Community Priority to, "promote conservation, stewardship and environmental sustainability" will help guide the development of the Framework, as the Priority includes reducing Regina's environmental footprint. An Energy and Sustainability Framework focussed on increasing energy efficiency and reducing energy consumption also advances Goal 4 - Resiliency under Section D2, Environment, "Build a resilient city and minimize Regina's contributions to climate change," as the goal seeks to reduce greenhouse gas emissions.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

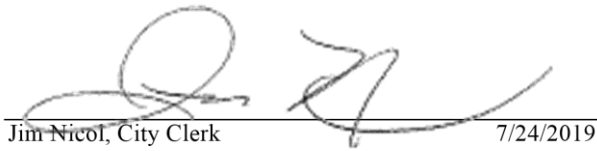
COMMUNICATIONS

A formal communications strategy will be developed.

DELEGATED AUTHORITY

The recommendation in this report requires City Council approval.

Respectfully submitted,


Jim Nicol, City Clerk 7/24/2019

July 29, 2019

To: His Worship the Mayor
And Members of City Council

Re: Underutilized Land Improvement Strategy

RECOMMENDATION

**RECOMMENDATION OF THE PRIORITIES AND PLANNING COMMITTEE
- JUNE 20, 2019**

1. That the Underutilized Land Improvement Strategy in Appendix A be approved.
2. That CR18-126 be removed from the list of outstanding items for City Council.

PRIORITIES AND PLANNING COMMITTEE - JUNE 20, 2019

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

Mayor Michael Fougere (Chairperson) and Councillors: Lori Bresciani, Sharron Bryce, Jerry Flegel, Bob Hawkins, Jason Mancinelli, Joel Murray, Andrew Stevens and Barbara Young were present during consideration of this report by the Priorities and Planning Committee.

The Priorities and Planning Committee, at its meeting held on June 20, 2019, considered the following report from the Administration:

RECOMMENDATION

1. That the Underutilized Land Improvement Strategy in Appendix A be approved.
2. That CR18-126 be removed from the list of outstanding items for City Council.
3. That this report be forwarded to the July 29, 2019 City Council meeting for approval.

CONCLUSION

Design Regina: The Official Community Plan Bylaw 2013-48 (OCP) directs residential and employment growth and development to occur in existing areas of the city, as well as on the periphery. In particular, an intensification goal was established to direct at least 30 per cent of new population to existing urban areas, redevelopment of existing underutilized lands will be required. Underutilized lands include vacant lots, surface parking lots and vacant buildings.

Administration has developed a proposed Underutilized Land Improvement Strategy (Strategy), attached as Appendix A, to address barriers to private sector investment of underutilized sites using recommendations identified in the Underutilized Land Study (Study). The Study was completed by V3 Companies of Canada Ltd. in association with Praxis Consulting and Trace Associates (Consultant) and endorsed by City Council on December 17, 2018.

The Strategy is comprised of goals that describe the intended outcomes and actions for the City to undertake in the immediate, short, medium and long term. Implementation of the Strategy will foster redevelopment of underutilized lands and progress on achieving the OCP's Community Priorities to complete neighbourhoods, support diverse housing options, achieve financial viability, and foster economic prosperity. Actions in the Strategy that require funding will proceed through the regular budget process.

BACKGROUND

The OCP states that 30 per cent of the City's growth shall be directed to existing urban areas to ensure long-term sustainable growth and enhancement of the urban form. Furthermore, the OCP directs 10,000 new residents to the City Centre over the life of the OCP. The OCP's City Centre and Intensification Boundary are illustrated in Figure 1.

Since the OCP was adopted by City Council in 2013, new construction has not met the OCP policy with the rate of intensification declining each consecutive year from 26 per cent in 2014, to five per cent in 2017, to four per cent in 2018. This has been due to a number of factors, including overbuilding of some types of housing during the period of high growth, policy changes, and an ample supply of serviced greenfield land.

Following the OCP's approval, Administration developed and has been implementing an Intensification Work Plan (IWP) comprised of projects that support intensification. Information on the IWP can be found at regina.ca/Planning. The IWP identified the Study followed by the Strategy to investigate, seek recommendations, and then determine how the City will address the regulatory, environmental and economic barriers to attracting new private sector investment in the city's underutilized properties.

On December 17, 2018, City Council considered CR18-126 which included endorsing the Study as well as approving the recommendations:

“That Administration be directed to develop an Underutilized Land Improvement Strategy based on the Underutilized Land Study's recommendations as outlined in Appendix A.”

and

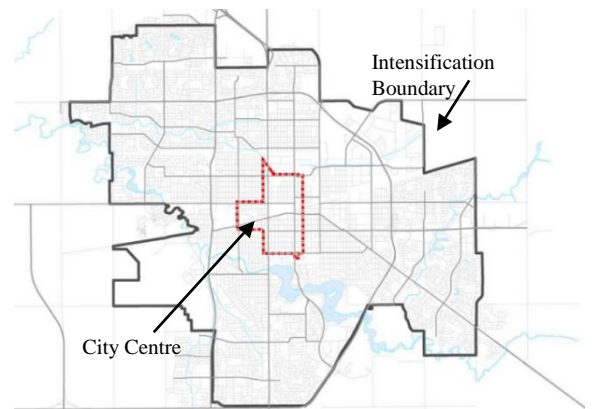


Figure 1: City of Regina's Intensification Boundary and City Centre

“That Administration submit the Underutilized Land Improvement Strategy to City Council for approval by Q4 of 2019.”

This report addresses these recommendations.

DISCUSSION

The redevelopment of underutilized lands improves the resiliency of the City by bringing about several economic, environmental and social benefits, including increased tax assessment, remediation of contaminated land within Regina and acting as a catalyst for new investment in the underutilized sites within a neighbourhood.

The purpose of the Strategy is to determine the goals and actions for the City to encourage reinvestment in vacant and underutilized sites. As a result, it is a tool to support progress on the OCP intensification target and foster progress on its Community Priorities, including economic prosperity, long-term financial viability, availability of housing and transportation options, and completion and revitalization of neighbourhoods.

The Study was a key input to the development of the Strategy. In particular, the barriers to the redevelopment of underutilized sites identified by stakeholders through the development of the Study, were used to develop the Strategy Goals; the recommendations from the Consultant on how to address the barriers informed the strategic Actions. As well, the Federation of Canadian Municipalities’ Leadership in Brownfield Renewal program was reviewed for applicable best practices and lessons learned from other communities. As well, the City’s own existing and planned initiatives were reviewed. This revealed that the City had already put initiatives in motion as part of the IWP that should also address barriers to the redevelopment of underutilized sites. As such, it became clear that the Strategy could be a tool to connect existing initiatives, some that were identified as being part of the IWP and some that were not, under a common umbrella.

Goals

Five Goals were developed that describe the intended outcomes of this Strategy by responding to the barriers that were identified through the Study.

In the Study, the Consultant explored barriers in each of the following areas with stakeholders:

- Regulatory
- Approval process
- Brownfields
- Financial
- Infrastructure
- Social
- Market

These barriers were reflected on and considered in the development of the following Strategy Goals:

GOALS	EXPLANATION
1. Rules	The City's regulatory frameworks support redevelopment of underutilized lands.
2. Process	Information for redevelopment applications is readily available and the process is coordinated.
3. Financial	Private investment in the redevelopment of underutilized properties is fostered through strategic public investment.
4. Promotion	Collaboration with others is fostered and development opportunities within existing communities is promoted.
5. Monitoring	Through implementation, progress is monitored and reported regularly and informs refinements to the Strategy over time to respond to barriers.

While there was not specific feedback in the Study related to the fifth Goal, Monitoring, it is good practice to review progress resulting from implementation of actions and refine as needed to ensure investments are addressing the barriers, more directly related to the other four Goals, as intended.

Strategic Actions

Strategic Actions to meet each Goal were developed, largely drawing on the recommendations from the Study, but also considering best practices from elsewhere as well as projects planned and underway at the City.

The Strategic Actions are identified by Goal and organized around:

- Meeting Goals and addressing barriers to the redevelopment of underutilized sites;
- Focusing efforts on completing existing projects;
- Adding an underutilized land lens to better address specific barriers as existing projects are completed;
- Building on initiatives that have been started and filling gaps over time; and
- Reflecting on progress and refining initiatives regularly to respond to changing conditions.

All recommendations from the Study were captured within the Strategy except the following three:

- Develop a neighbourhood clean-up campaign;
- Invest in bus rapid transit; and
- Lobby for tax legislation changes to allow for site-specific tax measures to penalize landowners of underutilized lands who have removed the sites from the marketplace.

These actions were considered but ultimately not felt to be major drivers required to encourage redevelopment of underutilized lands. These Study recommendations were identified as coming from the consultant's own experience or best practices and when reflected on in the Regina context, they did not address the barriers identified by stakeholders or encourage development of underutilized lands in a significant way. As the Strategy is reviewed over time, these actions could be revisited and included; however, for now the focus has been directed on other actions. Stakeholder consultations undertaken as part of this Strategy's development did not raise concerns about this approach.

The timing for implementation of Strategic Actions was broken down into the following categories based on when they would start. Many actions once started are intended to be ongoing, and therefore over time, momentum will build, and the overall program will strengthen as new initiatives are advanced.

Immediately	2019 (planned projects and projects already underway)
Short-term	2020 – 2021
Medium-term	2022 – 2024
Long-term	2025 – 2030

Implementation

Upon City Council approval of the Strategy, it will be used by Administration to guide its work to foster reinvestment in underutilized land. As noted in the chart below, over half the Actions are to be initiated in the first three years.

Goal	Immediate-Term Actions (2019)	Short-Term Actions (2020-2021)	Medium-Term Actions (2022-2024)	Long-Term Actions (2025-2030)
1. Rules	5	1	1	2
2. Process	4	2	3	-
3. Financial	2	2	5	2
4. Promotion	4	2	2	1
5. Monitoring	-	3	4	-
TOTAL	15	10	15	5

Since many actions in the earlier timeframes are intended to be ongoing, the number of ‘new’ long-term actions is relatively low. As well, considering and reflecting on the impact of the earlier projects being implemented to determine what actions may be needed post-2024 will be important to ensure they are relevant. A Strategic Action under Monitoring is to conduct a major Strategy review in five years which will create an opportunity to review the progress that has been made, assess the market and other conditions at the time, and determine what actions are needed to continue movement towards the Goals effectively.

Major City initiatives that are planned for 2019 or underway, that will collectively address the barriers and create conditions to advance the Actions, include:

- The new Zoning Bylaw;
- Planning and Building Software;
- The Railyard Renewal Project; and
- Developing Neighbourhood Plans.

In particular, advancing the development of Neighbourhood Plans in existing areas will allow a number of Actions to be considered as part of broader community processes. For instance, through developing a Neighbourhood Plan, vacant and underutilized sites will be identified and the opportunity that they represent can be explored and discussed. It also set the stage to talk about intensification and the value that investing in underutilized sites has for the area, as well as the broader community, which is intended to improve public awareness and education about intensification.

As well, the recent re-organization of the City's Administration resulted in bringing together the Planning and Development Services Departments into a single Department. This was a purposeful decision that was made to deliver faster and more efficient customer service for development applications.

Stakeholder Consultation

Stakeholders who were involved in the facilitated sessions that occurred through the Study were invited to continue the conversation and contribute to developing the Strategy. A workshop was held on March 20, 2019 and ten stakeholders from the development industry, affordable housing providers, and Downtown and Warehouse Business Improvement Districts participated in a dialogue that focused on reviewing the draft Goals and Strategic Actions. Participants were asked to consider what they appreciated, what concerns they had, and what else should be done to refine the goals and strategies. Following the workshop, stakeholders also had the opportunity to submit written comments. This feedback was used to refine the Strategy; Administration's responses to the comments were shared with stakeholders in May 2019 and can be found in Appendix B.

Among the comments, feedback that seemed to be underscored was the need for the City to recognize the financial impact that the barriers can have on the private sector's interest and ability to reinvest in underutilized sites: projects need to be financially viable to proceed and there are multiple concerns that make this a challenge. So, while a barrier may have been identified as a process or regulatory barrier, they ultimately can result in increased costs and affect the bottom-line of development, rendering it unviable. It was also reiterated that lack of infrastructure condition and capacity information is a significant barrier and stakeholders requested better information and for the City to publicly invest in infrastructure improvements to remove the uncertainty of infrastructure from the equation.

Administration recognizes these concerns and the Strategy has been developed to seek to address them. Ongoing monitoring of the effectiveness has also been included within the Strategy.

RECOMMENDATION IMPLICATIONS

Financial Implications

\$115,000 from Current Contributions were allocated to fund the development of the Study and subsequently the Strategy. As well, the Federation of Canadian Municipalities' conditionally approved a grant of up to 50 per cent of the actual project costs through the Green Municipal Fund for the cost of preparing the Study and Strategy. A condition of the funding is that the Strategy be approved by April of 2020; as such, by advancing this Strategy in the summer of 2019 this requirement will be met.

In terms of future costs, once the Strategy is approved, Administration will use it to guide its work and consider it in business planning. Staff capacity and financial requirements to advance new initiatives will be determined as those projects proceed and the specifics are determined.

Many Strategic Actions are already underway and have funding in place, such as the new Zoning Bylaw, Neighbourhood Planning, and the Planning and Building Software. Others can be advanced with no additional resources, such as integrating conversations about how to pre-zone vacant sites to the ultimately desired land use as part of Neighbourhood Planning, for example.

There are some projects that will require new funding, such as implementing demonstration projects or incentive programs. In these cases, the funding request would be submitted through the standard budget process and only after Council adopts the budget will investments be approved.

Administration has been mindful about the financial implications of developing a Strategy of this nature. Many of the Actions identified are integrated into existing projects and initiatives and may become a lens to be used through those existing Plans. For example, it is recognized through the Water and Wastewater Master Plans that upgrades to infrastructure will be required to support intensification. As well, an Action in this Strategy is to determine a targeted area (or areas) to focus intensification and thereby provide more specific direction for this investment in infrastructure improvements. In many ways, this Strategy is about pulling together existing work under a common umbrella and facilitate better coordination and decision-making.

Additional investment will also be required to advance some of the Actions in the Strategy to fill gaps in the City's existing work plans. The Strategy directs these investments to be targeted to ensure intended outcomes can be met and not spread thinly so as to not dilute the impact.

Through the implementation of this Strategy, fostering redevelopment of underutilized sites has the opportunity to improve the City's financial viability both by increasing the taxes collected from these sites within established areas as well as reducing the long-term costs of maintaining and renewing infrastructure that would be required to support growth on the periphery.

Environmental Implications

This Strategy considers underutilized sites in a general sense and all vacant sites have the potential to be contaminated and require remediation depending on the land use.

Policy and/or Strategic Implications

The OCP provides policy direction for growth in Regina to a 300,000 population and sets the stage for its long-term development. The OCP also strives to achieve a 30 per cent infill target, which sees the addition of 20,000 new residents inside the Intensification Boundary, with 10,000 of the anticipated population directed to the City Centre area.

The Study provided a perspective on the constraints and opportunities of underutilized lands, as well as initiating a conversation towards innovative solutions to encourage infill development. The Strategy will set the stage for the City to support population growth and restoration of chronically vacant areas to active land uses.

The recommendations of this report strongly align with Section 2.10 of the OCP to support the creation of an intensification development strategy which addresses “potential obstacles to intensification and strategies to overcome them” and “incentives for encouraging intensification development”. In addition to the intensification policies of the OCP, the recommendations of this report align with the following OCP policies:

- Promote the redevelopment of Brownfield and Bluefield properties (Section 8.5).
- Decrease the number of vacant, non-taxable and underutilized lots (Section 8.3).
- Explore Actions to convert vacant or underutilized properties within the City Centre (Section 7.9).
- Identify and encourage the development of new economic opportunities (Section 12.5.2).

Comprehensive Housing Strategy

The Strategy supports Goal 30 of the Comprehensive Housing Strategy to “Support the redevelopment of brownfields, greyfields and bluefields for affordable housing development”.

Other Implications

None with respect to this report.

Accessibility Implications

None with respect to this report.

COMMUNICATIONS

Stakeholders have been notified that the Strategy recommendation is going to the Planning & Priorities Committee in June and will receive notification when the report is available online.

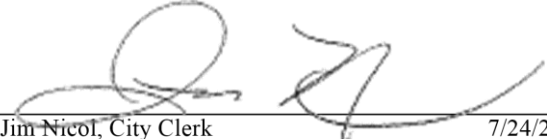
Upon City Council approval of this Strategy, it will be posted on Regina.ca and the decision will be shared with stakeholders who had been involved in its development.

As specific Strategic Actions are advanced, the need for stakeholder engagement and communications will be considered and advanced on a project-by-project basis.

DELEGATED AUTHORITY

The recommendations contained in this report require City Council approval.

Respectfully submitted,


Jim Nicol, City Clerk 7/24/2019

Underutilized Land Improvement Strategy

Title	Underutilized Land Improvement Strategy
Version	June 7, 2019
Link to the Official Community Plan	<p>This strategy outlines the course of action the City will take to address barriers to reinvestment being made into vacant and underutilized lands, support growth through intensification, and foster advancement on the Community Priorities to:</p> <ul style="list-style-type: none"> • Achieve long-term financial viability; • Support the availability of diverse housing options; • Support transportation options; and • Foster economic prosperity
Owner	<p>Executive Director City Planning and Community Development Division</p>
Next Major Review	2024

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The preparation of this Strategy was carried out with assistance from the Green Municipal Fund, a Fund financed by the Government of Canada and administered by the Federation of Canadian Municipalities. Notwithstanding this support, the views expressed are the personal views of the authors, and the Federation of Canadian Municipalities and the Government of Canada accept no responsibility for them.

Executive Summary

Design Regina, the City's Official Community Plan (OCP) established Community Priorities that were considered through the development of the Underutilized Land Improvement Strategy:

- Develop complete neighbourhoods,
- Support the availability of diverse housing options,
- Achieve long-term financial viability, and
- Foster economic prosperity.

To support these Priorities, the OCP directs residential and employment growth and development to occur within both greenfield and the existing parts of the city (i.e. in established areas). Opportunities to advance progress on this objective within existing areas reside on underutilized lots, many of which are within the City Centre and surrounding vicinity. Underutilized sites are considered brownfields, bluefields (vacant institutional sites), surface parking lots and/or vacant sites.

Determining what the City should do to foster opportunities for redevelopment was approached as a two-step process. The first was through the completion of an Underutilized Land Study (the Study; ULS) that was led by V3 Companies of Canada, supported by Praxis Consulting and Trace Associates Inc. This study identified barriers to the investment of these sites and made recommendations for action to address those barriers. This Study was endorsed by City Council in December 2018 and is a key input for the second step which is to develop an Underutilized Land Improvement Strategy (the Strategy; ULIS) that will outline an implementation plan for addressing the barriers to redevelopment.

This Strategy is a plan for change. It is a tool to generate interest and facilitate development within our existing city, particularly in areas with underutilized lands. While this is not a new idea, it emphasizes a shift in focus and desire to make infill development more attractive, financially viable, and valued as an important part of the city's growth and development and integral to meeting the Community Priorities.

At the same time, this can impact other choices. As such, it is important to be thoughtful in the approach taken, recognize the need for regular review and refinement, and work with the community in developing and implementing actions to

best manage risks and meet desired community goals. This Strategy has been developed with these considerations in mind.

This Strategy is not necessarily a commitment for future investment. This direction will help inform decisions that are made by Council as part of the defined budget process. It is expected that actions from this strategy, as implemented, will require funds and that this would be sought through the City of Regina's regular annual budget process where Administration's proposed budgets are vetted through a public consultation process. Only after Council adopts the budget will investments be approved.

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Introduction

Purpose

Design Regina, the City's Official Community Plan (OCP) established the following Community Priorities that are considered through the development of the Underutilized Land Improvement Strategy:

- Develop complete neighbourhoods,
- Support the availability of diverse housing options,
- Achieve long-term financial viability, and
- Foster economic prosperity.

These Priorities provide direction on where efforts are to be focused to achieve the City's Vision:

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

The purpose of this strategy is to outline the course of action the City will take to meet broader sustainability goals in our community by meeting the following outcomes:

- Reinvestment in vacant and underutilized sites and revitalize neighbourhoods;
- Improvement towards meeting the OCP intensification target for 30% of population growth to be located within existing parts of the city; and
- Progress on the Community Priorities.

ULIS is a component of a broader work plan to encourage growth through intensification and as such efforts involve seeking opportunities to align and coordinate efforts with other projects and initiatives.

This Strategy provides guidance for future work; it is not a binding policy direction. Policy and programs are likely outcomes of the implementation of specific actions within the Strategy.

Similarly, this Strategy is not necessarily a commitment for future investment. This direction will help inform decisions that are made by Council as part of the defined budget process. It is expected that actions from this strategy, as implemented, will

require funds and that this would be sought through the City of Regina's regular annual budget process where Administration's proposed budgets are vetted through a public consultation process. Only after Council adopts the budget will investments be approved.

Guiding Principles

Guiding principles help guide the development of the strategy, including the actions, how they are implemented, and in what time period.

The Strategy and its implementation of Strategic Actions:

- Actively responds to feedback provided by stakeholders;
- Supports the achievement of broader OCP intensification goals;
- Focuses efforts in the near term with other initiatives that are already underway (or are imminently planned to start);
- Prioritizes actions that can meet multiple City objectives;
- Recommends capitalizing on opportunities, such as City projects that will include planning for capacity needs in the future and core areas where there are existing Plans (e.g. Downtown);
- Uses and builds upon existing tools and processes like the Construction Planning and Integration process; and
- Considers the City's readiness (i.e. alignment with existing projects; # of departments that need to be involved; budget availability and financial viability) in proceeding with projects.

Process and Engagement

Stakeholder consultation that was conducted as part of the Underutilized Land Study (the Study) that was led by V3 Consultants of Canada and supported by Praxis was used directly to inform the Strategy.

As well, stakeholders involved in facilitated workshops through the Study were invited to continue the conversation and review and provide feedback on the draft goals and strategic actions. Feedback was provided as part of a workshop and through written comments following the workshop. This feedback was reflected on and used to refine

this Strategy. Administrations' response was provided to stakeholders that described how the feedback was used, including the changes that were made as a result.

Current Conditions

To understand current conditions, the City retained V3 Companies of Canada in 2017 to initiate a study of underutilized lands and buildings to:

- develop an underutilized land inventory to improve the understanding of the location of these sites and use as a base for reflection on over time;
- improve understanding of the regulatory, approval process, brownfields, financial, infrastructure, social and market barriers stakeholders have to face to invest in developing these lands, and
- recommend actions to respond to these barriers by considering current practice at the City, municipal best practice and the consultant's direct experience.

As well, three business case examples were conducted to examine development costs and revenues by developing in an infill context versus in a greenfield area. These case studies highlighted the challenges that infill development has that are different from greenfield that should be considered in developing this Underutilized Land Improvement Strategy.

The Underutilized Land Inventory found that there are over 750 vacant sites within established areas of Regina (see Figure 1). Many of these sites are concentrated in the City Centre (see Figure 2), as identified in the City's Growth Plan in the OCP and to some extent within neighbourhoods surrounding the City Centre. A more detailed review was conducted within the City Centre, as identified in Map 1, Growth Plan in *Design Regina, the Official Community Plan Bylaw* (OCP) that looked at identifying vacant lots, surface parking lots and vacant buildings.

As well, the City has not been meeting the OCP intensification target of 30% of growth occurring within existing areas. In 2018, only 4% of growth had occurred. While previous years had seen a higher rate of growth, it has been well below the 30% target.

It is recognized, and it was emphasized by stakeholders, this Strategy is needed to improve the financial viability of development projects on underutilized sites. For instance, challenges with process and timing waiting for approvals can lead to delays that compromise a project's ability to advance. Similarly, lack of infrastructure capacity and condition information is one of the biggest deterrents; the costs to seek this

information can be significant, and as such, can affect decisions to even consider proceeding with a potential development application. Ways to address these types of concerns has been woven into the Goals and the associated Strategic Actions to enable the City to effectively make progress as current projects advance and future projects build on their success.

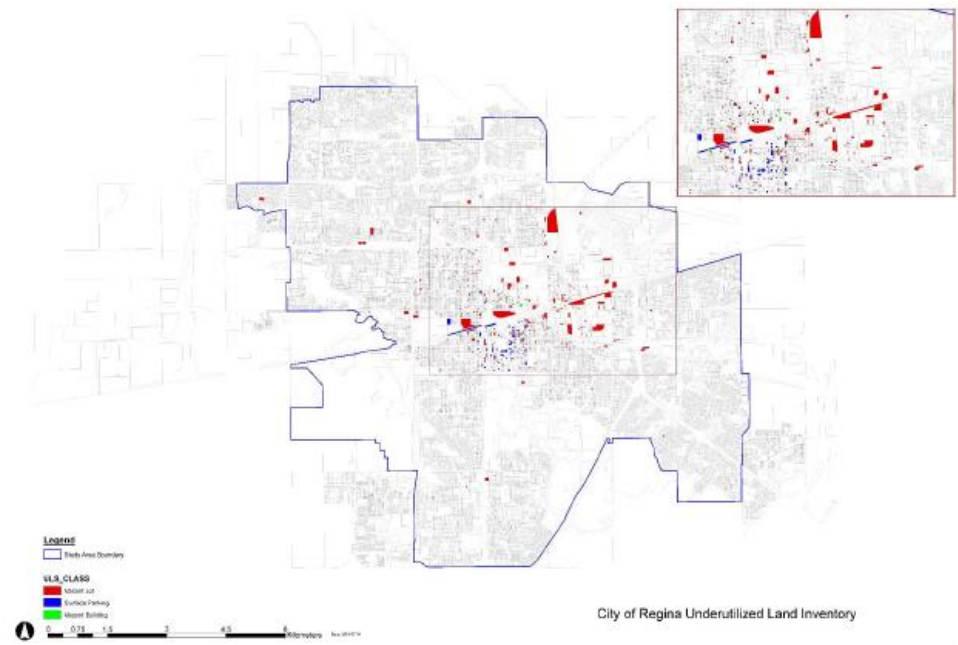


Figure 1: Underutilized Land Inventory (Underutilized Land Study, 2018)

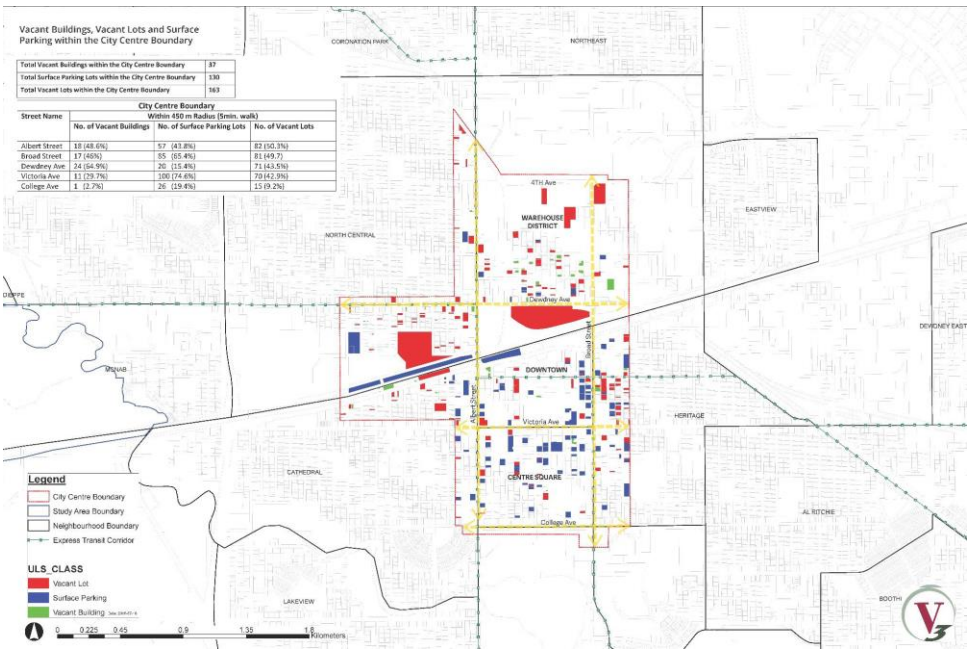


Figure 2: Underutilized Lands in City Centre (Underutilized Land Study, 2018)

Strategy Goals

The overall context for this work is to support overall implementation of Design Regina, the OCP, including the Community Priorities and fostering achievement of the intensification target in the OCP.

Advancing the ULIS successfully will result in redevelopment of existing sites, capitalizing on the use of existing infrastructure, linking back most directly to the Community Priorities to achieve long-term financial viability, improving environmental sustainability, and fostering economic prosperity.

The Strategy is intended to be implemented over approximately ten years, with regular reviews to ensure efforts are meeting stakeholder needs and programs can be refined and adjusted. The Strategy will utilize initiatives that are already underway as a base with additional efforts to address more specific barriers over time. As such, the Strategy is intended to evolve as conditions change.

Collectively, these goals are the intended outcomes of this Strategy and are used to develop and guide the strategic actions to address barriers and result in an increase in the redevelopment of underutilized sites. They help organize action and it is recognized that they are inter-related and support one another.

Goal	Explanation	Barriers to Development of Underutilized Lands (as per ULS)
1. RULES The regulatory frameworks (e.g. Zoning, Neighbourhood Plans) support redevelopment of underutilized lands.	<ul style="list-style-type: none"> Review and update City regulations to consider feedback received through ULS and implications to the City and broader community. 	<ul style="list-style-type: none"> Regulations are felt to be restrictive and stakeholders would prefer more flexibility when dealing with infill sites given how different they are from one another. Parking regulations for infill, in particular, were identified as being too inflexible. Suggestion to consider development alternatives to buildings on vacant lots (such as parking lots, which are a low-risk alternative).
2. PROCESS Information for redevelopment applications is readily available and the	<ul style="list-style-type: none"> Improve processes and clarify roles and responsibilities associated with development of underutilized sites. 	<ul style="list-style-type: none"> Lack of clarity on where to find information on regulations and requirements Perception that City departments are not aligned, and builders receive inconsistent information Approval process is not intuitive.

process is coordinated.		<ul style="list-style-type: none"> • Timelines for approval can be too long. • Uncertainty on process for undertaking development of infill sites; • Lack of coordination between City business areas in terms of providing information through development application process.
3. FINANCIAL Private investment in the redevelopment of underutilized properties is fostered through strategic public investment.	<ul style="list-style-type: none"> • Consider incentives, reinvestment in infrastructure generally • Respond to financial concerns and associated risks of infill development raised by stakeholders • Seek to ensure financial viability of the City is considered 	<ul style="list-style-type: none"> • Infill development has a higher cost (and level of risk) than greenfield development: <ul style="list-style-type: none"> ◦ Screening (and associated clean-up) must be undertaken on existing sites (all sites are brownfields) which makes infill development more expensive and time consuming than greenfield; ◦ Consideration of surrounding existing land uses (and neighbours), infrastructure capacity constraints, condition of visible infrastructure and other community amenities (i.e. perception of the City's lack of care can deter private investment), etc. • City's current investment strategy appears to be scattered and untargeted.
4. PROMOTION Collaboration with others is fostered and development opportunities within existing communities is promoted.	<ul style="list-style-type: none"> • Work with others to address barriers and encourage intensification • Consider opportunity to post information online about sites to highlight and promote the value of intensification, and development on underutilized sites within existing communities. • Seek to respond to concerns about not having access to information about properties and brownfield remediation. 	<ul style="list-style-type: none"> • Low interest and demand for development within existing areas due to: <ul style="list-style-type: none"> ◦ lack of understanding of what is involved (including what is involved with remediation of sites); ◦ lack of understanding of the value of building in existing areas; ◦ perception that there are more safety concerns in existing areas; ◦ limited demand for downtown living; ◦ commuting times are still reasonable from periphery; and ◦ overbuilding in greenfield through to inhibit infill development.
5. MONITORING Through implementation, progress is monitored and reported regularly and informs refinements to the Strategy over time to respond to barriers.	<ul style="list-style-type: none"> • Ensure reflection is planned, progress is measured, and refinements are made over time. • Target are set and are measurable • Ensure that efforts are meeting desired outcomes. 	<ul style="list-style-type: none"> • Not applicable directly • Generally, it is in the public interest to regularly review and develop opportunities to refine plans and strategies to City investments are meeting intended outcomes • Review whether the barriers are changing over time.

Framework for Action

Upon City Council approval of this framework for addressing barriers to the redevelopment of underutilized sites, implementation of the Strategy will begin. That said, some actions have been underway already as part of existing projects; these will continue as planned, but their relationship to this Strategy addressing the barriers associated with the redevelopment of underutilized lands will be made clear.

For each Strategic Action, start dates have been identified, using the guiding principles. As well, some projects once started, will continue to be implemented and even grow over time as Regina evolves and grows.

The timing for implementation is identified as follows:

Immediate start actions:	Immediate start / Planned or Underway (2019)
Short-term start actions:	1-2 years start (2020-2021)
Medium-term start actions:	3-5 years start (2022-2024)
Long-term start actions:	5-10 years (2025-2030)
Ongoing actions:	Once initiated, these actions are intended to continue to proceed over the long-term.

As noted previously, this Strategy is not a commitment for future investment. This direction will guide Administration’s actions and decisions that are made by Council as part of the defined budget process. It is expected that actions from this strategy, as implemented, will require funds and that this would be sought through the City of Regina’s regular annual budget process where Administration’s proposed budgets are vetted through a public consultation process. Only after Council adopts the budget will investments be approved.

The Strategic Actions

Recommendations from the Underutilized Land Study (ULS), lessons learned from other communities, and current City work plans informed the overall strategy. In that vein, there are many projects underway already at the City that, when completed, will support development on underutilized sites as a result of efforts to implement the OCP. As such, these projects, such as the implementation of the Planning and Building Software, completion of the Zoning Bylaw, and advancement of

Neighbourhood Planning, that contribute to this end have been captured within this framework.

The OCP directs 30% of growth to occur within the existing city, a change from the growth pattern that had a larger focus on the periphery. Growth within the existing city is important as it supports the achievement of multiple community priorities, including achieving long-term financial viability by making efficient use of our existing infrastructure and community amenities and supporting the completion and revitalization of our older neighbourhoods.

Shifting the growth pattern of a community is complicated and requires efforts on multiple fronts. Within Administration, cross-departmental collaboration is important given the impacts that different decisions can have on other areas and their ability to support intensification. To meet this challenge, upon approval of the OCP, the Administration created the Intensification Work Plan to coordinate projects and facilitate communication across divisions. This ensured efforts being undertaken considered one another and the overall direction of fostering intensification of existing areas. Opportunities for this intensification are also potential sites identified as underutilized through the Underutilized Land Study. As such, many of the initiatives that the City already is undertaking support the redevelopment of underutilized land sites; this Strategy helps to bring them together under a common umbrella and purpose.

This Strategy provides an approach that involves focusing efforts where they have already begun, recognizing their role in addressing barriers identified through ULS, considering short-term refinements to shape project's ability to address concerns related to underutilized sites, and then building on them with specific tactics over time. Many of the actions from the Underutilized Land Study were included within the Strategy directly or modified to coincide with City initiatives and programs.

This Strategy makes a conscious effort to see the initiatives that have started through, allow time for implementation, and reflect on what more specific is needed to address issues and barriers even more effectively. This approach fosters an environment of continuous improvement and considers the resource capacity within the organization as well as the community's ability to participate and refine their own practices based on changes being made.

As such, the Strategic Action is organized around:

- meeting the goals which were determined by reviewing the feedback on barriers provided during the Underutilized Land Study;
- focusing efforts on completing existing projects that support redevelopment of underutilized land;
- where possible, adding an underutilized land lens to address specific barriers as those projects are completed;
- building on those initiatives and filling gaps with new programs and initiatives; and
- reflecting on progress and refining initiatives regularly over time.

Additional details will be added as implementation proceeds for each of the Strategic Actions in the following tables. These Actions listed here are intended to provide an overview of steps to meet the Goals and guide the City's efforts to improve the redevelopment of underutilized lands.

Goal 1: RULES

The regulatory frameworks support redevelopment of underutilized lands.

#	Strategic Actions	Timing to 'Start'
1-1	Update Zoning Bylaw to align with the Official Community Plan (OCP).	Immediate Ongoing
1-2	Explore the range of potential temporary uses on vacant lots along with the related regulatory and policy implications.	Medium-Term
1-3	Maintain regular review schedule to ensure the Zoning Bylaw is current and ensuring development is aligned with the OCP as well as considering its impact on addressing barriers identified through the Underutilized Land Study.	Long-Term Ongoing
1-4	Consider using contract zoning where specific uses are restricted due to known contaminants to allow development to occur that is not affected by contaminants.	Immediate Ongoing
1-5	Through Neighbourhood Planning process, consider locations of underutilized lands, their viability from an intensification and redevelopment perspective, what the ultimate land uses in those locations should be, and how zoning should be applied (e.g. contextual zoning; alternative development standards). As appropriate, consider in tandem with other Strategies, including 1-6, 1-7, and 1-8.	Immediate Ongoing
1-6	Consider pre-zoning sites with an ability to add a holding component that identifies requirements to be completed by the developer; it is expected that this would be implemented as part of the neighbourhood planning processes to assign the ultimately desired land use in strategic sites, but it could also be advanced on its own.	Immediate Ongoing
1-7	Explore supporting mid-rise (6 story) developments in zoning and identify key zones where mid-rise development can occur 'as of right'.	Short-term Ongoing
1-8	Ensure consistency between OCP, Zoning Bylaw and Site Design Standards through regular review, and update accordingly.	Immediate Ongoing
1-9	Discuss the option with City Council to work with SUMA to lobby the province to provide options to address environmental liability surrounding taking title on potentially contaminated lands where taxes are in arrears. This may include a provision to allow but not require municipalities to enter a land for the purposes of conducting an environmental assessment without taking title.	Long-Term

Goal 2: PROCESS

Information for redevelopment applications is readily available and the process to apply is coordinated.

#	Strategic Actions	Timing for 'Start'
2-1	Focus implementation of new Planning and Building Software (i.e. Cityview) and review for improvements over time that support the development process on underutilized sites.	Immediate
2-2	Consider opportunities in the Planning and Building Software to prioritize development applications for underutilized sites.	Short-Term
2-3	Focus implementation of one-point of contact through the entire application process for development (generally).	Immediate Ongoing
2-4	Reflect on whether a specific role is needed for infill development of underutilized land sites given the complexity of the applications and to foster effective cross-departmental coordination.	Medium-Term
2-5	Consider the need to develop an online tool to assist developers in understanding what they can expect through the application process for development on underutilized sites.	Medium-Term
2-6	Explore opportunities to improve the internal process to support redevelopment on underutilized sites specific to the Downtown.	Short-Term Ongoing
2-7	Seek opportunities to make GIS Infrastructure Viewer available on regina.ca for use by prospective developers in developing their applications on a per-site basis to inform development proposals at the start of a project, including infrastructure and on-site servicing requirements.	Immediate Ongoing
2-8	Track the time taken for steps in the approval processes for infill development (to inform 2-9 and Goal 5).	Immediate Ongoing
2-9	Consider developing service standards for processing infill development applications as part of Planning and Sustainability Fee Reviews.	Medium-Term Ongoing

Goal 3: FINANCIAL

Private investment in the redevelopment of underutilized properties is fostered through strategic public investment.

#	Strategic Actions	Timing to 'Start'
3-1	Identify defined area(s) to focus efforts to develop specific programs and/or infrastructure improvements to encourage development of underutilized lands in a targeted way (e.g. specific blocks within a broader neighbourhood area).	Medium-Term Ongoing
3-2	Review Housing Incentive Policy (HIP) to determine options for considering the application to redevelopment of underutilized sites.	Immediate
3-3	Review incentive program options identified in the ULS (and others, as applicable, such as delaying collection of taxes on previously untaxed land, providing grants to support residential-commercial/office conversions), research their effectiveness, applicability to our community, and other considerations to inform incentive programs for defined areas (linked to 3-1), specific types of underutilized lands (e.g. gas station sites), or city-wide.	Medium-Term
3-4	Consider investment strategies to improve attractiveness of existing neighbourhoods and/or areas specifically identified for redevelopment through Neighbourhood Plans.	Short-Term Ongoing
3-5	Consider creation of a "Redevelopment Levy" where there are multiple land owners with a collective interest in upgrading local infrastructure to enable development of their sites.	Medium-Term Ongoing
3-6	Improve ability of Construction Programming & Integration to identify and prioritize opportunities to upgrade infrastructure to foster development opportunities on underutilized sites.	Short-Term Ongoing
3-7	Undertake Cost of Growth Study to understand the financial implications of growth on the City (and city) as a result of its location.	Medium-Term
3-8	Explore development of a program to invest in upsizing underground infrastructure annually.	Medium-Term
3-9	Invest in the Railyard Renewal Project with other levels of government.	Immediate Ongoing
3-10	Consider opportunities to use the Regina Revitalization Initiative as a catalyst for further redevelopment.	Long-Term Ongoing
3-11	Investigate barriers to the redevelopment of vacant buildings and options for addressing them.	Long-Term

Goal 4: PROMOTION

Collaboration with others is fostered and development opportunities within existing communities is promoted.

#	Strategic Actions	Timing
4-1	Continue to seek opportunities to coordinate utility upgrades with other organizations, including SaskEnergy, SaskPower, SaskTel and Access Communications.	Immediate Ongoing
4-2	Champion and promote development of underutilized lands and infill development internally and externally with staff and committees (link to 4-5).	Immediate Ongoing
4-3	Explore development of Infill Development Awards to publicly showcase projects and their value to the community.	Medium-Term Ongoing
4-4	Empower departments to work collaboratively on supporting the ability of intensification to occur within the existing city.	Immediate Ongoing
4-5	Develop and implement a communications strategy/campaign as a frame to prepare and provide facts about infill development and the value of fostering development on underutilized lands (linked to 4-2).	Immediate Ongoing
4-6	Support collaboration between City Council, Administration and the development community in discussing the opportunities and challenges in redeveloping underutilized sites and determining next steps.	Short-Term Ongoing
4-7	Develop and implement a demonstration project competition to encourage creative design to introduce and support new development trends (also supports Goal 3).	Medium-Term Ongoing
4-8	Explore opportunities to promote, market and enable prospective clients to be aware of available sites.	Short-Term Ongoing
4-9	Work with the Province, and others, to make information on the remediation of contaminated sites more available and accessible.	Long-Term Ongoing

Goal 5: MONITORING

Through implementation, progress is monitored, reported on regularly, and used to inform refinements to the strategy over time.

#	Strategic Actions	Timing
5-1	Update GIS vacant land inventory regularly.	Medium-Term Ongoing
5-2	Provide Underutilized Land Improvement Strategy Annual Report to City Council that includes results on the measures and progress on targets (e.g. intensification rate; change in vacant lot inventory, etc.).	Short-Term Ongoing
5-3	Reflect on strategies as they are implemented to evaluate if intended outcomes are being met; make minor refinements as needed.	Short-Term Ongoing
5-4	Consider how implementation of other City projects across the organization indirectly impact development on underutilized sites.	Medium-Term Ongoing
5-5	As part of implementation of and reflection on the strategies, consult with stakeholders to confirm where improvements have been made, identify challenges, and consider solutions.	Short-Term Ongoing
5-6	Implement survey process to determine applicant satisfaction levels and where opportunities to improve lay.	Medium-Term Ongoing
5-7	Conduct major review of Strategy every 5 years.	Medium-Term Ongoing

NOTE: The Strategies in this section were not directly related to comments received by stakeholders or recommendations from the Study. However, they are recognized as being important and aligned with the Study indirectly as their implementation ensures that Strategies that are advanced are making the intended impact as identified by stakeholders and the consultants, and if not, direct refinements to be made.

The timing of the actions is summarized as follows:

Timelines to Start Actions	Total # of Actions	# of Actions by Goal
Immediate (2019)	15	Goal 1, Rules: 5 actions Goal 2, Process: 4 actions Goal 3, Financial: 2 actions Goal 4, Promotion: 4 actions Goal 5, Monitoring: -
Short-Term (2020-2021)	10	Goal 1, Rules: 1 action Goal 2, Process: 2 actions Goal 3, Financial: 2 actions Goal 4, Promotion: 2 actions Goal 5, Monitoring: 3 actions
Medium-Term (2022-2024)	15	Goal 1, Rules: 1 action Goal 2, Process: 3 actions Goal 3, Financial: 5 actions Goal 4, Promotion: 2 actions Goal 5, Monitoring: 4 actions
Long-Term (2025-2030)	5	Goal 1, Rules: 2 actions Goal 2, Process: - Goal 3, Financial: 2 actions Goal 4, Promotion: 1 action Goal 5, Monitoring: -

Next Steps for Implementation

The City Planning and Community Development Division will coordinate and collaborate to advance activities within the corporation to implement the Strategy.

Timing and Resources

This Strategy is not a commitment for future investment. Rather it informs the work of Administration to address barriers to redeveloping underutilized lands and the decisions that are made by Council as part of the defined budget process and over the course of their ongoing deliberations.

Investments will be reviewed each year through the City of Regina's annual budget process where Administration's proposed budgets are vetted through a public consultation process. Only after Council adopts the budget will investments be approved.

Some Actions identified in this Strategy are a part of business as usual while others will be undertaken as defined projects and managed accordingly. The impact will largely be within the City Planning and Community Development Division, though support will be required by others as noted above.

As Actions that are to be advanced as projects proceed, they will be undertaken using our project management processes which includes identifying resources from a staffing and budget perspective.

Monitoring and Evaluation

Measuring progress over time is important to ensure efforts are achieving the intended goals, recognizing changing conditions, supporting continuous improvement, and ensuring public investment (including staff resources, infrastructure renewal, and incentive programs) achieve intended outcomes. This information will be shared as part of the Annual Report.

Changing the pattern of growth and recognizing the value of investing in underutilized sites will not be addressed through a single action; as such, the advancement of a combination of actions will be needed to result in measurable impacts over time.

To meet this need, an approach to monitoring will be used that can evolve as actions, and combinations of actions, are moved forward. As such, it includes a mix of measures that considers the:

- advancement of strategic actions for each goal;
- direct impact of specific actions; and
- longer-term impact that implementation of collective actions has on meeting the Strategy goals and OCP priorities.

As some actions in the Strategy direct the City to explore options before proceeding in one direction or another, direct measures for each action are not reasonable to define in a meaningful way. Instead, specific measures will be developed as initiatives are completed and the Strategy is implemented. This means that measures will evolve over time to allow for effective monitoring of programs and initiatives in addressing the barriers as intended and fostering the development of underutilized sites.

The following table outlines the initial set of measures and targets that consider the actions that are to start in the ‘immediate’ term. Some measures have also been identified “Future” to demonstrate the types of things that will be considered as implementation advances.

Goals	Measures	Targets
1.RULES: The regulatory frameworks (e.g. Zoning, Neighbourhood Plans) support redevelopment of underutilized lands.	- # of actions started	- 100% of actions are started within timeframes identified in Goal 1
	- Approval of Neighbourhood Plans	- 4 Neighbourhood Plans are completed per year (following Year 1 - 2019)

	- Site design standards are developed and updated.	- Site design standards are completed by Jan 1, 2020.
	- Regulatory documents (i.e. OCP, Zoning Bylaw, Site Design Standards) set and meet completion and review schedules	- 100% of time
	- # of building permit applications on underutilized sites/year	- Establish baseline and set target by Q2, 2020 (reported within Annual Report)
2.PROCESS: Information for redevelopment applications is readily available and the process to apply is coordinated.	- # of actions started	- 100% of actions are started within timeframes identified in Goal 2
	- Customer experience response	- Improved ratings on customer experience survey (for Planning and Building services)
	- Time to process applications (i.e. from application to approval)	- Meet service standard
	- <i>FUTURE: Time to process applications through defined stages of the infill development application process</i>	- <i>Meet service standard</i>
3.FINANCE: Private investment in the redevelopment of underutilized properties is fostered through strategic public investment.	- # of actions started	- 100% of actions are started within timeframes identified in Goal 3
	- # of mains upsized to accommodate growth	- Determine # of mains that are undersized and establish target for upgrading by Q2, 2020 (reported within Annual Report)
	- <i>FUTURE: Public realm improvements within the Intensification Boundary</i>	- <i>Increase over time.</i>
	- % Housing Incentive Program (HIP) funding provided for development of rental units on underutilized sites	- At least 50% of incentives for rental units (grant and/or tax exemption) provided through the Housing Incentive Program are for units located within established areas
	- # of underutilized sites removed from the market/year (i.e. completion of development on underutilized sites)	- Establish baseline and set target by Q2, 2020 (reported within Annual Report)
4.PROMOTION: Collaboration with others is fostered and development opportunities	- # of actions started	- 100% of actions are started within timeframes identified in Goal 4
	- <i>FUTURE: # of website hits to intensification pages on regina.ca.</i>	- <i>To be determined upon implementation of Action 4-5</i>

within existing communities is promoted.	- <i>FUTURE: Increased number of submissions to Infill Development Awards over time.</i>	- <i>To be determined upon implementation of Action 4-3</i>
5. MONITORING: Through implementation, progress is monitored and reported regularly and informs refinements to the Strategy over time to respond to barriers.	- # of actions started	- 100% of actions are started within timeframes identified in Goal 5
	- Progress on 30% intensification target	- Meet OCP target for 30% of the city's growth occurring through intensification
	- <i>FUTURE: Change in underutilized sites</i>	<ul style="list-style-type: none"> - <i>Overall number of sites is being maintained or getting lower</i> - <i>Geographically-targeted City actions result in reinvestment of site in that location.</i>

Workshop Feedback and City Administration's Response

The City of Regina held a workshop session with stakeholders from the Downtown and Warehouse Business Improvement Districts and development community to seek feedback on the draft Underutilized Land Improvement Strategy (ULIS). The feedback was provided in-person during the workshop as well as via email shortly after the session.

Discussion 1: Use of Barriers in Drafting Goals

Barriers identified in the Underutilized Land Study (ULS) completed by V3 Consultants and Praxis were used as key inputs to create draft goals for the Strategy (ULIS). The goals are intended to guide the strategies for the City to undertake in order to effectively address the barriers to the redevelopment of underutilized sites.

The following questions were asked to start the conversation:

1. Have we been able to address the barriers that were identified effectively through the goals?
2. What do you appreciate about the goals and how they were developed?
3. What concerns do you have?
4. What else should be done to further refine the goals?

Proposed Goals	Workshop Feedback	Response from City Administration
Draft Goal 1: RULES The Regulatory frameworks, (e.g. Zoning Bylaw, Neighbourhood Plans) support redevelopment of underutilized lands.	- Concerned about the lack of attention on vacant buildings and recognition that heritage policy and the building code are sometimes at odds.	Examining this would be an example of what is referred to in 5-4: Consider how implementation of other City projects across the organization indirectly impact development on underutilized sites.
	- Noted that as part of the Underutilized Land Study, the focus seemed to be on vacant sites and not on vacant buildings and as such, barriers related to them was not a focus of the original inputs.	Added future long-term 'strategic action' that directs investigation of barriers to vacant buildings, and development of strategies to support how to address them.
Draft Goal 2: PROCESS Information for redevelopment applications is readily available and the process is coordinated.	- Biggest barriers are related to knowledge of infrastructure (i.e. what is there) and its capacity (i.e. what it can support). Felt that this is underlying theme for the Strategy that could be identified more clearly. It significantly impacts the financial viability of a project. Knowledge about existing infrastructure capacity would greatly assist developers in the decision-making process. If there is enough capacity, then a project may proceed. If not, a project will not proceed, or discussions can start on how to get capacity. Suggest that the City take a targeted approach by determining infrastructure capacity information first for the downtown and then expand it to the City Centre. A developer is unlikely to spend \$50k+ to understand whether an opportunity exists. Even high-density	In the Current Conditions section, lack of information on infrastructure is a barrier that has been identified and is addressed within a number of the goals, including Process, Finance and Promotion.
Draft Goal 3: FINANCE Private investment in the redevelopment of underutilized properties is fostered through strategic public investment.		Efforts to improve access to infrastructure information are underway and will be further enhanced with more specific information as neighbourhood planning proceeds, the Wastewater Master Plan is completed, and corridor studies, such as the one currently occurring along Saskatchewan Drive proceed.
Draft Goal 4: PROMOTE		

<p>Collaboration with others is fostered and opportunities within existing communities is promoted.</p> <p>Draft Goal 5: MONITOR</p> <p>Through implementation, progress is monitored and reported on regularly and informs refinements to the Strategy over time to respond to barriers.</p>	<p>redevelopment will be challenging without this information unless there are enough dwelling units to offset the due diligence cost.</p>	
	<ul style="list-style-type: none"> - Another theme of first four goals seems to be around 'Finance'. Felt like this is the biggest hurdle. If the financial hurdle can be figured out and thereby reduce risks, then the redeveloping underutilized sites will be more viable. 	<p>In the Goals section, added clarification that the goals are connected and support one another and do not stand-alone.</p>
	<ul style="list-style-type: none"> - These goals are good ideas; however, it is felt that the financial aspect is the 'paramount pillar' that will need to be focused on to be successful (+1 sticker). 	<p>The City acknowledges that each of the four action-oriented goals all contribute to the financial viability of developing underutilized lands.</p> <p>It is reiterated through Strategy that the Goals and Strategies recognize the connection of the barrier to the financial aspect of development and have intended to create a work plan that guides the City towards addressing them over time. This has been stated more clearly.</p>
	<ul style="list-style-type: none"> - There is a need to better understand the costs for all the pieces associated with infill development; all the pieces of the 'puzzle' must be available to effectively determine the costs and make an informed decision on whether to proceed or not. (+1 sticker) 	<p>Recognized that access to information and awareness of the process is important it is and addressed through a number of proposed strategies, including:</p> <p>2-5: Tool to describe application process; 2-7: GIS infrastructure viewer online; 3-1: Target areas and apply specific programs or incentives; 3-3: Explore incentive programs and initiatives; 3-5: Redevelopment Levy; 4-7: Demonstration Projects</p>
	<ul style="list-style-type: none"> - NIMBY (i.e. Not In My Back Yard) comes out when an application goes to Council which increases the risk of development projects. 	<p>Recognized and addressed through "Promotion" goal.</p>
	<ul style="list-style-type: none"> - May want to consider splitting this Strategy into two sections: residential and commercial. Rationale is that they have different issues. The focus of the residential section could be on the 30% intensification target. (+ 1 sticker) 	<p>Based on recent development challenges in the City, it is felt that most of the barriers that apply to one land use also apply to the other. If, as the Strategy is implemented, it is determined that that a different approach is needed for different land uses, it would be considered at that time.</p>
	<ul style="list-style-type: none"> - Have an annual education session with City Council and Regina Planning Commission about the value of intensification and redevelopment of underutilized land; some decisions that are made seem counter intuitive to fostering the development of underutilized sites. (+ 3 stickers) 	<p>Added as part of action under 4-2: Champion and promote development of underutilized lands and infill development.</p>
	<ul style="list-style-type: none"> - Noted that some developers when undertaking projects on underutilized sites experienced every barrier; suggestion to use this information as a case study for current state. 	<p>Recognized that numerous barriers can be experienced in a single application; next steps to focus on actions to address them and reflect over time on whether they are successfully doing so.</p>

Discussion 2: Goals and Strategies 1 (Rules) and 2 (Process)		
<p>The overall approach for the Strategy was explained and the goals and associated strategies were reviewed by timeframe of implementation.</p> <p>Identified timing is associated with the ‘start’ of the project; many will be ongoing while others are an action that will be completed and influence future work.</p> <p>Questions to encourage discussion:</p> <ol style="list-style-type: none"> 1. What do you appreciate about the goals and strategies? 2. What concerns do you have? 3. What else should be done to further refine the strategies? 		
Draft Goals and Strategies	Workshop Feedback	Response from City Administration
<p>GOAL 1: RULES</p> <p>Immediate Start (2019)</p> <p>1-1: Update Zoning Bylaw to align with the Official Community Plan (OCP).</p> <p>1-4: Consider using contract zoning where specific uses are restricted due to known contaminants to allow development to occur that is not affected by the contaminants.</p> <p>1-5: Consider locations of underutilized lands, their viability from an intensification and redevelopment perspective, what the ultimate land uses in those locations should be, and how zoning should be applied (i.e. contextual zoning). And as appropriate, use with other strategies, including 1-6, 1-7, and 1-8).</p> <p>1-6: Consider pre-zoning sites with an ability to add a holding symbol that identifies requirements to be completed by the developer; it is expected that this would be implemented as part of the neighbourhood planning processes to assign the ultimately desired land use in strategic sites, but it could also be advanced on its own.</p> <p>1-8: Ensure consistency between the OCP, Zoning Bylaw, and Site Design Standards through regular review and update accordingly.</p> <p>Short-Term Start (2020-2021)</p> <p>1-7: Explore supporting mid-rise (6-8 story) developments in zoning and identify key zones where mid-rise development can occur ‘as of right’.</p> <p>Medium-Term Start (2022-2024)</p> <p>1-2: Explore expanding Zoning Bylaw to allow a broader range of temporary uses on vacant lots.</p> <p>Long-Term Start (2025-2030)</p>	<ul style="list-style-type: none"> - Reducing time to get through the approval process is welcome (+ 1 sticker). 	<p>Appreciate support for proposed direction.</p>
	<ul style="list-style-type: none"> - Enforcing response time for development applications is needed and should meet timelines identified in the P&D Act 	<p>The implementation of the Planning and Building Software (2-1) is intended to address this concern through prompts to the reviewers and notifications to managers when deadlines are not met. It is also intended to support action 2-8 to track the time it takes to complete infill development applications. As a follow up, 2-9 identifies the need to consider setting a service standard for infill development applications.</p>
	<ul style="list-style-type: none"> - Appreciate action to have one point of contact, but this should include having it be someone’s job to track time it takes to have every department review and complete requirements and draft agreements within the time period. 	
	<ul style="list-style-type: none"> - In response to the Downtown-focused strategy (2-6), it was noted that often the Warehouse District is often forgotten and it is hoped that it can be mentioned as a future area to receive focus, in the medium-term, for example based on experience in the downtown (i.e. consider it a future step) (+1 sticker). 	<p>Identifying areas of focus is important to ensure that efforts are not spread too thin and that results have impact. The areas of focus are likely to evolve over time and are intended to be informed by the Neighbourhood Planning process, which will be undertaken as per the Sequencing Plan.</p> <p>In terms of the Warehouse District specifically, it is an area that most directly benefits from its proximity to the Railyard Renewal Project (3-9).</p>
	<ul style="list-style-type: none"> - A process barrier that does not seem to be mentioned is dealing with the challenges associated with “inspections” – there are inconsistencies and challenges with the current state (+4 stickers). 	<p>This is not directly in scope of this Strategy as inspections were not identified as a barrier through the Study. As well, the way that they are conducted in infill areas is the same as how they are done in greenfield. Inconsistencies in approach by individual inspectors has been identified and seeking ways to improve consistency are being sought. If there are immediate concerns with the Inspections for a</p>
	<ul style="list-style-type: none"> - Further on the inspections point, there are additional requests for information being made that previously were not requested, such as truss design. 	

<p>1-3: Maintain regular review schedule to ensure the Zoning Bylaw is current and ensuring development is aligned with the OCP as well as considering its impact on addressing barriers identified through the Underutilized Land Study.</p>		<p>current project, please contact the Building Standards Branch.</p>
<p>GOAL 2: PROCESS</p> <p>Immediate Start (2019)</p> <p>2-1: Focus implementation on new Planning and Building Software (i.e. Cityview) and review for improvements over time that support development process on underutilized sites.</p> <p>2-3: Focus implementation of one-point of contact through the entire application process for development.</p> <p>2-7: Seek opportunities to make the GIS Infrastructure Viewer available on regina.ca for use by prospective developers in developing their applications.</p> <p>2-8: Track the time taken for steps in the approval processes for infill development.</p> <p>Short-Term Start (2020-2021)</p> <p>2-2: Consider opportunities in the Planning and Building Software to prioritize development applications for underutilized sites.</p> <p>2-6: Explore opportunities to improve the internal process to support redevelopment on underutilized sites specific to the Downtown.</p> <p>Medium-Term Start (2022-2024)</p> <p>2-4: Reflect on whether a specific role is needed for infill development of underutilized sites given the complexity of applications to foster effective cross-departmental coordination.</p> <p>2-5: Consider the need to develop an online tool to assist developers in understanding what they can expect through the application process for development on underutilized sites.</p> <p>2-9: Consider developing a service standard for processing infill development applications as part of Planning and Sustainability Fee reviews.</p> <p>Long-Term Start (2025-2030)</p> <p>None identified at this time</p>	<ul style="list-style-type: none"> - Suggestion to create a training/education and awareness building program/exercise that helps those at the City involved in approvals experience what it feels like on the application side of a development application; this should include the impacts that are felt by delays, for example (e.g. the financial implications, Impact on the timing for a development, etc.). This could assist with future work that considers process improvements to help “get to yes”. 	<p>Recognized and this is considered within the advancement of 2-6 in the downtown which will require a deeper look into specific challenges to effectively determine specific actions to address them. As well, the City’s restructuring of its Planning functions is intended to provide an improved customer experience, which includes improving processes.</p>
	<ul style="list-style-type: none"> - Suggest a strategy be for the City to plan in the medium to long term to do the actual assessment of infrastructure’s condition and included in the evolution of a micro-model. This could be an add-on to the GIS viewer that could also include information such as the material that the pipe is constructed from (+3 stickers). 	<p>In the Current Conditions section lack of information on infrastructure is a barrier that has been identified and is addressed within a number of the goals, including Process, Finance and Promotion.</p> <p>As noted previously, efforts to improve access to infrastructure information are underway and will be further enhanced with more specific information as neighbourhood planning proceeds, the Wastewater Master Plan is completed, and corridor studies, such as the one currently occurring along Saskatchewan Drive proceed.</p>
	<ul style="list-style-type: none"> - Suggest that providing infrastructure information be thought of as a progression that the City can help make simpler: first provide the GIS viewer application that advises on what pipes and their sizes; then start to fill in capacity gaps; then the conversation with City staff is needed to demonstrate that the site can be serviced; and finally it is confirmed that there is enough capacity to support the proposed development. To assist with this, it would be nice to see the City having information that would effectively inform the likelihood of existing infrastructure to support the proposed development – can this be a part of the strategy? 	
	<ul style="list-style-type: none"> - Noted that GIS viewer online cannot replace the detailed conversation with City staff; recognized that it may be a first step of three or five (+1 sticker). 	
	<ul style="list-style-type: none"> - Currently, there are challenges with finding out information from the City’s different departments – they seem fragmented (e.g. it is has taken a long time to get information on when a temporary occupancy permit has 	<p>Recognized and addressed through Process strategic actions, particularly those focused on providing one point of contact (i.e. 2-3). As well, the City’s restructuring is intended to provide customers with an improved service experience.</p>

	been issued). Improved streamlining of this kind of a thing is suggested.	
	- When the City sells its own land, all requirements for the sale should be completed by the City before the property was listed, not after.	Outside the scope of this Strategy. Comment shared with the Land and Real Estate Management Division.
	- Appreciate seeing feedback being used to define the goals and strategies.	Appreciation noted.

Discussion 3: Draft Goals and Strategies 3 (Finance), 4 (Promote), and 5 (Monitor)		
Continued discussion from Discussion 2 to the other Goals and Strategies.		
<p>Questions to encourage discussion:</p> <ol style="list-style-type: none"> 1. What do you appreciate about the goals and strategies? 2. What concerns do you have? 3. What else should be done to further refine the strategies? 		
Draft Goals and Strategies	Workshop Feedback	Response from City Administration
<p>GOAL 3: FINANCE</p> <p>Immediate Start (2019)</p> <p>3-2: Review Housing Incentive Policy (HIP) to determine options for considering the application to the redevelopment of underutilized sites.</p> <p>3-9: Invest in the Railyard Renewal Project with other levels of government.</p> <p>Short-Term Start (2020-2021)</p> <p>3-4: Consider investment strategies to improve the attractiveness of existing neighbourhoods and/or areas specifically identified for redevelopment through Neighbourhood Planning.</p> <p>3-6: Improve ability of the Construction Programming and Integration group to identify and prioritize opportunities to upgrade infrastructure to foster development opportunities on underutilized sites.</p> <p>3-8: Explore development of a program to invest in upsizing underground infrastructure annually.</p> <p>Medium-Term Start (2022-2024)</p> <p>3-1: Identify defined area(s) to focus efforts to develop specific programs and/or infrastructure improvements to encourage development of underutilized lands in a targeted way (e.g. specific blocks within a broader neighbourhood area).</p> <p>3-3: Review incentive program options identified in the Study, research their effectiveness, applicability to our community, and other considerations to inform development of a more specific incentive program for defined areas (linked to 3-1), specific types of underutilized lands (e.g. gas stations sites), or city-wide.</p> <p>3-5: Consider creation of a ‘redevelopment levy’ where there are multiple land owners with a collective interest in upgrading local infrastructure to enable development of their sites.</p>	<ul style="list-style-type: none"> - Recommend doing Cost of Growth Study sooner than medium-term as it is linked to the facts about infill, 4-5 which is an immediate item (+1 sticker). 	<p>This Study requires cross-departmental coordination for staffing and data and informational resources which are not anticipated to be available until 2021 or 2022.</p> <p>In the meantime, efforts are planned to begin to improve infill awareness in 2019 and be built on over time with the Cost of Growth Study among other resources as they become available. Education and outreach are intended to be ongoing.</p>
	<ul style="list-style-type: none"> - Consider impact of the Intensification Levy and how it relates to underutilized sites and consider grants to offset costs in order to encourage infill development. 	<p>This was considered through development of the Levy. The Levy is applied to cover the costs of growth for major infrastructure servicing associated with intensification.</p> <p>Credits are applied where a structure existed on the site in the last ten years.</p> <p>Consideration of options to mitigate the impact on the redevelopment of sites for residential uses is starting through the Housing Incentive Policy (HIP) Review; consultation on that project is planned for later this spring.</p>
	<ul style="list-style-type: none"> - Along with identifying RRP and RRI, also identify the Saskatchewan Drive Corridor Study and subsequent work as a project to use as a catalyst for further intensification and redevelopment of underutilized sites; this Strategy can help support this. 	<p>Captured within actions to be undertaken as part of Neighbourhood and Corridor Planning.</p>
	<ul style="list-style-type: none"> - Recommend that the process of developing Neighbourhood Plans is used to have the conversation with the community about intensification and use of underutilized sites (i.e. proactively address NIMBY) and that the website not be the only place that information 	<p>The Neighbourhood Planning process is intended to be an important way to start communities thinking about intensification. This will be supported by a number of actions under the Promotion goal.</p>

<p>3-7: Undertaken the cost of growth study to understand the financial implications of growth on the City (and community) depending on its location.</p> <p>Long-Term Start (2025-2030)</p> <p>3-10: Consider opportunities to use the Regina Revitalization Initiative as a catalyst for further redevelopment.</p> <p>GOAL 4: PROMOTE</p> <p>Immediate Start (2019)</p> <p>4-1: Continue to seek opportunities to coordinate utility upgrades with other organizations, including SaskEnergy, SaskPower, SaskTel and Access Communications.</p> <p>4-2: Champion and promote development of underutilized lands and infill development (link to 4-5).</p> <p>4-4: Empower departments to work collaboratively on supporting the ability of intensification to occur within the existing city.</p> <p>4-5: Develop and implement a communications strategy/campaign as a frame to prepare and provide facts about infill development and the value of fostering development on underutilized lands (linked to 4-2).</p> <p>Short-Term Start (2020-2021)</p> <p>4-6: Support collaboration with City Council, Administration, and the development community in discussing the opportunities and challenges in redeveloping underutilized sites and determining next steps.</p> <p>4-8: Explore opportunities to promote, market, and enable prospective clients to be aware of available sites.</p> <p>Medium-Term Start (2022-2024)</p> <p>4-3: Explore development of Infill Development Awards to publicly showcase projects and their value to the community.</p>	is provided. This could include putting up signs on vacant sites during the Plan development process that say, "What could this lot be?" and use that to initiate the generation of ideas.	
	- In developing Neighbourhood Plans, use pictures to help people think about what the development could be like.	Efforts to improve education and awareness are planned to begin immediately as part of the actions under the Promotion goal, with the use of videos and graphics. Being able to visually present ideas is considered an important element.
	- Consider adding working with the Province and Wascana Centre Authority to consider opportunities for Wascana Park (for 5-4).	Considered out of scope of this Strategy.
	- Work on improving the targeting and filtering of messages about incentive programs. For instance, messages about current programs are sent out to people whose developments do not qualify.	Comment shared with the Tax and Assessment Department to consider as part of future communications.
	- Property tax incentives may help with the utilization of underutilized buildings/lands; this includes not immediately taxing land that was not previously contributing taxes until such time as a home is built and the purchaser takes possession and require the services that taxes fund (+ 4 stickers).	Added for consideration as part of action 3-3 to research incentive programs to better understand options, their application, and impact.
	- Vacancy rates may create a barrier to private investment in underutilized lands/buildings in the downtown.	This is outside the scope of this Strategy. A review of the Office Policy in the OCP is underway. To mitigate downtown vacancy, the office policy in the OCP currently states that the vacancy rate, as interpreted by the City, pertaining to medium office and major office development in the downtown does not exceed 6.5%.
	- Grants for downtown commercial conversions to rental/condo units may help utilize underutilized commercial property (+1 sticker).	To be considered as part of action 3-3 to research incentive programs to better understand options, their application, and impact.

<p>4-7: Develop and implement a demonstration project competition to encourage creative design to introduce and support new development trends (also supports Goal 3).</p> <p>Long-Term Start (2025-2030)</p> <p>4-9: Work with the Province, and others, to make information on the remediation of contaminated sites more available and accessible.</p> <p>GOAL 5: MONITOR</p> <p>Immediate Start (2019)</p> <p>None identified at this time.</p> <p>Short-Term Start (2020-2021)</p> <p>5-2: Provide Underutilized Land Improvement Strategy Annual Report to City Council that includes results on the measures and progress on targets (e.g. intensification rate; change in vacant lot inventory; etc.).</p> <p>5-3: Reflect on strategies as they are implemented to evaluate if intended outcomes are being met; make minor refinements as needed.</p> <p>5-5: As part of implementation of and reflection on the strategies, consult with stakeholders to confirm where improvements have been made, identify challenges, and consider solutions.</p> <p>Medium-Term Start (2022-2024)</p> <p>5-1: Update GIS vacant land inventory.</p> <p>5-4: Consider how implementation of other City projects across the organization indirectly impacts redevelopment of underutilized sites.</p> <p>5-6: Implement a survey process to determine applicant satisfaction levels and where opportunities to improve lay.</p> <p>5-7: Conduct a major review of the Strategy every five years.</p> <p>Long-Term Start (2025-2030)</p> <p>None identified at this time.</p>	<p>- Consider the opportunity for public investment in infrastructure in the downtown (e.g. sidewalks, roads, green space) (+2 stickers with a note that this is very important).</p>	<p>Recognized and addressed through a number of actions in the Strategy, including: 3-1 in developing programs for specific areas; 3-4 in considering investment strategies to improve neighbourhood attractiveness; and 3-6 to improve the ability of the Construction Programming and Integration team to identify and prioritize opportunities to upgrade infrastructure; and 4-4 to empower departments to work collaboratively to support intensification. As well, investing in infrastructure improvements in the downtown is underway through various projects, including the Sask. Dr. Corridor Study and improvements being made to Victoria Avenue.</p>
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Targets and Measures	
Feedback sought on: <ul style="list-style-type: none">• How the City measure the success of the strategy?• What kinds of targets could be set to work towards?	
Workshop Feedback	Response from City Administration
<ul style="list-style-type: none">- Make sure goals are measurable- Use a mix of quantitative and qualitative (e.g. social aspects; developer satisfaction; impact on NIMBY) measures- Develop a measure to evaluate change for each strategy (e.g. # of requests for information; time to process applications; etc.)- Use the Intensification target that is already set in the OCP- Record and track questions asked at RPC and Council around infill- Go back 10 years and see who was doing infill development and inquire as to why they are no longer doing projects.	<p>This feedback will be considered in the development of the targets and measures.</p>

Q&A Through Workshop Session	
Question	Response from City Administration
What is “vacant residential” referring to?	It is understood that it would typically refer to lots in residential areas/with residential zoning that are vacant.
How is heritage preservation as it relates to “vacant heritage buildings” considered through Strategy?	It is not directly; preservation of built heritage is identified in the OCP and in the Cultural Plan. Long term action (3-11) added that directs an investigation into the barriers to vacant buildings, and development of strategies to support how to address them.
Can contract zones be used for something other than contaminated sites?	As per the OCP, contract zones can be used for unique situations, and for the purposes of this strategy, it would be contaminated sites. Through the proposed Zoning Bylaw, a time limit for use of a contract zone on a site has been recommended.
Is the organization being changed to implement the building software?	<p>The City Administration is currently going through a reorganization; it has not yet been completed, but one of the first changes was bringing the Planning and Development Services Departments together into a single Department.</p> <p>The organization is evolving to consolidate departments to bring functions together, improve service delivery, and enhance customer experiences.</p>
For 2-6, why is downtown referred to and not “City Centre”?	We need to start somewhere and be targeted with our efforts. Advice received from the City of Saskatoon that is currently implementing a program of this nature is that there are things that they can do in the downtown (i.e. make assumptions) that are more difficult elsewhere. That said, it is possible that subsequent areas would be looked at through future refinements to the Strategy.
What Neighbourhood Plans are being done and in what order?	<p>The neighbourhoods are identified to start this year are: Al Ritchie and Hillsdale.</p> <p>A full list of neighbourhoods and when their plans will be started can be found here: http://reginask.igm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=4591&MediaPosition=&ID=3771&CssClass= </p>
What are the end points for the Sask. Drive Corridor Study?	Princess Street to Winnipeg Street

July 29, 2019

To: His Worship the Mayor
And Members of City Council

Re: Executive Committee: 2019 Semi-Annual Review of Closed Executive Committee Items

RECOMMENDATION

**RECOMMENDATION OF THE EXECUTIVE COMMITTEE –
JULY 10, 2019**

That this report be received and filed.

EXECUTIVE COMMITTEE – JULY 10, 2019

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

Councillors: Sharron Bryce (Chairperson), Lori Bresciani, John Findura, Jerry Flegel, Bob Hawkins, Jason Mancinelli, Joel Murray, Mike O'Donnell. Andrew Stevens and Barbara Young were present during consideration of this report by the Executive Committee.

The Executive Committee, at the **PRIVATE** session of its meeting held on July 10, 2019, considered the following report from the City Manager:

RECOMMENDATION

That this report be forwarded to the July 10, 2019 City Council meeting for information.

CONCLUSION

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

BACKGROUND

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

DISCUSSION

The reports considered by the Executive Committee in private session from January to June 2019 have been compiled in the attached schedule.

RECOMMENDATION IMPLICATIONS

Financial Implications

There are no financial considerations with respect to the recommendations.

Environmental Implications

There are no environmental implications related to the recommendations.

Strategic Implications

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

Other Implications

There are no other implications associated with the recommendations.

Accessibility Implications

There are no accessibility implications associated with the recommendations.

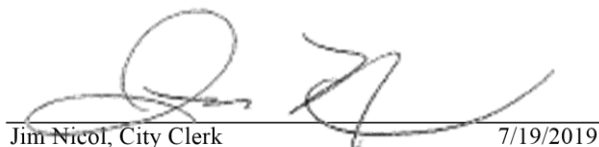
COMMUNICATION PLAN

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

DELEGATED AUTHORITY

The recommendation contained in this report requires City Council approval.

Respectfully Submitted,



Jim Nicol, City Clerk

7/19/2019

**REVIEW OF CLOSED EXECUTIVE COMMITTEE ITEMS
JANUARY TO JUNE – 2019 REVIEW**

REPORTS FORWARDED TO CITY COUNCIL

Date Last Considered	Subject	Date Submitted to Council
February 13, 2019	<p>E19-9 Out-of-Scope General Wage Increase 2019</p> <p>E19-6 2019 Appointments to Boards and Nominations to Regina Airport Authority</p> <p>E19-7 2018 Semi-Annual Review of Closed Executive Committee Items</p>	<p>February 25, 2019</p> <p>February 25, 2019</p> <p>February 25, 2019</p>
March 13, 2019	<p>E19-5 2019 Appointments to Regina's Warehouse Business Improvement District Board</p> <p>E19-10 Buffalo Pound Water Treatment Corporation (BPWTC) – Election of Directors</p> <p>E19-12 Tentative Agreements: Canadian Union of Public Employees (CUPE) Local 21 & Local 7</p>	<p>March 25, 2019</p> <p>March 25, 2019</p> <p>March 25, 2019</p>
April 17, 2019	<p>E19-17 Economic Development Regina Inc. (EDR) - Election of Directors</p> <p>E19-18 The Regina Exhibition Association Limited (REAL) Board of Director Appointments</p> <p>E19-16 Tentative Agreement with the Amalgamated Transit Union, Local 588</p> <p>E19-19 2019 Appointments to Accessibility Advisory Committee</p>	<p>April 29, 2019</p> <p>April 29, 2019</p> <p>April 29, 2019</p> <p>April 29, 2019</p>
May 15, 2019	No Reports forwarded to City Council	
June 12, 2019	No Reports forwarded to City Council	

July 29, 2019

To: His Worship the Mayor
And Members of City Council

Re: Mayor's Housing Commission: Comprehensive Housing Strategy - 2018 Annual Update

RECOMMENDATION

**RECOMMENDATION OF THE MAYOR'S HOUSING COMMISSION
- JUNE 11, 2019**

That this report be received and filed.

MAYOR'S HOUSING COMMISSION - JUNE 11, 2019

The Commission adopted a resolution that an edited version of this report be forwarded to the June 24, 2019 meeting of City Council for information.

Mayor Michael Fougere (Chairperson); Councillors: Sharron Bryce, John Findura, Joel Murray and Commissioners: Robert Byers, Jason Carlston, Patrick Mah and Malcolm Neill were present during consideration of this report by the Mayor's Housing Commission.

The Mayor's Housing Commission, at its meeting held on June 11, 2019, considered the following report from the Administration:

RECOMMENDATION

That this report be forwarded to the June 24, 2019 meeting of City Council for information.

CONCLUSION

City Council approved the Comprehensive Housing Strategy (CHS) and implementation plan in 2013. Since then, City Administration has begun work on 29 of 35 strategies; six strategies have not yet been started. This report serves as an annual update on implementation for 2018. A CHS implementation report is provided to the Mayor's Housing Commission (MHC) and City Council on an annual basis.

BACKGROUND

In February of 2013, consultants completed the CHS, a project to evaluate Regina's housing issues, to research and develop strategies to address these issues and to define the role of the City. Background research and the strategy framework were reviewed and vetted by a group of

19 industry stakeholders, representing all sectors of housing, as well as members of City Administration. The CHS along with City Administration's recommendations identified 28 strategies for implementation and six strategies for further consideration, with one strategy deemed unfeasible. This recommendation was approved by City Council on April 29, 2013. Subsequently, a Housing Strategy Implementation Plan (HSIP) was approved by City Council on June 10, 2013, including work plans for implementation of the 35 CHS strategies based on short, medium and long-term timeframes.

DISCUSSION

Implementation of the CHS:

The following list contains highlights of implementation in 2018. A description of the strategies and implementation to date are included in Appendix B.

- **Underutilized Land Study (ULS).** A consultant was retained in 2017 to research barriers for developing underutilized land and provide recommendations to promote redevelopment. Work included the creation of an underutilized land inventory, generating proformas for hypothetical developments in existing vacant sites and engaging with local property owners, Business Improvement Districts (BIDs), affordable housing providers and the development industry on what the City can do to better encourage new investment on underutilized lands. The ULS was completed and released to the public in Q4 of 2018. Work commenced on the Underutilized Land Improvement Strategy (ULIS) based on the consultant recommendations in December 2018 with a final report to Council on the Strategy tentatively anticipated for 2019 (Strategy 26, 30).
- **Completion of Laneway Suites.** The Laneway and Garden Suite Guidelines for established neighbourhoods and pilot project for six infill laneway and garden suites were approved by Council January 2016. In 2017, one of the six infill units was completed. An additional infill laneway suite was near completion by the end of 2018 (Strategy 3).
- **Zone Forward:** Zone Forward continued its work on the development of a new zoning bylaw in 2018. Several changes to zoning regulations were proposed within the draft bylaw including allowing secondary suites to be developed in more building types other than detached buildings,, lower minimum lot area requirements, provisions for relaxation of parking requirements in certain considerations, as well as higher site coverage permitted for multi-unit buildings in medium and high density zones (Strategy 3, 5, 15, 16).
- **National Housing Strategy (NHS).** The NHS was released in November of 2017 with a focus on the renovation of existing affordable housing units and funding for the development of new affordable units. A summary of the National Housing Strategy was provided to members of the Mayor's Housing Commission in February and November 2018. More information on the National Housing Strategy can be found on the federal government's website under "A Place to Call Home." (Strategy 9, 12)
- **Partnerships.** There is on-going communication with the federal and provincial

governments, Indigenous and non-profit groups, property owners, developers and landlords to support access to affordable housing and homelessness initiatives. A member of the Saskatchewan Housing Corporation also sits on the Mayor's Housing Commission (MHC). Additionally, in-kind support for homelessness is provided by the City as a member of City Administration sits on the Regina Homelessness Community Advisory Board (RHCAB). In 2018, \$1.75 million in federal funding was committed to organizations working on homelessness in the community including \$750,000 for Housing First. At a municipal level, the City also provided \$60,000 towards a Plan to End Homelessness for Regina which was initiated in early of 2018 (Strategy 7, 9, 21, 28).

- **The Housing Standards Enforcement Team (HSET).** The HSET was relaunched with dedicated resources. The mandate for the team was revised to focus on improving unsafe and unsanitary housing conditions by conducting comprehensive investigations and inspections of sites where multiple aspects of health and safety have been compromised. HSET leverages the expertise and accompany legislation of various agencies to ensure compromised sites are enforced to minimum health and safety standards. A dedicated coordinator was appointed to be the primary point of contact and to communicate with stakeholders as required. 77 new cases were opened resulting in 75 Orders to Comply issued, 10 dwellings declared as unfit for occupancy, with 1 dwelling demolished. The HSET focuses on working with the property owner(s) to achieve compliance. (Strategy 13)

Summary of Housing Statistics

The housing situation in 2018 saw slight variation from 2017, with a decrease in rental development and increased rental vacancy rates. Following a strong year in 2017 with 752 rental unit starts, 2018 saw a decline of rental starts by 25 per cent at 565 units. The decrease in rental starts were anticipated, given the phase out of tax exemptions for market rental units in newer areas of the city in 2016 and high rental vacancy rates, which are likely to continue until inventory is absorbed. The rental vacancy rate increased to 7.7 per cent in the fall of 2018 compared with 7 per cent in the fall of 2017. While increased vacancy rates may be beneficial to rental households by providing greater choice in the market, most new units continue to be located in the outskirts of the city and are offered at higher rental rates. This trend may create difficulties for families who are challenged with housing affordability and who may have to add the cost of a vehicle to obtain goods, services or employment. Increasing vacancy rates also create a risk that older units in the core areas of the city will see disinvestment, resulting in the deterioration or loss of rental housing stock in existing neighbourhoods.

While rental rates (cost to rent housing) continued to increase modestly by two per cent from 2017, average home prices decrease by four per cent in 2018. After substantial increases in home prices as well as housing starts since 2006, the decreases reflected in 2018 indicate a softening of the market as a result of oversupply. Other external factors such as the new mortgage housing rules that came into effect January 1st, 2018 have resulted in home buyers needing to purchase more modest homes or remain in the rental market. Despite this, vacancy rates for market rental housing have been above the target of three per cent for the third consecutive year. The cost of housing continues to impact Regina's most vulnerable households. As part of the implementation of the CHS and *Design Regina: Official Community Plan Bylaw No 2013-48* (OCP), continued

work is necessary to provide safe and affordable housing while also increasing housing diversity, intensifying neighbourhoods and creating complete communities.

With respect to location, distribution of housing incentives reflected a trend towards affordable development in greenfield areas with 75 per cent of affordable units being developed in outlying areas of the city. Tenure of units for housing incentives were favorable for rental development, with 63 per cent of the City's committed funding in 2018 directed towards affordable rental developments.

The following tables include a summary of housing data and trends over the past five years, including targets outlined in the CHS. A full summary of data including Census, CMHC and the real estate data is included in Appendix A.

Table 1: Overall Housing Data and Targets

Indicator	2014	2015	2016	2017	2018	CHS Target
Housing starts	2,223	1,597	1,402	1,923	1,139	n/a
Per cent multi-unit ² of total starts	68%	73%	61%	70%	69%	> 55%
Per cent rental units of total starts ¹	41%	45%	30%	39%	50%	30%
Rental starts (units)	909	716	466	752	565	350-400
Rental vacancy rates ²	3%	5.4%	5.5 %	7 %	7.7%	3%

¹ Includes semi-detached/duplexes, row houses/townhouses, multi-unit buildings.

² Numbers are for fall vacancy rates. Source: CMHC.

Table 2: Affordable and Below Market Rental Housing Statistics

Indicator	2014	2015	2016	2017	2018
Affordable/below market rental units (HIP funded)	22	73	11	60	50
Affordable/below market rental (HIP funded) as per cent of all rental starts	2%	10%	2%	8%	9%
All units receiving a municipal contribution ¹	539	1090	1000	661	546

¹ Municipal contributions include tax incentives for purpose-built rentals, capital incentives for below market/affordable rental and ownership units, and tax incentives for new secondary suites. Reported values are subject to adjustments on an annual basis.

RECOMMENDATION IMPLICATIONS

Financial Implications

In 2018, the City committed \$1.19 million in capital grants and an estimated value of \$532,404 in new municipal tax exemptions under the HIP. Up to \$2.5 million is allotted annually to housing incentives through the HIP and funded from the Social Development Reserve (SDR); however, the SDR does not have a long-term source of funding at this time.

A member of City Administration also provides in-kind support for the Regina Homelessness Community Advisory Board (RHCAB) to oversee decisions on federal funding under the Homelessness Partnering Strategy (HPS).

Environmental Implications

The OCP established a target of 30 per cent of population growth over the next 25 years to occur as intensification within the city's infill boundary. Ongoing monitoring of the infill/greenfield split and rental vacancy rates continue. The split for 2018 was 4.9 infill and 95.1 per cent greenfield, which is off target of the objectives from the OCP to direct at least 30 percent of intensification to infill areas. Continued infill and multi-unit development will help the city decrease its environmental footprint with more concentrated population density requiring less expansion of streets, pipes and other infrastructure.

Incentives to encourage housing development where residents can benefit from proximity to jobs, services and be less auto-dependent, were considered with a review of the HIP in 2015. For 2018, only 25 per cent of units receiving capital grants for affordability were located within the infill boundary. This is a decrease from 2017 when 40 per cent of funded units were infill developments. The location of affordable and below market units will continue to be monitored with implementation of the HIP.

Policy and/or Strategic Implications

The strategies of the CHS align with the City's policy objectives as outlined in the housing policies of the OCP. Strategies of the CHS were considered through Zoning Bylaw review in 2018. Several changes to zoning regulations were proposed and will indirectly support future development of affordable housing. In addition, eligibility for federal funding through the National Housing Strategy (NHS) will be governed by new requirements for sustainability, accessibility and affordability. Additional program details on NHS are anticipated for release in 2019.

Accessibility Implications

Development criteria established for eligibility in the City's housing incentives programs encourages development of accessible units. The scorecard used to evaluate applications for capital funding provides additional points for developments that include ten per cent accessible units. This is double the five per cent required as per *The Uniform Building and Accessibility Standards Regulations*.

Other Implications

None with respect to this report.

COMMUNICATIONS

The regina.ca and designregina.ca websites are kept up-to-date with all documents related to the CHS, as well as reports and information on housing data and new policy documents. Updates to the HIP can be found on regina.ca along with a housing brochure and interactive map that allows users to search for incentives based on location and housing type.

City Administration will continue to:

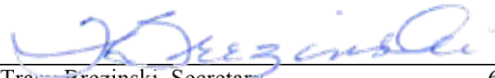
- Notify and communicate with the public and stakeholders on the strategies identified for public consultation in the CHS implementation plan.
- Receive feedback and engage non-profit housing providers, private developers and housing advocacy groups to build partnerships and discuss housing policies and programs of the City.
- Meet with Saskatchewan Housing Corporation and CMHC to discuss how the City's housing policies and incentive programs align with policies and incentives offered by the provincial and federal governments. The MHC provides a forum for discussion, advice and recommendations for the implementation of the CHS.
- Review of the Housing Incentives Policy in 2019 will include engagement with key housing stakeholders.

DELEGATED AUTHORITY

The recommendation in this report is within the delegated authority of the Mayor's Housing Commission.

Respectfully submitted,

MAYOR'S HOUSING COMMISSION



Tracy Brezinski, Secretary

6/19/2019.



HOUSING

COMPREHENSIVE STRATEGY

2018

Annual Housing Update



The following information is meant to provide a high-level overview of housing and related statistics, the role and impact of the City's housing incentives as well as an overview of steps towards implementation of the City's Comprehensive Housing Strategy (CHS).

Comprehensive Housing Strategy Overview

The CHS was completed and approved in 2013. The CHS outlines the City's role in housing, five major housing issues, five goals to address those issues and 35 strategies to positively impact the state of housing in Regina. The CHS can be viewed at Regina.ca.

Why create the Strategy?

The Strategy enables the City to:

- Define and communicate the City's role in housing.
- Better align policies, programs and assets with current and future housing needs.
- Define the best areas and methods to stimulate the housing market, within the City's role.

Strategy Implementation

Following the release of the CHS, a Housing Strategy Implementation Plan (HSIP) was approved by City Council in June of 2013. The Implementation Plan includes:

- Steps for implementation
- Timeframes for implementation for short (2013), medium (2014-2015) and long-term strategies (2016-2018)
- City divisions affected or involved
- Anticipated outcomes
- Monitoring, reporting and evaluation techniques

Key Strategy Implementation Actions

Since approval of the CHS, the City has seen progress to address housing issues. Increased development of affordable and market rental housing, coupled with a slowdown in population growth have helped reduce the housing supply issues that existed when the CHS was approved; however, affordable housing availability and options remain an issue especially for the most vulnerable households.



Housing Strategy Implementation–Challenges

The housing situation in Regina has improved since 2013 when the Comprehensive Housing Strategy (CHS) was first completed. Rental vacancy rates have risen and housing prices (ownership) have levelled after substantial increases between 2006 and 2013. Similarly, rental rates (cost to rent an apartment) have stagnated since the mid-2000s when increases were upwards of ten per cent annually in some years.

The economic slowdown from falling commodity prices, combined with a residential construction boom from previous years, led Regina's housing market to soften in 2018. The number of home sales in the city were down by eight per cent in 2018 compared to a year earlier and the lowest number of sales in over a decade. The average sales price was \$303,357 for homes in the city, a drop from the 2017 average price of \$316,909¹.

Despite a slowdown in the market place, development of affordable units continues but at a slower pace than previous years. As of the end of 2018, approximately 120 affordable ownership units that are eligible for capital down payment grants remain available in the market for purchase. Affordable rental units on the other hand, remain relatively stable with the number of capital grants committed for rental units in 2018 exceeding affordable ownership for the first time since the completion of the CHS in 2013.

To date, implementation has been ongoing for most strategies of the CHS with highlights including:

- **Underutilized Land Study (ULS).** A consultant was retained in 2017 to research barriers for developing underutilized land and providing recommendations to promote redevelopment. Work included the creation of an underutilized land inventory, generating proformas for hypothetical developments in existing vacant sites and engaging with local property owners, Business Improvement Districts (BIDs), affordable housing providers and the development industry on what the City can do to better encourage new investment in underutilized lands. The ULS was completed and released to the public in Q4 of 2018. In December 2018, work commenced on the Underutilized Land Improvement Strategy (ULIS) based on the consultant's recommendations with a final report on the Strategy to Council anticipated for 2019 (Strategy 26, 30).

- **Completion of Laneway Suites.** Three pilot projects were initiated to support the creation of laneway suites as a new form of secondary suites in Regina. The first laneway suites were piloted in select areas within Greens on Gardiner and Harbour Landing. The Laneway and Garden Suite Guidelines for established neighbourhoods and pilot project for six infill laneway and garden suites were approved by Council January 2016. One of the six infill units was completed in 2017 and an additional infill laneway suite was near completion by the end of 2018 (Strategy 3, 25). (Strategy 10).

- **Housing Incentive Program (HIP).** The City provides capital grant and tax exemption incentives through the HIP to stimulate new affordable rental and ownership units that address current housing needs. Minor revisions were made to HIP in 2017 to better align criteria with policy objectives and came into effect January 1st, 2018. Highlighted changes included refining the definition of a non-profit corporation, prioritizing funding for affordable rental development, refining the definition of an Assisted Care Rental Unit, and updating the eligibility criteria for two-unit rental developments (Strategy 1).

- **Zone Forward.** Zone Forward continued its work on developing a new zoning bylaw in 2018. Several changes to zoning regulations were proposed within the draft bylaw including, the removal of regulatory barriers associated with secondary suites, lower minimum requirements for small lot developments, provisions for relaxation of parking requirements in certain considerations as well as higher site coverage permitted for multi-unit buildings in medium and high density zones (Strategy 3, 5, 15, 16).

- **Vacancy Rate Target.** The CHS established a three per cent rental vacancy rate target by 2017. This target was achieved by fall of 2014. The rental vacancy rate increased to 7.7 per cent in October of 2018 with 565 new rental unit starts in 2018 (Strategy 10, 17).

¹ Source: Association of Regina Realtors, Annual Historical Statistics – MLS Residential Total – Regina and Region

- **Housing data tracking and reporting.** Tracking, recording and evaluating the housing situation through data from Census, Canadian Mortgage and Housing Corporation (CMHC), Canadian Real Estate Association (CREA), City building permits and Regina Realtors Association is on-going to inform housing programs and incentives. The most recent federal census survey was completed in 2016 with data releases in 2017 and 2018. The most up-to-date housing data is included later in this document (Strategies 10, 31 and 34).

- **Housing Standards Enforcement Team (HSET).** The HSET was relaunched with dedicated resources from the core team members. The mandate for the team was revised to focus on improving unsafe and unsanitary housing conditions by conducting comprehensive investigations and inspections of sites where multiple aspects of health and safety have been compromised. HSET leverages the expertise and accompany legislation of various agencies to ensure compromised sites are enforced to minimum health and safety standards. A dedicated coordinator was appointed to be the primary point of contact and to communicate with stakeholders as required. 77 new cases were opened resulting in 75 Orders to Comply issued, 10 dwellings declared as unfit for occupancy, with 1 dwelling demolished. The HSET focuses on working with the property owner(s) to achieve compliance (Strategy 13).

- **Partnerships.** There is on-going communication with the Federal and Provincial governments, Indigenous and non-profit groups, property owners, developers and landlords to support access to affordable home initiatives and homelessness. A member of the Saskatchewan Housing Corporation (SHC) sits on the Mayor's Housing Commission (MHC) (Strategy 7, 9, 21).

- **Homelessness.** In-kind support for homelessness is provided by the City as a member of City Administration sits on the Regina Homelessness Community Advisory Board (RHCAB). In 2018, \$1.75 million in federal funding was committed to organizations working on homelessness in the community including \$750,000 for Housing First. At a municipal level, the City also provided \$60,000 towards a Plan to End Homelessness for Regina, which was initiated in early of 2018 (Strategy 28).

- **National Housing Strategy.** The NHS was released in November of 2017 with a focus on the renovation of existing affordable housing units and funding for the development of new affordable units. A summary of the National Housing Strategy was provided to members of the Mayor's Housing Commission in February and November 2018 (Strategy 9, 12).

- **Community Investment Grants Program.** There is continued support for housing and homelessness initiatives through the City's Community Investment Grants Program. In 2018, \$386,337 was allocated to organizations involved with housing and homelessness including Mobile Crisis Services Inc., Regina Treaty/Status Indian Services Inc. and Regina Transitional Homes Inc. among many others (Strategy 27).

- **Mayor's Housing Commission (MHC).** The MHC continues to offer a forum for housing discussion and guidance for the implementation of the CHS. In 2018, a total of three MHC meetings were held to consider a variety of housing related research and policy topics such as the National Housing Strategy, homelessness and rental housing vacancy rates (Strategy 35).

Housing Strategy Implementation–Current State

The following issues continue to create housing challenges in Regina.

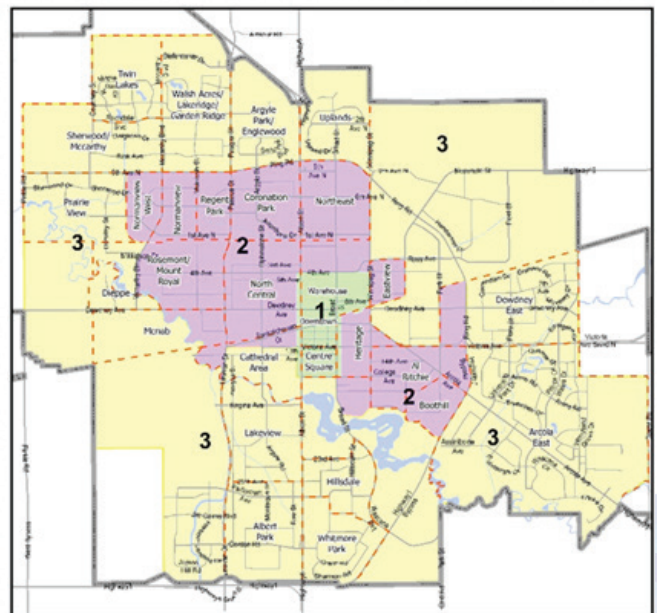
Affordable Housing Needs – Despite significant gains, there is still work to be done in order to meet the goals of the CHS with regards to affordable housing. The need for more affordable units is evidenced by the percentage of Regina households who struggle to find affordable housing as reported in the 2016 Census data. Unaffordable housing – defined as spending more than 30 per cent of pre-tax income for housing – impacts 23 per cent of Regina households. Further, unaffordable housing impacts renters to a far greater extent than owners. In the 2016 Census, it was reported that 46.1 per cent of all renters in the City lived in unaffordable housing, up from 44.4 per cent in 2011, whereas only 12 per cent of owner households reported spending greater than 30 per cent on housing.

In 2018, capital funding from the City of \$1.19 million was committed for 80 new units through the HIP, of which 50 were affordable rental units. This is an improvement over previous years when uptake of affordable home ownership units often eclipsed the development of affordable rental units. Revisions to the HIP were made in 2017 to reduce the number of affordable ownership units funded by the City for a single developer to 20 units per year. The rationale for this policy decision was the fact that ownership units funded in 2015–2016 still have units available that have not been sold to eligible households, and the current housing market where more entry-level homes are available in the new and resale market than during tighter housing markets in previous years. As of the end of 2018, just over 120 units remain available under the capital grant program for homeownership.

A comprehensive review of the Housing Incentives Policy (HIP) will be undertaken in 2019 as an initiative to further improve the HIP (Strategy 1).

Rental Housing Development– Higher uptake of capital grants for affordable rental units in 2018 may be attributed to on-going demand for affordable rental housing as well as HIP amendments made in 2015 to phase out tax exemptions for market rental units in Program Area 3 (new and outer established neighbourhoods) due to increasing rental vacancy rates, and the need to incentivize new units in core areas of the city (Strategy 17) (See Map below for Program Areas). Despite these changes, 2018 saw an overall increase in the market rental vacancy rate as well as a preference for the development of affordable rental in greenfield areas, with 40 of 50 rental units applying for capital grants located in Area 3.

Map 1: Housing Incentive Program Areas



Complete Communities – There is still a continued need for affordable residential development in proximity to services and amenities to create complete communities. As observed in 2018, 75 per cent of all units applying through the HIP were created in new developing areas of the city. Similarly, most new affordable units built since 2016 were approved in greenfield areas of the city owing to the number of ownership units funded during this time. For affordable rental units, a larger proportion were approved in existing areas of the city between 2012 and 2018 with 254 affordable rental units approved in Area 2 (existing, core areas) compared to 99 affordable rental units in Area 3. There were no affordable rental developments funded in Area 1 (City Centre) during this time period.

Housing Repair – As per 2016 Census data, just over seven per cent of housing was reported in need of major repairs. This is down from 2011 data (9.1 per cent) but points to a continued need to preserve and repair existing housing stock. Older units in need of repair are often in established neighbourhoods and located close to services and transit. They also often offer below market rental rates and are less expensive to renovate on a per unit basis than the construction of new units. With increasing rental vacancy rates, there is a risk of older rental stock falling further into disrepair (Strategies 12 and 13).

Increase in Primary and Secondary Rental Vacancy Rates – Vacancy rates for the primary rental market rose to 7.7 per cent in 2018, up 0.7 per cent from the previous year. Vacant rates of secondary rental condominiums saw a much greater leap from 0.4 per cent in 2017 to 9.6 per cent in 2018 as reported in the 2018 CMHC Rental Market Report. Although increase in both primary and secondary rental units provide more diversity or choice for a variety of household sizes, the trend also reflects an oversupply of available units in the rental market. Based on rental completion dates, rental units prior to the 1960s observed a slight decrease in rental costs. However, newer rental units continue to enter the market at higher rental rates resulting in an overall increase of average rental prices in the city (Strategy 10).

Housing Incentives Policy – Project Highlights

The following projects were completed or received funding commitments in 2018.

Souls Harbour Mission

1610 Angus Street

Located in North Central, the Samaritan Project is a multi purpose facility that includes a day care, 17 affordable rental units, a clothing store as well as a soup kitchen that converts to an overnight shelter with 23 beds for the use of hard to house males in the city. Design of the building incorporated passive design, engineering and construction, maximizing the facilities functionality and cost recovery.



Gabriel Housing

305 Garnet Street

Capital grants were approved for two single family units containing four-bedrooms and including a secondary suite. The units are geared towards supporting hard to house families at a below market rental price.

Avana's George Street Project

3000-3088 George Street

A 45-unit development currently underway, consisting of ten four-plexes and one five-plex dedicated to affordable rental housing for a diverse groups of households.



Silver Sage Housing

1325 Forget Avenue/ 5025 & 5029 7th Avenue

First Nation-owned affordable housing project made up of three duplexes with each unit featuring three bedrooms. The proposed development will provide permanent housing for clients graduating from Silver Sage's transitional housing.

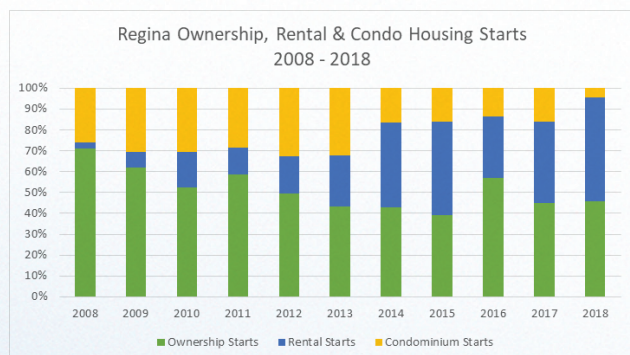
Housing Data Update

Housing Starts (Rental vs. Ownership)

Rental construction starts in the CMA in 2018 increased significantly, making up 50 per cent of total starts as compared to only 39 per cent in 2017. As a result, the split of tenure for housing starts in 2018 were balanced between rental and ownership units with ownership houses and condominium starts making up the remaining 50 per cent. Based on 2016 Census data, 30 per cent of households in the city rent, nearly unchanged with 2011 Census data reported at 31 per cent. During this time, the number of ownership households (70 per cent of all households) have increased by nearly 17 per cent, from 55,120 private households in 2011 to 66,380 private households in 2016.

A total of 565 rental unit starts were reported in 2018. Apartment units dominated housing starts with 500 units, accounting for 88 percent of rental starts in the city, followed by row housing. The majority of ownership starts were single-detached dwellings with 522 units, while condominium starts reflected a preference for row housing with 41 units.

Figure 1: Regina Ownership, Rental & Condo Housing Starts – 2008-2018

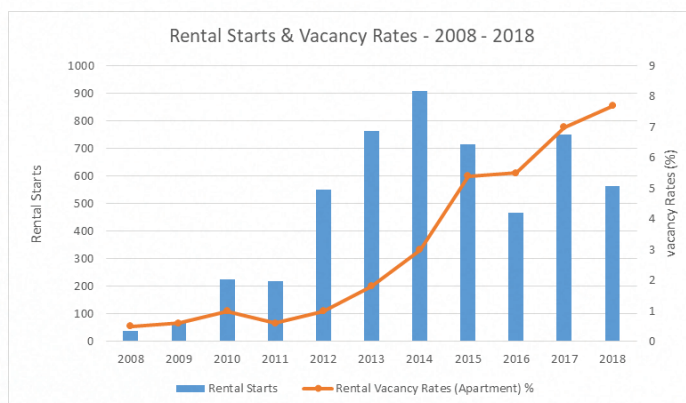


Source: CMHC Market Analysis Centre, Historical Starts by Intended Market.

Rental Starts & Vacancy Rates

Increased rental housing starts over the years have improved the availability of rental housing significantly. The vacancy rate for market rental apartment units increased to 7.7 per cent in the fall of 2018, up from 7.0 per cent in fall of 2017. The continued rise of vacancy rates in 2018 and a reduction in the number of rental starts by nearly 25 per cent compared to 2017 signals an oversaturation of market rental units in the Regina.

Figure 2: Rental Starts & Vacancy Rates – 2008 – 2018.

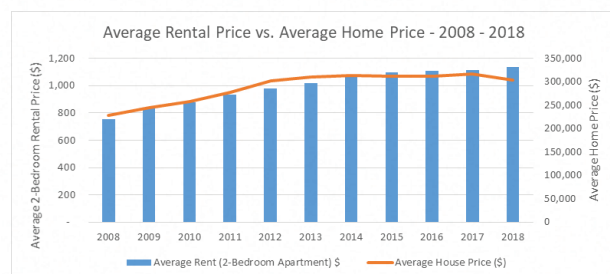


Source: CMHC Market Analysis Centre, Historical Starts and Vacancy Rates by Bedroom Type by Zone.

Rental and Ownership Housing Costs

In 2018, the average house price was \$303,357, down from \$316,909 in 2017, a decrease of four per cent. The overall decrease in home prices is a result of a softening of the housing market due to economic conditions as well as the introduction of new mortgage rules that came into effect in January 2018. Meanwhile, the average rental rate for a two-bedroom apartment continues to rise slightly at \$1,135 per month in 2018, up from \$1,116 in 2017, an increase of 2 per cent. The overall average monthly rental rate for a two bedroom apartment and house price in Regina over the past 10 years were \$1,108 and \$294,905 respectively.

Figure 3: Average Rental Price vs. Average Home Price – 2008 – 2018.

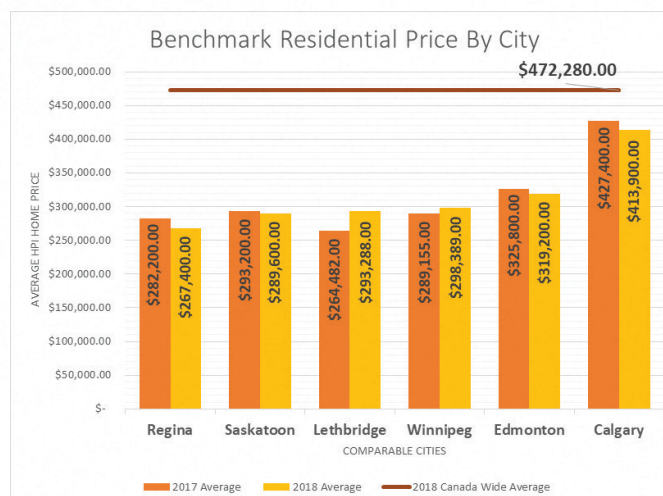


Source: Association of Regina Realtors, Annual Historical Statistics - MLS Residential Total – Regina and Region; CMHC Market Analysis Centre, Average Rent by Bedroom Type by Zone – Regina

Benchmark Residential Price by City

Based on the MLS® Home Price Index² (HPI) Regina home values have increased over time however at a slower rate compared to other cities within the prairie region. Change in the benchmark residential price reflect Regina had the highest decline in home value in 2018 to \$267,400 with a decrease of 5.2 per cent from 2017. The downward trend is attributed to an oversupply of housing in the market as well as a lack of demand. The overall benchmark residential price within Canada is \$472,280.

Figure 4: Benchmark Residential Price by City, 2017-2018



Source: The Canadian Real Estate Association, Housing Market Stats, National Price Map

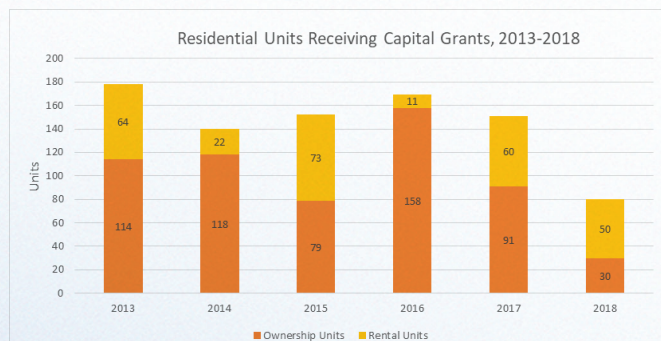
² The HPI measures residential price trends based on four benchmark home types, with the index set at a base of 100 for January 2005.

City of Regina Housing Incentives

In 2017, the HIP was updated to provide additional support for the development of affordable rental housing and to ensure that capital funding is prioritized for non-profit housing providers that provide affordable housing for the long-term and have a charitable mission to benefit the public at large. Incentives were reduced for affordable home ownership units to focus on greatest housing need.

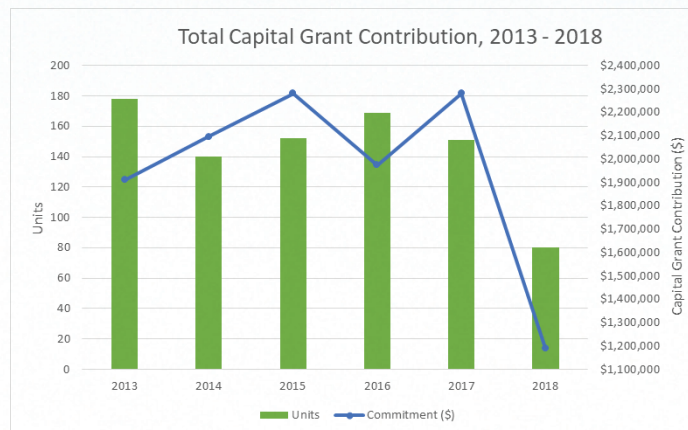
In 2018, capital grants were committed for nearly \$1.2 million in affordable housing developments and since 2013, the City has committed over \$11.7 million in capital grant contributions. Capital grants were approved for 80 units in 2018, of which 50 were affordable rental units (63 per cent). This is a significant change from previous years as the number of affordable rental units funded in 2018 is higher than affordable ownership units. Notable as well is that the total committed dollars and units receiving capital grants in 2018 are nearly half of those committed in 2017 (\$2.2 million, 151 units). The 67 per cent decrease in affordable housing units seeking capital grants in 2018 is due to amendments to the policy in 2017 to reduce the allotment of capital grants for ownership projects to 20 grants per development. As of the end of 2018, more than 120 pre-existing affordable ownership units are still available in the market from previous years.

Figure 5: Residential Units Receiving Capital Grants



Source: City of Regina, Incentive Data, 2013 - 2018.

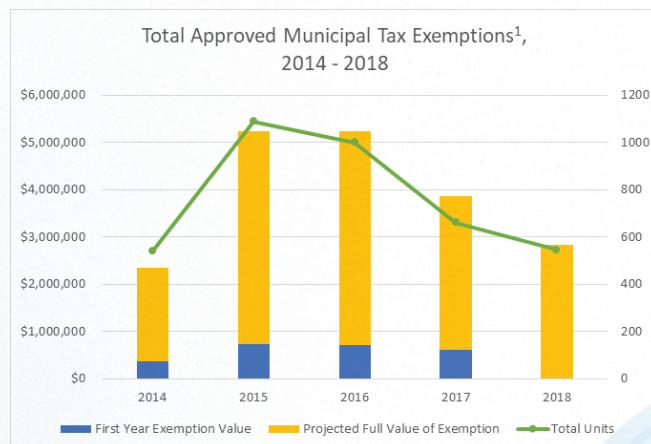
Figure 6: Total Capital Grant Contribution – 2013 - 2018



Source: City of Regina, Incentive Data, 2013 - 2018.

The HIP tax exemption program provides tax exemptions for affordable ownership and affordable rental units, secondary suites and market rental and ownership units in identified existing areas of the city. In 2018, the number of rental units receiving a tax exemption decreased 17 per cent to 546 units from 661 units in 2017. This includes exempted units started in previous years. The HIP tax exemption incentives have helped vacancy rates meet and exceed the rental vacancy target established in the CHS of three per cent. With the elimination of tax exemption in newly-developed areas of the city effective 2016, the overall number of units exempted will continue to decline.

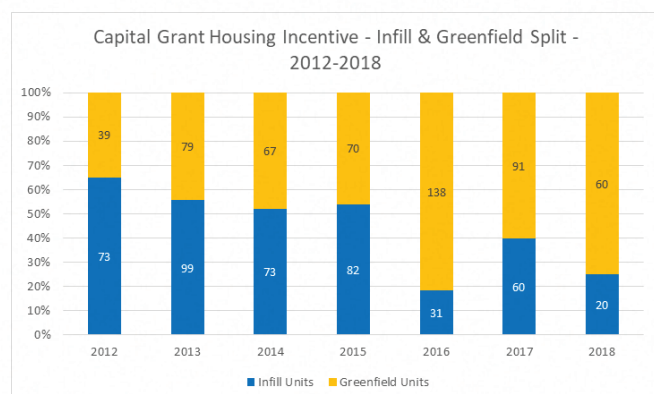
Figure 7: Total Approved Municipal Tax Exemptions – 2014 - 2018



Source: City of Regina, Tax & Assessment, 2014-2018

Between 2012 and 2015, the distribution of capital grants was relatively equal with infill areas typically seeing slightly more capital grants. Since 2016, there was a drastic shift towards proposals for capital grants for affordable housing located at the edges of the city in greenfield areas. In 2018, the infill-greenfield split for affordable units funded was 25/75, showing a higher level of imbalance than in 2017 when the split was 40/60. Increased development in greenfield areas can be attributed to the emergence of more private developers entering the affordable housing market, an increase in the number of ownership units funded, the challenge of finding land in the city core as well as barriers to infill development.

Figure 8: Capital Grant Housing Incentive – Infill & Greenfield Split – 2012 - 2018

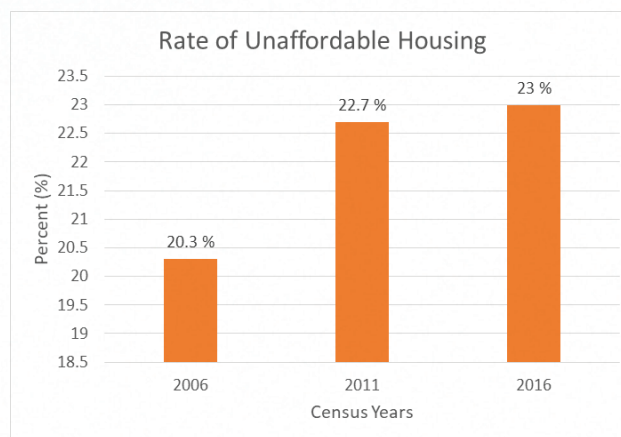


Source: City of Regina, Incentive Data, 2012 - 2018.

Affordability

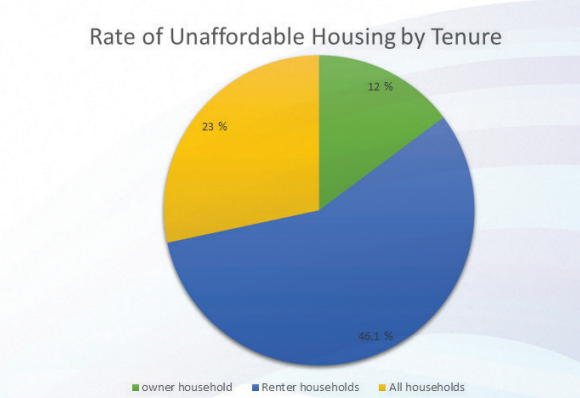
Affordability continues to be a major housing issue in the City and is the largest factor contributing to core housing need. In 2016, 23 per cent of all households in the City lived in unaffordable housing. This figure has not changed since 2011. Additionally, unaffordable housing affects renters more so than owners. In 2016, 46.1 per cent of all renters in the city lived in unaffordable housing compared to 12 per cent of all owners in Regina who lived in unaffordable housing, down from 13 per cent in 2011.

Figure 9: Rate of Unaffordable Housing – 2006, 2011, 2016



Source: Statistics Canada, Census of Canada 2006, 2011 & 2016.

Figure 10: Rate of Unaffordable Housing by Tenure – 2016

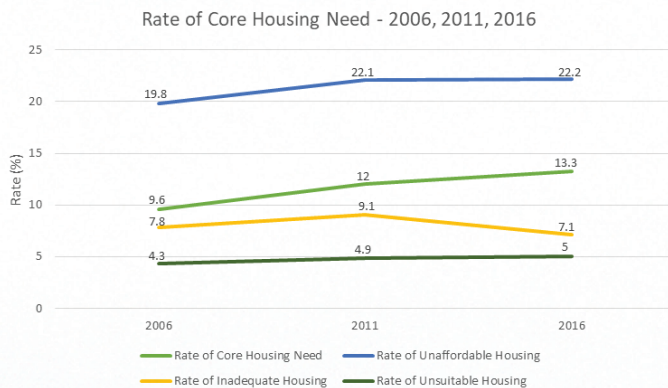


Source: Statistics Canada, Census of Canada 2006, 2011 & 2016.

Core Housing Need

A household is said to be in core housing need if its housing falls below adequacy, suitability or affordability standards and if the household must spend 30 per cent or more of its total before-tax income to access acceptable housing where all three criteria are met (Statistics Canada). The 2016 National Household Survey (Census) shows that 13.3 per cent of households in Regina are in core housing need, up from 12 per cent in 2011 and 9.6 per cent in 2006. Regina's 2016 core housing rate is similar to the provincial rate, which stands at 13.4 percent, but higher than the national rate, which stands at 12.7 per cent.

Figure 11: Rate of Core Housing Need – 2006, 2011, 2016

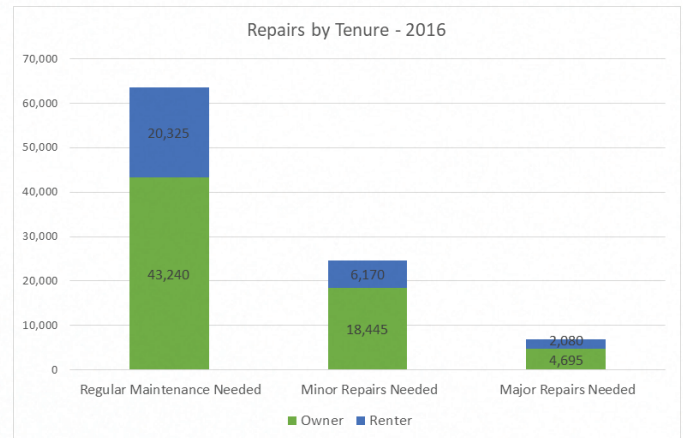


Source: Statistics Canada, Census of Canada 2006, 2011 & 2016.

Housing Repairs by Tenure

Based on 2016 Census data, the majority of housing stock in the city required regular maintenance (67 per cent), about a quarter required minor repairs (26 per cent) and a small portion required major repairs (7.1 per cent). The overall number of households requiring major repairs decreased from 9.1 per cent in 2011 to 7.1 per cent in 2016. Approximately 69 per cent of ownership units were reported as requiring major repair, while 30 per cent were rental units.

Figure 12: Repairs by Tenure – 2016



Source: Statistics Canada, Census of Canada 2016.

Housing Definitions

Unaffordable Housing: Housing that costs more than 30 per cent of before-tax household income.

Inadequate Housing: Housing that requires major repairs, according to residents.

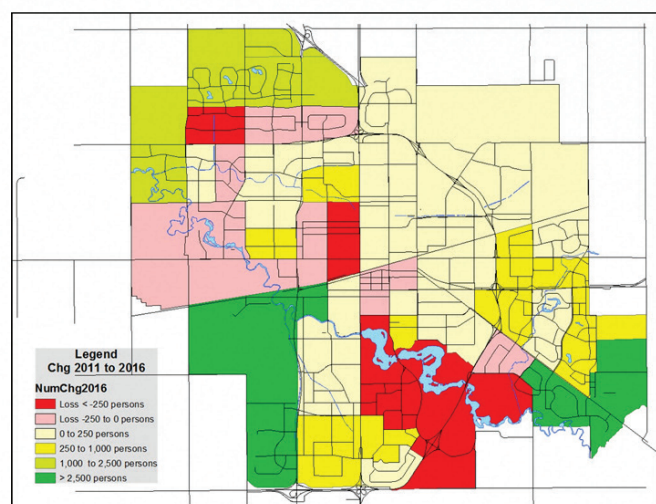
Unsuitable Housing: Housing that does not have enough bedrooms for the size and make-up of residents in households, according to National Occupancy Standard requirements.

Source: Statistics Canada, Core housing need, Census of Canada 2016.

Population Change by Census Tract

Based on 2016 Census, population growth occurred on the outer areas of the city while some of the inner areas experienced a population loss. The population in new areas such as Harbour Landing and the Greens on Gardiner had the greatest rate of growth, increasing by more than 2,500 people per neighbourhood since 2011. The downtown area, on the other hand, witnessed a decrease in population by 144 persons, a 17 per cent decrease since 2011.

Figure 13: Change in Regina City Population from 2011 to 2016



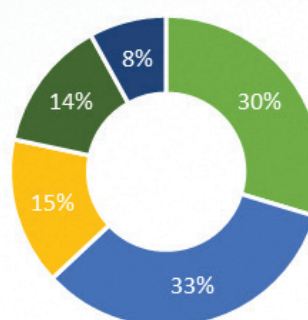
Source: Statistics Canada, Census of Canada 2011 & 2016 by Census District.

Household Make-Up

Based on the 2016 Census data, two-person households made up the largest household type in the city at 33 per cent.

Figure 14: Household Make-Up, 2016

Household Make-Up - 2016



■ 1 Person ■ 2 Person ■ 3 Person ■ 4 Person ■ 5+ Person

Source: Statistics Canada, Census of Canada 2016.

Provincial Programs

The Provincial government currently provides several programs delivered through the Saskatchewan Housing Corporation (SHC) in support of rental development and home repair:

- **Rental Development Program (RDP).** City's HIP capital grants and tax incentives were designed to be stackable with the RDP. The program provides a one-time forgivable loan for capital funding to assist in the development of affordable rental units for low income households. Funding is delivered in accordance with the principles of the National Housing Strategy (NHS) and supports provincial strategies such as the Disability Strategy, Mental Health and Addictions Action Plan, Poverty Reduction Strategy.
- **Emergency Home Repairs.** Offers financial assistance of up to \$12,000 to help low-income homeowners complete emergency repairs to make their homes safe.
- **Home Repair Program.** For low income homeowners or rental property owners who may receive a forgivable loan of up to \$23,000 for modification to be more accessible for a person with a housing-related disability.
- **Shelter Enhancement Program – Renovation.** Provides financial assistance to organizations to repair existing emergency shelters and second-stage housing for victims of family violence so that these projects meet health, safety and security standards.

List of Comprehensive Housing Strategies

Strategy 1	Refine current property tax and capital incentives to target the issue of insufficient supply of rental and affordable housing.
Strategy 2	Leverage the City's land assets to increase the supply of rental, affordable and special needs housing, promote the diversity of housing, and support the creation of complete neighbourhoods.
Strategy 3	Foster the creation of secondary suites.
Strategy 4	Establish an interim innovative affordable housing rezoning policy that allows for consideration of rezoning applications immediately in specific existing residential or mixed use areas.
Strategy 5	Develop policies to support the use of alternative development standards.
Strategy 6	Implement a policy and process to fast-track affordable housing and special needs housing developments through the planning approval process.
Strategy 7	Work with the Regina Regional Opportunities Commission to encourage major new developments/investments to prepare a housing plan.
Strategy 8	Permit density bonusing and transfer of development rights with an aim of increasing the supply of affordable and special needs housing.
Strategy 9	Advocate to federal and provincial governments for additional support for rental, affordable, and special needs housing.
Strategy 10	Monitor changes to the existing rental housing stock.

Strategy 11	Promote and assist landlords and others in accessing existing Provincial housing repair funding.
Strategy 12	Advocate to the federal and provincial governments for additional support for the retention and regeneration of the existing housing stock.
Strategy 13	Develop a strategy for improving compliance with safety and property maintenance standards.
Strategy 14	Explore the option of developing a Regina rental housing repair initiative that involves a revolving fund to provide loans for affordable rental housing repair, and exemptions on incremental taxes due to the repairs/improvements.
Strategy 15	Foster the creation of diverse and economical rental accommodations (Revised Strategy - October 2013).
Strategy 16	Facilitate the creation of additional apartment units through changes to the Zoning Bylaw.
Strategy 17	Establish policies in the Official Community Plan that specify housing targets by type/density, tenure, and affordability; an intensification target; and a rental housing vacancy rate target.
Strategy 18	Add a policy to the Official Community Plan that neighbourhood level plans identify target percentages for different housing types and forms within the neighbourhood (Removed from Implementation).
Strategy 19	Encourage the creation of accessible housing through Official Community Plan policy changes.

Strategy 20	In the Official Community Plan permit housing for persons with special needs, through a range of housing types, in all residential land use designations.
Strategy 21	Add a policy to the Official Community Plan to consult and work with Aboriginal groups to develop affordable housing.
Strategy 22	Add a policy to the Official Community Plan to formalize the city's policy of discouraging down zoning to support an increased diversity of housing options.
Strategy 23	Define attainable and affordable housing in the Official Community Plan.
Strategy 24	Define an adequate land supply in the Official Community Plan.
Strategy 25	Develop and promote prototypes and pilot initiatives of innovative housing forms.
Strategy 26	Support a community outreach initiative to demonstrate the benefits and opportunities of increased density and diversity.
Strategy 27	Continue to support housing and homelessness initiatives through the Community Investment Grants Program and identify ways to allocate funding for maximum community impact.
Strategy 28	Continue to play a lead role in the federal government's Homelessness Partnering Strategy by preparing the Community Plan to Address Homelessness.
Strategy 29	Strengthen Official Community Plan policies related to encouraging a mix of land uses, walkable neighbourhoods, and access to public transportation.

Strategy 30	Support the redevelopment of brownfields, greyfields and bluefields for affordable housing development.
Strategy 31	Prepare an implementation plan for the Comprehensive Housing Strategy and annual reports to monitor achievements and outline annual work plans.
Strategy 32	Consolidate the City's housing functions, build the capacity of staff related to housing, and dedicate staff time to housing facilitation.
Strategy 33	Prepare educational materials and engage in educational outreach about the full range of housing and related funding programs available in Regina.
Strategy 34	Update data in the Comprehensive Housing Strategy when the full 2011 Statistics Canada Census data is released, and adjust strategies as required.
Strategy 35	Play a lead facilitation role in establishing and coordinating a housing and homelessness coalition of community stakeholders as a way of coordinating collaboration, engaging stakeholders, and obtaining advice.
Strategy 36	Over time update long-range planning documents to be consistent with the Comprehensive Housing Strategy.



APPENDIX B: COMPREHENSIVE HOUSING STRATEGY – IMPLEMENTATION UPDATE

March 2019

Strategy	Notes/Update
SHORT TERM STRATEGIES	
1. Refine current property tax and capital incentives to target the issue of insufficient supply of rental and affordable housing	<p>2013-2017 Since 2013, the Housing Incentives Policy (HIP) has undergone a number of amendments, with a focus on increasing the policy’s effectiveness to address housing needs in terms of affordable rental, housing conditions and supply. Notable improvements include the establishment of a scorecard for capital incentives in 2013, prioritization of affordable rental units in key geographic areas in need of revitalization in 2015, and the implementation of a new HIP in January 2016, which increased capital grant amounts for affordable rental development; reduced capital grants for homeownership units; and, reduced tax exemptions for market rental development in outlying areas of the city due to increasing rental vacancy rates.</p> <p>Minor revisions were made to HIP in 2017 to better align criteria with policy objectives. Highlighted changes included refining the definition of a non-profit corporation, improve funding priority for affordable rental development, refining the definition of an Assisted Care Rental Unit, and updating the eligibility criteria for two-unit rental developments.</p> <p>2018 Revisions to HIP in 2017 came into effect January 1, 2018.</p>
2. Leverage the City’s land assets to increase the supply of rental, affordable and special needs housing, promote the diversity of housing, and support the creation of complete neighbourhoods	<p>2013-2017 Five city-owned sites offered by RFP in Sept 2013. Three smaller sites were purchased by Habitat for Humanity. Two larger sites were purchased by Gabriel Housing and Silver Sage Housing. The developments added a total of 22 units during 2015-2017.</p> <p>The Southeast Neighbourhood Plan (SENP), which includes a section of City-owned land, was first presented to Council in September 2016 and approved in 2017. The plan includes provisions calling for diverse and alternative forms of housing for the area as well as rental, affordable and special need housing, where applicable, in accordance with the City’s Comprehensive Housing Strategy.</p> <p>2018</p>

Strategy	Notes/Update
	<p>Due to market forces, city-owned land within the SENP was rezoned from high to medium density to commercial and low-density residential development.</p> <p>The Underutilized Land Study (ULS) was completed in 2018 to determine the barriers to redevelopment of underutilized sites; these sites include both City- and privately-owned lands. Next steps are to develop a Strategy to address the barriers and encourage redevelopment of these sites, which could support advancing this action.</p> <p>No City-owned lands were sold or developed for affordable housing in 2018.</p>
<p>3. Foster the creation of secondary suites</p>	<p>2013-2017 Revisions to the HIP in 2013 introduced a tax incentive of 25 per cent of the property tax for a suite added to an owner-occupied home. Based on building permit applications, approximately 281 new secondary suites were added to the housing stock between 2014-2017.</p> <p>During this period, three pilot projects were initiated to support the creation of laneway suites as a new form of secondary suite in Regina. The first laneway suites were piloted in select areas within Greens on Gardiner and Harbour Landing. The Laneway and Garden Suite Guidelines for established neighbourhoods and pilot project for six infill laneway and garden suites were approved by Council January 2016. In 2017, one of the six infill units was completed.</p> <p>2018 An additional infill laneway suite was near completion by the end of 2018. Overall, a total of 37 building permit applications were included for secondary suites in 2018.</p> <p>The proposed Zoning Bylaw removes some of the regulatory barriers associated with the development of secondary suites. Secondary Suites are proposed to be permitted uses in semi-detached and townhouse buildings in medium and high-density zones.</p>
<p>5. Develop policies to support the use of alternative development standards</p>	<p>2017 As part of Zone Forward (review of the Zoning Bylaw), the existing developments standards were reviewed to ensure they are appropriate and supportive of current development trends. Considerations included but were not limited to the minimum lot frontage and maximum coverage requirements for certain housing forms as well as minimum parking requirements for apartments and housing for persons with special needs.</p>

Strategy	Notes/Update
	<p>2018 The minimum lot area, minimum lot frontage and minimum rear yard setback (for lots with rear lane) requirements in the proposed Zoning Bylaw have been lowered. This supports the achievement of OCP policy on encouraging small lot development. In addition, the maximum coverage requirement is proposed to be increased for multi-unit buildings in medium and high-density zones.</p> <p>The proposed bylaw also includes provisions that allow for a relaxation of the minimum motor vehicle parking requirements where certain conditions are met.</p>
<p>6. Implement a policy and process to prioritize affordable housing and special needs housing developments through the planning approval process</p>	<p>2013-2017 In 2015, an updated scorecard for HIP aided to prioritize funding where housing need is greatest, namely affordable rental units.</p> <p>Administration continues to identify opportunities for proposed developments with the potential to meet HIP eligibility through the development review process.</p> <p>2018 No update.</p>
<p>7. Work with the Regina Regional Opportunities Commission (now Economic Development Regina) and regional partners to encourage major new developments/investments to prepare a housing plan</p>	<p>2013-2017 Research was done on potential large investments and employment in Regina and surrounding area that would affect housing need.</p> <p>2018 See notes for Strategy 4.</p>
<p>9. Advocate to federal and provincial governments for additional support for rental, affordable, and special needs housing</p>	<p>2013-2017 The Mayor's Housing Commission (MHC) serves to foster partnerships with other levels of government and includes representation from Saskatchewan Housing Corporation (SHC).</p> <p>Administration communicates with SHC through quarterly meetings to understand changes in provincial programs and possible impacts on the City's programs and affordable housing development.</p>

Strategy	Notes/Update
	<p>In 2017, consultation was completed for the National Housing Strategy (NHS) by the federal government. Members of the MHC and Council were provided an opportunity to address items outlined in the CHS and to provide feedback on the development of a NHS as they affect the municipality. A summary of feedback was submitted to the federal government from the Mayor. Members of the MHC and Council were also encouraged to share the surveys with their colleagues and submit comments to the federal government on behalf of the organizations they represent.</p> <p>2018 A summary of the resulting National Housing Strategy was provided to members of the Mayor's Housing Commission in February 2018 and November 2018. More information on the National Housing Strategy can be found on the federal government's website under "A Place to Call Home."</p>
<p>11. Promote and assist landlords and others in accessing existing Provincial housing repair funding</p>	<p>2013-2017 The Administration encourages landlords to contact Saskatchewan Housing Corporation (SHC) regarding housing repair programs. Ongoing, quarterly meetings with SHC are an opportunity to understand any new housing programs through the province.</p> <p>2018 In addition to the Rental Development Program (RDP), the provincial government also provides funding to support property and land owners of core housing needs, including the Emergency Home Repair Program, the Home Repair Program and the Shelter Enhancement Program.</p>
<p>25. Develop and promote prototypes and pilot initiatives of innovative housing forms</p>	<p>2013-2017 Greens on Gardiner and Harbour Landing laneway suite pilot projects were approved in 2013 and 2014 respectively.</p> <p>In 2016, Laneway and Garden Suite Guidelines were approved and a request for proposals was issued with a total of six pilot sites in established neighbourhoods considered and approved. One of the six approved infill laneway suites was completed in 2017.</p> <p>2018</p>

Strategy	Notes/Update
	<p>Considerations were made to remove the minimum dwelling size requirement from the Building Bylaw. If achieved, this could facilitate greater innovation in housing forms. New housing types would still be subject to meeting National Building Code requirements.</p>
<p>31. Prepare an implementation plan for the Comprehensive Housing Strategy (CHS) and annual reports to monitor achievements and outline annual work plans</p>	<p>2013-2017 An Implementation Plan for the CHS was approved by Council in June 2013. There will be an annual CHS implementation update (this document) to track progress and housing data based on the CHS Implementation Plan.</p> <p>2018 The CHS annual report continues to be used to track progress based on the CHS Implementation Plan.</p>
<p>34. Update data in the CHS when the full 2011 Statistics Canada Census data is released, and adjust strategies as required</p>	<p>2013-2017 Preliminary census data from 2016, available in early 2017, were used to update CHS documents and for policy consideration. Going forward, Census data will be used to update housing policies and for reporting on housing statistics every five years.</p> <p>2018 Custom data sets for 2016 Census data were received by the City of Regina in Q4 and have been used to refine any statistical data reported for the 2018 CHS Annual Update.</p>
<p>MEDIUM-TERM STRATEGIES</p>	
<p>4. Establish an interim innovative affordable housing rezoning policy that allows for consideration of rezoning applications immediately in specific existing residential or mixed use areas</p>	<p>2013-2017 The City may consider at a future date whether to support an expedited review process for rezoning of sites for affordable housing projects including a standard operating procedure. This Strategy aligns with the National Housing Strategy released in November 2017, which considers expedited rezoning as a form of municipal contribution for federally-funded affordable housing development.</p> <p>2018 No Update.</p>

Strategy	Notes/Update
8. Permit density bonusing and transfer of development rights (TDR) to increase the supply of affordable and special needs housing	<p>2013-2017 Zone Forward conducted a review of density bonusing and Transfer of Development Rights (TDR) for possible inclusion in the new Zoning Bylaw. The review concluded that additional policy work is needed to identify whether there is a market for density bonusing or TDR and what the receiving areas should be permitted to accept as a density transfer. Therefore, TDR will not be implemented at this time by means of Zone Forward.</p> <p>2018 No Update.</p>
10. Monitor changes to the existing rental housing stock	<p>2013-2017 Administration continually monitors the changes to the rental housing market to ensure existing policies to reflect market trends. Housing activity including rental is summarized and reported by Administration on an annual basis to the MHC. The monitoring process has supported the review and updates to the following policies: - Condominium Conversion: reviewed and updated in 2015 to align with provincial regulations and to protect the vacancy for rental units from dropping. - Comprehensive Housing Strategy: reviewed and updated periodically to ensure that affordable rental housing units will be developed and available in the market.</p> <p>2018 Vacancy rates in Regina's CMA increased by the highest percentage in the West and Northeast zones despite a higher inventory of rental units in the Central and South: Lakeview/Albert Park zones. Completion of rental units started in 2017 appears to have increase the rental vacancy rate further in 2018. The citywide rental vacancy rate increased to 7.7 per cent in October of 2018 with 565 new rental unit starts in 2018.</p>
12. Advocate to the federal and provincial governments for additional support for the retention and regeneration of the existing housing stock	<p>2013-2017 This strategy will be considered with CHS Strategy 9 and Strategy 11 and ongoing communication with federal and provincial housing representatives.</p> <p>The National Housing Strategy was released on November 2017. The Strategy includes financial commitments for renovations of existing units among other policy objectives.</p> <p>2018 A summary of the National Housing Strategy was provided to members of the Mayor's Housing Commission in February and November 2018.</p>

Strategy	Notes/Update
	<p>The Province currently has four programs that serve to retain/regenerate existing housing stock including the Rental Development Program (RDP) for acquisition and repair, Emergency Home Repairs, Home Repair Program and Shelter Enhancement Program – Renovation.</p>
<p>13. Develop a strategy for improving compliance with safety and property maintenance standards</p>	<p>2013-2017 Strategy will be considered with CHS Revised Strategy 15 and Strategy 33.</p> <p>The revised <i>Community Standards Bylaw</i> was approved and came into force on May 1, 2016. Work was also initiated for the development of a new <i>Fire Bylaw</i> starting in 2016.</p> <p>Members of the MHC heard a presentation on the City’s Housing Standards Enforcement Team (HSET) at the December 2017 meeting of MHC.</p> <p>2018 A new Fire Bylaw was approved by Council on September 24, 2018. The Bylaw includes a number of new provisions to increase fire safety in residential properties including new regulations for smoke alarms in residential rental properties. Regulations will be phased in throughout 2019 and 2020.</p> <p>The Housing Standards Enforcement Team (HSET) was relaunched with dedicated resources from the core team members. The mandate for the team was revised to focus on improving unsafe and unsanitary housing conditions by conducting comprehensive investigations and inspections of sites where multiple aspects of health and safety have been compromised. HSET leverages the expertise and accompany legislation of various agencies to ensure compromised sites are enforced to minimum health and safety standards.</p> <p>A dedicated coordinator was appointed to be the primary point of contact and to communicate with stakeholders as required. 77 new cases were opened resulting in 75 Orders to Comply issued, 10 dwellings declared as unfit for occupancy, with 1 dwelling demolished. The HSET focuses on working with the property owner(s) to achieve compliance.</p>
<p>15. Foster the creation of diverse and economical rental accommodations (Strategy updated in October 2013)</p>	<p>2013-2017 Strategy 15 was revised in October 2013 as noted here. The previous strategy 15 focused exclusively on rooming houses, defined by the City of Regina as ‘residential homestays’.</p>

Strategy	Notes/Update
	<p>The Zoning Bylaw was amended November 2013 to address residential homestays by requiring a development permit to rent accommodations in residential areas for less than 30 days.</p> <p>A report on residential rental licensing was presented to Council in Spring of 2016. Council determined that a new residential rental licensing system would not be established and that rental property issues would be addressed through existing bylaws.</p> <p>2018 The proposed Zoning Bylaw removes some of the regulatory barriers associated with the development of secondary suites, making them permitted uses in semi-detached and townhouse buildings in medium and high-density zones which support the development of greater housing diversity and options, which may impact rental opportunities.</p>
<p>16. Facilitate the creation of additional apartment units through changes to the Zoning Bylaw</p>	<p>2013-2017 Current pilot projects (laneway suites) and Direct Control Districts (Greens on Gardiner Mixed-Use District, Canterbury Park (former Diocese of Qu'Appelle Lands)) have increased housing diversity. The Intensification Work Plan (IWP) and Zoning Bylaw review will explore further options for housing diversity including additional apartment units.</p> <p>Changes to zoning that may impact multi-unit residential buildings will be considered with Zone Forward, the Zoning Bylaw review project.</p> <p>2018 The proposed Zoning Bylaw makes apartments a permitted use in medium and high-density residential zones. The maximum lot coverage for apartments in these zones is proposed to be increased. Apartments are also proposed to be allowed in all mixed-use zones. In addition, the proposed Zoning Bylaw includes incentives to encourage the inclusion of residential units within non-residential developments through changes to zoning standards that support the mixing of uses.</p>
<p>17. Establish policies in the Official Community Plan that specify housing targets by type/density, tenure, and affordability; an intensification target; and a rental housing vacancy rate target</p>	<p>2013-2017 <i>Design Regina: The Official Community Plan</i> (OCP) establishes an intensification rate of 30 per cent infill and 70 per cent greenfield development and 50 persons per/hectare for new developments. The infill and greenfield split are calculated annually as part of the annual report and implementation. The cumulative intensification rate since the adoption of</p>

Strategy	Notes/Update
	<p>the OCP (2014-16) was approximately 17.4 per cent while the intensification rate in 2017 was 5 per cent.</p> <p>As for rental vacancy rates, the CHS established a three percent vacancy rate, which was achieved in fall 2014. The CMHC Market Rental Report indicated continued increase in rental vacancy with 7 per cent in fall of 2017. The City's tax exemption program for market rental units under the Housing Incentives Policy (HIP) and amendments to the Condominium Policy Bylaw have been critical in achieving three per cent vacancy.</p> <p>2018 Ongoing monitoring of the infill/greenfield split and rental vacancy rates continue. The split for 2018 was 4.9 infill and 95.1 per cent greenfield, which is significantly off target of the objectives from the OCP to direct at least 30 percent of intensification to infill areas.</p> <p>The overall split for the distribution of capital grants for affordable housing was 25 per cent infill and 75 per cent greenfield.</p> <p>The fall 2018 rental vacancy rate was reported as 7.7 per cent with 565 new rental unit starts.</p>
<p>19. Encourage the creation of accessible housing through Official Community Plan policy changes</p>	<p>2013-2017 OCP Policies 8.15 and 8.16 were created to support housing for persons with specific needs: 8.15 <i>Work with stakeholders to create and preserve barrier-free housing and housing for persons with specific needs.</i> 8.16 <i>Permit group care facilities in residential and mixed-use neighbourhoods.</i></p> <p>City Administration has participated in stakeholder sessions to create a provincial a Disability Strategy, which was released in June 2015.</p> <p>Revisions to the Housing Incentives Policy (HIP) in 2015 included amendments to the design and development scorecard, which is used to assess projects based on the policy objectives of the HIP, CHS and OCP. Additional points were added to the scorecard for projects providing 10 per cent or more accessible or barrier-free units.</p> <p>2018 No Update</p>

Strategy	Notes/Update
20. In the Official Community Plan permit housing for persons with special needs, through a range of housing types, in all residential land use designations	<p>2013-2017 The above mentioned OCP policies 8.15 and 8.16 respond to the needs of the community by facilitating choice and integration of housing for persons with specific needs. CHS strategies 2, 9 and 19 also work to address housing options.</p> <p>2018 No Update.</p>
21. Add a policy to the OCP to consult and work with Aboriginal groups to develop affordable housing	<p>2013-2017 Current practice is to work with Aboriginal groups, and to consult stakeholders and partners through ongoing meetings and conversations to understand the housing needs of First Nations, Inuit and Métis groups. First Nations and Métis housing providers are recipients of housing incentives. The Mayor's Housing Commission includes Indigenous representation.</p> <p>OCP Policy 13.21 also directs the City <i>to collaborate with First Nations, Métis and Inuit communities and other levels of government to identify opportunities to support Aboriginal initiatives within the city.</i></p> <p>As such, in 2015, non-profit housing providers including First Nations and Métis organizations were engaged as part of the consultation for revisions to the Housing Incentives Policy.</p> <p>In March 2016, City Council motioned City Administration to report to Executive Committee on potential actions that the City of Regina can adopt to aide in the work of the Truth and Reconciliation Commission's (TRC) Calls to Action. A progress report (CR17-3) was provided to City Council regarding the TRC in January 2017, and a second report on the TRC to Executive Committee in September 2017.</p> <p>Funding through the Housing Incentives Policy was committed to an 11-unit rental development project by Gabriel Housing Corporation at 3876 Rae Street.</p> <p>2018 Administration continues to work with Indigenous organizations on the development of affordable housing. A Community Action Plan was created in 2018 for Reconciliation Regina, which will continue as a separate, community-based organization.</p>

Strategy	Notes/Update
22. Add a policy to the Official Community Plan to formalize the city’s policy of discouraging down zoning to support an increased diversity of housing options	<p>2016-2017 Future support for this strategy may be considered through the Zoning Bylaw following additional direction by the OCP.</p> <p>2018 No update.</p>
23. Define attainable and affordable housing in the Official Community Plan	<p>2013-2017 The OCP glossary defines attainable housing. Current documents of the CHS define affordable and attainable housing:</p> <p><u>Affordable housing</u> – housing that is adequate in its state of repair and is affordable in that the cost of housing is less than 30 per cent of household income (CMHC definition).</p> <p><u>Attainable housing</u> – a situation where households at various income levels can find and secure (attain) suitable, adequate, and affordable housing and can move on to other options. The definition recognizes the housing needs of the full range of income groups and households. Implicit in this usage of attainability is that idea that a range of housing options (type, accessibility levels, size, tenure, cost exist in the local market).</p> <p>Revision to the HIP in 2015, included a revision to the definition of affordable housing to clarify that the definition of affordable housing as not exceeding 30 per cent of the household’s gross income “excluding costs for utilities, parking and other related expenses”.</p> <p>2018 No update.</p>
24. Define an adequate land supply in the Official Community Plan	<p>2013-2017 The OCP growth plan and annexation define adequate land supply to support projected growth. A Phasing and Financing Plan was established and approved in 2015 in conjunction with revised Servicing Agreement Fees (SAFs) to guide future development in a financially sustainable manner.</p> <p>2018 No update.</p>

Strategy	Notes/Update
27. Continue to support housing and homelessness initiatives through the Community Investment Grants Program and identify ways to allocate funding for maximum community impact	<p>2013-2017 Community Investment Grants fund organizations that provide community and social development programs and services, such as shelters, and transitional housing supports. Between 2013 and 2017, the City provided \$902,948 in Community Investment Grants.</p> <p>2018 The City provided \$386,337 in Community Investment Grants related to Housing and Homelessness initiative. Recipients included Mobile Crisis Services Inc, Regina Treaty/Status Indian Services Inc, Regina Transitional Home Inc. and other community partners.</p>
28. Continue to play a lead role in the federal government's Homelessness Partnering Strategy (HPS) by preparing the Community Plan to Address Homelessness	<p>2013-2017 Since 2014, a number of initiatives have been undertaken to advance this initiative including:</p> <ul style="list-style-type: none"> - In 2014, the Community Plan on Homelessness was completed for federal funding priorities in Regina for 2014 – 2019. - The development of a Housing First model for Regina as well as a Point in Time (PIT) count of Regina's homeless community was done in 2015. A total of 232 people were enumerated in the count. - In January 2016, the Housing First model and implementation plan was released with over \$400,000 in federal funds awarded for implementation. - In 2016 – 2017, initial results were released for the first year of Regina's Housing First program, which demonstrated an estimated \$1.9M in cost savings and 26 individuals permanently housed with no return to homelessness. <p>2018 Members of the Housing Commission were provided an update on 2017 homelessness actions in March 2018.</p> <p>The City continued to play a key role in the HPS by participating in the Regina Homelessness Community Advisory Board (RHCAB). In 2018, \$1.75 million in federal funding was committed to organizations working on homelessness in the community including \$750,000 for Housing First.</p> <p>The City also provided \$60,000 towards a Plan to End Homelessness for Regina, the creation of which commenced in early 2018. A second Point-in-Time count for Regina was completed in April 2018 with 286 people counted as homeless.</p>

Strategy	Notes/Update
30. Support the redevelopment of brownfields, greyfields and bluefields for affordable housing development	<p>2013-2016 Brownfield development research was contracted and an informational report was considered by Executive Committee on November 12, 2014.</p> <p>As part of the implementation of the Intensification Work Plan (IWP) and intensification policies of the OCP, project scoping was initiated in 2015 for the Underutilized Land Study (ULS) to research barriers for infill and development of underutilized land such as vacant lots, brownfields and bluefields (former institutional sites). A consultant was retained in 2017 to complete ULS including the creation of an Underutilized Land Inventory and engaging with the local development industry on what the City can do to better encourage new investment underutilized lands.</p> <p>2018 The Study was completed and released to the public in Q4 of 2018. Work commenced on the Underutilized Land Improvement Strategy (ULIS) based on the consultant recommendations in 2018 with a final report to Council on the Strategy tentatively anticipated for mid-2019.</p>
32. Consolidate the City's housing functions, build the capacity of staff related to housing and dedicate staff time to housing facilitation	<p>2013-2017 Staffing for the housing portfolio initially included 3.5 FTE: a Senior City Planner (lead), half time of a second Senior Planner, a City Planner II and Planning Assistant. Due to capacity constraints, resources for the administration and implementation of the CHS has been reduced over time. All positions are within the business area's operating budget.</p> <p>2018 Staffing for implementation of the Housing Strategy has been limited due to capacity constraints. In 2018, housing support was reduced to 0.5 FTE of a Senior Planner with additional support from a City Planner I, Economist and Senior Policy Analyst as needed.</p>
33. Prepare educational materials and engage in educational outreach about the full range of housing and related funding programs available in Regina	<p>2013-2017 Regina.ca and Design Regina were updated with new housing policy information and links to all Comprehensive Housing Strategy documents.</p> <p>In 2015, consultation sessions were held as part of the review of the Housing Incentives Policy (HIP) to gather feedback and engage housing providers who have accessed the City's housing incentives. A new on-line interactive map was created on Regina.ca as part of the review of the HIP, which allows housing providers to search for housing incentives eligibility based on property address and housing type. A brochure summarizing the new</p>

Strategy	Notes/Update
	<p>HIP was created and distributed at drop-in sessions for the HIP and other housing-related meetings.</p> <p>In 2017, updated information on the revised HIP was added to the City's housing webpage. On an ongoing basis, city staff respond to Service Request and engage with affordable housing providers on updates and improvements to HIP, offering guidance regarding the HIP application process as well as discussing proposed plans for development.</p> <p>2018 Regina.ca and Design Regina continue to be updated with reports and information on the Housing Incentives Policy as needed.</p>
<p>35. Play a lead facilitation role in establishing and coordinating a housing and homelessness coalition of community stakeholders as a way of coordinating collaboration, engaging stakeholders, and obtaining advice</p>	<p>2013-2017 The Mayor's Housing Commission (MHC) was established in 2013 and is comprised of members with experience and background in various areas of the housing sector. Mayor's Housing Summits in 2013 and 2014 brought together housing stakeholders with a diversity of backgrounds.</p> <p>2018 The MHC continues to offer a forum for housing discussion and guidance for the implementation of the CHS. In 2018, a total of three MHC meetings were held and considered a variety of housing related research and policy topics.</p>
<p>36. Over time update long-range planning documents to be consistent with the Comprehensive Housing Strategy</p>	<p>2013-2017 Ongoing.</p> <p>2018 Strategies of the CHS were considered as part of the review of the Zoning Bylaw where Some changes may have indirect impact with respect to multi-unit developments that could support the development of affordable housing throughout the city.</p>

Strategy	Notes/Update
LONG -TERM STRATEGIES	
<p>14. Explore the option of developing a Regina rental housing repair initiative that involves a revolving fund to provide loans for affordable rental housing repair, and exemptions on incremental taxes due to the repairs/improvements</p>	<p>2013-2017 As dictated in <i>The Cities Act</i>, the City is restricted in its ability to loan money. Historically, the Province has provided funding for housing repair. Discussions with the Province are ongoing to understand provincial repair programs. Based on analysis of the housing situation, the City could consider partnering with the Provincial program.</p> <p>Residential heritage properties are eligible for tax incentives for the conservation of heritage buildings based on criteria established in the City of Regina's Heritage Incentive Policy. The City's tax exemption for secondary suites is available in inner city neighbourhoods and is meant to contribute to the quality of housing by providing incentives to create legal basement suites that meet building code requirements.</p> <p>The National Housing Strategy was released in November 2017 include a commitment to the renovation of existing affordable housing units among other funding priorities.</p> <p>2018 A summary of the resulting National Housing Strategy was provided to members of the Mayor's Housing Commission were provided in February and November 2018.</p> <p>Initial research conducted in house in preparation for the 2019 CHS comprehensive review begun in the latter part of 2018 including consideration for incentives for the repair of existing rental units. Analysis of the CHS and HIP focus on initiatives that would directly support the OCP as well as current core housing needs, including housing repair programs.</p>
<p>26. Support a community outreach initiative to demonstrate the benefits and opportunities of increased density and diversity</p>	<p>2013-2017 The implementation of the OCP in 2014 include policy direction for educational materials on planning and policy development, including the development of the Intensification Work Plan to prepare the community for the future discussions of intensification.</p> <p>In 2015, public consultation for the Infill Guidelines and Laneway and Garden Suites guidelines provided an opportunity to increase understanding of the OCP's goals around intensification and the benefits of density and housing diversity.</p>

Strategy	Notes/Update
	<p>Work on the Underutilized Land Study (ULS) was initiated in 2017 and includes consultation related to increasing development on underutilized sites with a focus on existing areas of the city.</p> <p>2018 The ULS was completed and released to the public in Q4 of 2018. Work commenced on the Underutilized Land Improvement Strategy (ULIS) based on the consultant recommendations in 2018 with a final report to Council on the Strategy tentatively anticipated for mid-2019.</p>
<p>29. Strengthen Official Community Plan (OCP) policies related to encouraging a mix of land uses, walkable neighbourhoods, and access to public transportation</p>	<p>2013-2016 OCP Policies 7.1 to 7.6 were established to enable the development of complete neighbourhoods. The Regina Downtown Neighbourhood Plan (RDNP) also contains strategies to increase walkability, improve transit services and create a mixed-use environment.</p> <p>This topic is considered as part of the Intensification Work Plan and future Neighbourhood and Corridor Plans.</p> <p>2018 Work was undertaken through the Neighbourhood and Corridor Sequencing Plan (Sequencing Plan) to determine the order in which new or revised neighbourhood plans should proceed. Analysis for the project included but was not limited to data involving neighbourhood housing diversity, housing conditions, main mode of commuting as well as growth potential of vacant land. The outcome of the Sequencing Plan is anticipated to go to the Priorities and Planning Committee in spring 2019. New neighbourhood plans are to proceed shortly thereafter.</p>

Strategies removed:

Strategy 18. Add a policy to the Official Community Plan (OCP) that neighbourhood level plans identify target percentages for different housing types and forms within the neighbourhood. *Strategy has been deemed unfeasible by Administration.*



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APPENDIX C



Comprehensive Housing Strategy – Implementation Scorecard



January – December 2018

The measures in this scorecard were developed in the HSIP, approved by City Council in June of 2013. An annual update on the CHS will include this scorecard.



Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
1. Inadequate Supply of Rental and Affordable Housing	Strategies 1, 2, 3, 4, 5, 7, 8, 9	Increase the percentage of rental units created.	<p><u>Target:</u> Increase percentage of rentals to 30 per cent of total building starts.</p> <p><i>Background: Purpose built rentals for 2011 and 2012 were 18 per cent of total starts yet the split of households who rent versus ownership tenure was 32 per cent to 68 per cent, thus more rental units are needed in proportion to total starts. Purpose-built rental reached 39 per cent of housing starts for the CMA in 2017.</i></p>	<p>2018</p> <p>The number of rental starts was 565 units or 50 per cent of all housing starts for the CMA¹, an increase over 2017 and above the target of 30 per cent.</p>	
	Strategies 1, 2, 3, 4, 5, 7, 8, 9	Increase percentage of multi-unit buildings as percentage of total housing starts (trend towards multi-unit and semi-detached)	<p><u>Target:</u> Multi-unit buildings make up 55 per cent or more of all annual starts; multi-unit includes townhouses and other attached or semi-detached units.</p> <p><i>Background: In 2016, multi-unit housing starts saw a slight decline from previous years at 61 per cent for the city. Multi-unit</i></p>	<p>2018</p> <p>Multi-unit residential buildings make up 75 per cent of all housing starts for the city.</p>	


¹ CMA boundaries were used as there were no significant number of rental starts outside of the City boundaries that would impact the reported value.



Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
			<i>housing starts recovered to 70 per cent the following year in 2017.</i>		
1. Inadequate Supply of Rental and Affordable Housing (cont'd)	Strategies 1, 2, 3, 4, 5, 6, 7, 8, 9	Increase in rental vacancy rates (target of 3 per cent by 2017).	<p><u>Target:</u> Rental vacancy rate of 3 per cent.</p> <p><i>Background: Vacancy rate was 1 per cent in fall 2012 and 1.8 per cent in fall 2013.</i></p> <p><i>By the 2014 Fall CMHC Report, vacancy rates had reached 3 per cent for the first time since 2006.</i></p> <p><i>A vacancy rate of 7 per cent was reported in the 2017 Fall CMHC Report.</i></p>	<p>2018</p> <p>A vacancy rate of 7.7 per cent was reported for the CMA in the 2018 Fall CMHC Report.</p>	
2. Poor Condition of Existing Housing Stock	Strategies 10, 11, 12, 13, 14	Reinvestment in existing housing stock.	<p><u>Target:</u> Evidence of reinvestment in existing housing stock through referral to and uptake in applications to SHC rental repair program (RRAP program).</p> <p>Market solutions contribute to reinvestment such as the renovation of non-residential and incentives for heritage buildings.</p> <p><i>Background:</i></p> <p><i>The Residential Rehabilitation Assistance Program (RRAP) administered through the Province has been on hold since 2014. The Province has three programs for residential repair: the Emergency Home Repairs Program, Home Repair Program and the Shelter Enhancement Program - Renovation.</i></p>	<p>2018</p> <p>City Council approved financial incentives under the Heritage Building Rehabilitation Program for two properties constructed in the early 1900's, the Henderson Terrace row house as well as St. Chad's Chapel and College.</p>	



Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
			<i>Policies outlined in the OCP support the maintenance, preservation and adaptive re-use of heritage properties. The City offers the Heritage Building Rehabilitation Program Tax Exemption provided to developments listed as Municipal Heritage Properties.</i>		
. Poor Condition of Existing Housing Stock (cont'd)	Strategies 10, 11, 13, 14	Increase in renovations to existing residential buildings. Fewer rental units reported as needed significant repair	<u>Target:</u> Increase in number of renovations year-over-year. Target is to decrease the percentage of rental units requiring significant repair. <i>Background:</i> The 2016 Census data reports units in need of major repair comprised 7.1 per cent (6,775 units) of housing. This is a improvement from 2011 Census which reported a 9.38 per cent (7,470 units) of housing in need of major repair. Building permit applications for renovations of residential buildings totalled 772 permit applications in in 2017.	2018 Building permit applications for renovations ² of residential buildings were less than half of those reported for 2017. There were a total of 310 permit applications for renovations in 2018.	
3. Lack of Diversity of Housing Options, Including	Strategies 15, 16, 19, 20, 21, 25, 26	Innovative housing models.	<u>Target:</u> New innovative housing and pilot projects to foster greater diversity in the housing market. <i>Background:</i> Laneway suites have been constructed as part of a pilot project in	2018 To date, a total of 25 laneway suites have been completed through the greenfield and infill pilot projects; 11 in	

² Estimate of renovations consist of the number of building permits taken out for “additions”, “alteration” and “renovation” of residential developments. This does not include secondary suite, accessory structures, decks or basement developments.

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
Housing for Distinct and Special Needs Groups			<p><i>greenfield neighbourhoods. As of December 2015, a total of 11 laneway suites in Greens on Gardiner and two in Harbour Landing have been built. 12 more laneway suites will be developed within Harbour Landing as part of the ongoing pilot project.</i></p> <p><i>The Laneway and Garden Suites Guidelines and Pilot Project and six pilot sites in established neighbourhoods were approved by City Council in 2016.</i></p>	Greens on Gardiner, 13 in Harbour Landing and two in established neighbourhoods.	
3. Lack of Diversity of Housing Options, Including Housing for Distinct and Special Needs Groups (cont'd)	Strategies 16, 17, 19, 20, 21, 22, 24, 25, 26	Diversity of housing types within new housing developments.	<p><u>Target:</u> Increase diversity of housing types within new housing developments; target to be at least 50 per cent of new developments are a housing type other than single-family detached (was 58 per cent in 2012).</p> <p><i>Background: In 2017, Single-family detached (SFD) starts were 30 per cent of all starts (531 units).</i></p> <p><i>Multi-unit housing starts consisted of 11.3 per cent Semi-detached, 13.8 per cent Row Housing and 45.1 per cent Apartments.</i></p>	<p>2018</p> <p>SFD starts remained relatively the same at 31 per cent however overall number of units fell to 352 units. This is still significant given that according to 2016 Census data, 65 percentage of all housing in Regina were SFD.</p> <p>The multi-unit housing starts for the city consisted of 8 per cent Semi-detached, 17 per cent Row Housing and 44 per cent Apartments.</p>	
	Strategies 19, 20, 21, 22, 23, 24,	Housing options for vulnerable population groups	<u>Target:</u> Encourage and increase housing to address vulnerable population groups	2018	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
	25, 26, 27, 28	including Aboriginal, Homeless, Transitional and Special Needs.	<p>including Aboriginal, Homeless, Transitional and Special Needs.</p> <p><i>Background: Housing Incentives Policy (HIP) provides capital grants to affordable rental units with rents established as 30 per cent of gross income using the provincial Saskatchewan Household Income Maximums based on unit size.</i></p> <p><i>In 2017, 151 affordable housing units received capital grants through the HIP program. A total of 60 units were affordable rental units.</i></p>	A total of 80 affordable housing units received capital grants through the HIP in 2018. Affordable rental units made up 63 per cent of all units with committed funding this year.	
4. Need to Create Complete Communities and Sustainable Neighbourhoods with Access to Services	Strategies 1, 29, 30	Create complete communities across the City with access to services, amenities and public transit and mobility options	<u>Target:</u> Strengthen Official Community Plan policies to create complete communities	<p>2018</p> <p>To evaluate the increase in the completeness of communities (e.g. transit service, services, age-friendly measures, etc.), more time is needed for the implementation of the OCP.</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
4. Need to Create Complete Communities and Sustainable Neighbourhoods with Access to Services and Amenities (cont'd)			<u>Target:</u> Increase or encourage mixed-use development.	2018 Mixed use developments completed in 2018 include the Humanitarian Service Facility by Soul's Harbour Mission which includes 16 accessible, affordable residential units and an emergency shelter for up to 24 men as well as a free clothing store, soup kitchen, volunteer offices, day care centre and donation area. Data for all mixed-use projects not funded under HIP was not available at the time of this report.	
	Strategies 23, 26	Better public understanding and support for housing density and diversity	<u>Target:</u> Community engagement and outreach activities to demonstrate benefits of density and diversity. <i>Background: Mayor's Housing Summit was introduced in 2013 and brought together 250 members of the housing community. In 2014 the Housing Summit was held in October with 190 attendees and presenters from all over Canada. Presentations featured lessons learned from other municipalities in</i>	2018 No update.	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
			<p><i>the planning and development of infill and affordable housing.</i></p> <p><i>The City continued its focus on housing diversity in 2016 including a public engagement session pertaining to the Laneway and Garden Suite Pilot Project for established neighbourhoods.</i></p>		
5. Need to Address Housing Issues Immediately with the Help of Federal and Provincial Governments as well as Other Stakeholders	Strategies 31, 32, 33, 34, 35, 36	Bolster help of provincial and federal governments and agencies to address housing issue in Regina.	<p><u>Target:</u> Increase in uptake in federal and provincial housing programs.</p> <p><i>Background: The City's HIP is designed to complement provincial housing programs.</i></p> <p><i>Currently the Province offers a key program supporting affordable rental housing needs in the City, the Rental Development Program.</i></p> <p><i>The National Housing Strategy (NHS) was released by the federal government in November of 2017 with a focus on the renovation of existing affordable housing units and funding for the development of new affordable units.</i></p>	<p>2018</p> <p>A summary of the federal NHS was provided to Mayor's Housing Commission and City Council in the first and fourth quarters of the year.</p>	
5. Need to Address Housing Issues Immediately with the Help	Strategies 31, 32, 33, 34, 35, 36	Better public understanding of City's role in housing and city, provincial and	<p><u>Target:</u> Educational materials to increase understanding of City's role in housing and other federal and provincial resources and help landlords to access funding sources.</p>	<p>2018</p> <p>No update</p>	

Issue/Goal	Strategies	Intended Outcome	Target	Progress towards goal	Status
of Federal and Provincial Governments as well as Other Stakeholders (cont'd)		federal programs to support.	<p><i>Background: A new interactive map was created for regina.ca allowing housing providers to search for housing incentives eligibility based on property address and housing type. Current HIP information and all CHS documents were also updated at designregina.ca.</i></p> <p><i>Outreach techniques are consistently updated to find new ways of providing information to developers, and residents.</i></p>		

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NOTICE OF MOTION

July 29, 2019

City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of MOTION at the July 29, 2019 meeting of Regina City Council.

Re: Drainage and Lot Grading Regulations

WHEREAS some property owners are not adhering to grade levels which cause drainage problems such as surface ponding, basement dampness and flooding to adjacent neighbors;

WHEREAS subsection 2.8 of the City of Regina *A Bylaw Pursuant To The Provisions Of The Uniform Building And Accessibility Standards Act And The Cities Act, Bylaw No. 2003-7* controls the Grade of elevations;

WHEREAS lot grading requirements are currently required by bylaw in some cities and is in accordance with federal standards and good construction practices;

WHEREAS a properly graded lot ensures that surface water flows away from buildings and minimizes potential flooding problems; and

WHEREAS one larger developer in the City is adopting drainage and lot grading guidelines in greenfield residential developments similar to Saskatoon;

THEREFORE BE IT RESOLVED that the City Administration prepare a report for the Public Works and Infrastructure Committee by Q2 of 2020 and that the following be included:

1. Regulatory options for drainage and lot grading, including enforcement options, costs, and implications; and

2. Consultation for best practices and processes be undertaken with Regina & Region Home Builders Association (RRHBA) and other municipalities such as Saskatoon, Calgary and Edmonton.

Respectfully submitted,

A handwritten signature in cursive script, reading "Lori Bresciani".

Lori Bresciani
Councillor - Ward 4

NOTICE OF MOTION

July 29, 2019

City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of MOTION at the July 29, 2019 meeting of Regina City Council.

Re: Regina Winter City Strategy

WHEREAS the Recreation Master Plan aims to promote four season sport and recreation opportunities and to improve quality of life for residents and visitors;

WHEREAS a Winter City Strategy would celebrate winter activities and promote health and wellness;

WHEREAS a Winter City Strategy would improve community accessibility, inclusion, and activities that could lead to economic growth opportunities and could create opportunities for residents, business, and visitors;

WHEREAS a Winter City Strategy would provide an opportunity to strengthen existing initiatives and partnerships; and

WHEREAS a Winter City Strategy could improve or transform multi-modal transportation options and recreation amenities suitable for year-round activities;

THEREFORE BE IT RESOLVED that the Administration:

1. Identify the cost, benefits and economic benefit of developing a Winter City Strategy;
2. Develop an inventory of Winter City programs, services, and activities and identify gaps;
3. Identify partnership opportunities with community associations and groups, businesses, Economic Development Regina, Tourism Regina, and REAL in realizing a Winter City Strategy;

4. Prepare a report for the Community and Protective Services Committee for Q2 2020, summarizing the results of the engagement, and identifying priorities and next steps.

Respectfully submitted,



Andrew Stevens
Councillor – Ward 3



Lori Bresciani
Councillor – Ward 4



John Findura
Councillor – Ward 5

NOTICE OF MOTION

July 29, 2019

City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of MOTION at the July 29, 2019 meeting of Regina City Council.

Re: Request for Amendment to Remove Standing Requirement at City Council
Meetings

WHEREAS section 14(10) of *The Procedure Bylaw, Bylaw No. 9004* states “When members wish to speak at a Council meeting, they shall obtain the approval of the Chairman before doing so and upon approval the member shall stand and address all comments to the Chairman of the Council meeting.”;

WHEREAS the practice of standing at City Council meetings delays the flow of discussion and could create hardship for Council members, Administration, and delegates for reasons of age, injury, or disability; and

WHEREAS decorum is maintained in committee meetings where standing is not a requirement;

THEREFORE BE IT RESOLVED that the City Solicitor be directed to prepare the necessary amendment to *The Procedure Bylaw, Bylaw No. 9004* to remove the requirement of delegations, members of Administration and members of City Council to stand when speaking at City Council meetings.

Respectfully submitted,



Andrew Stevens
Councillor – Ward 3



Bob Hawkins
Councillor – Ward 2

NOTICE OF MOTION

July 29, 2019

City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of MOTION at the July 29, 2019 meeting of Regina City Council.

Re: Federation of Canadian Municipalities (FCM) – Election to the Board of
Directors

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of municipalities on policy and program matters that fall within federal jurisdiction; and

WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and provide FCM with the prestige required to carry the municipal message to the federal government;

THEREFORE BE IT RESOLVED that Council of the City of Regina:

1. endorse Councillor Joel Murray to stand for election on FCM's Board of Directors for the period starting in July 2019 and ending November 2020; and
2. assumes all costs associated with Councillor Joel Murray attending FCM's Board of Directors meetings.

Respectfully submitted,



Mike O'Donnell
Councillor - Ward 8

NOTICE OF ENQUIRY

June 24, 2019

City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of ENQUIRY at the June 24, 2019 meeting of Regina City Council.

Re: Pasqua/Lewvan and 9th Avenue N Road Network Study

Further to *The Procedure Bylaw, Bylaw No 9004*, I would like to request that the following enquiry to Regina City Administration be tabled at the June 24, 2019 meeting of Regina City Council and that the answers appear on July 29, 2019 City Council meeting agenda:

1. That the Administration advise when the network study will be presented to Regina City Council respecting the above noted matter that is expected to include the following considerations:
 - a) Interchange or at grade interchange;
 - b) Additional third lane added to Pasqua Street North of the Ring Road for both northbound and southbound lanes; and
2. Will the Administration be identifying potential funding options, such as municipal revenue sharing?

Respectfully submitted,



Jerry Flegel
Councillor - Ward 10

NOTICE OF ENQUIRY

June 24, 2019

City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of ENQUIRY at the June 24, 2019 meeting of Regina City Council.

Re: Old Mosaic Stadium Site

Further to *The Procedure Bylaw, Bylaw No 9004*, I would like to request that the following enquiry to Regina City Administration be tabled at the June 24, 2019 meeting of Regina City Council and that the answers appear on July 29, 2019 City Council meeting agenda:

That the Administration advise if the possibility of leveling the old Mosaic Stadium site would be feasible to be utilized as parking lot in the interim of the Regina Revitalization Initiative, including a cost recovery/revenue mechanism, that could alleviate parking overflow for various events held within the area, such as Saskatchewan Roughrider games, Grey Cup, Farm Progress Show and Canadian Western Agribition.

Respectfully submitted,



Jerry Flegel
Councillor - Ward 10

NOTICE OF ENQUIRY

June 24, 2019

City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of ENQUIRY at the June 24, 2019 meeting of Regina City Council.

Re: Mitigate Traffic Congestion During Construction and Ensuring Public Safety

Further to *The Procedure Bylaw, Bylaw No 9004*, I would like to request that the following enquiry to Regina City Administration be tabled at the June 24, 2019 meeting of Regina City Council and that the answers appear on July 29, 2019 City Council meeting agenda:

1. What strategies does Administration have in place to mitigate traffic congestion during the construction season and if the following has been considered:
 - a. Extension of construction work hours schedule where appropriate;
 - b. 24 hours – 7 days per week; and
 - c. Overnight work for major roads
2. Does the City of Regina have incentives with contractors to finish the job early?

Respectfully submitted,



Lori Bresciani
Councillor - Ward 4

NOTICE OF ENQUIRY

July 29, 2019

City Clerk
City Hall
Regina, Saskatchewan

Dear Sir:

Please be advised that I will submit the following NOTICE of ENQUIRY at the July 29, 2019 meeting of Regina City Council.

Re: Future of the Municipal Justice Building

Further to *The Procedure Bylaw, Bylaw No 9004*, I would like to request that the following enquiries to Regina City Administration be tabled at the July 29, 2019 meeting of Regina City Council and that the answers appear on a City Council meeting agenda by Q4 of 2019:

1. What steps is Administration taking to protect the heritage and usefulness of the Municipal Justice Building?
2. Does the RPS have plans to use the Municipal Justice Building for their new headquarters?
3. Has Administration consulted with community based organizations and Community Associations regarding the use of the Municipal Justice Building as a community facility?
4. What policies and procedures govern the allocation of municipal property to organizations like the RPS?
5. What actions have been taken to ensure the maintenance and preservation of the Municipal Justice Building, including protecting the facility from animals and weather?

Respectfully submitted,



Andrew Stevens
Councillor – Ward 3



Memo

June 24, 2019
File No: EN19-1

To: His Worship, Mayor Michael Fougere and City Councillors

Re: Response to Enquiry - MN18-11 Make Regina a Renewable City

Administration is providing the following information in response to the enquiry (EN19-1) filed at the City Council meeting on May 27, 2019.

Further to item *MN18-11*, Make Regina a Renewable City that City Council passed on October 29, 2018, please advise:

1. If the report due in Q4 2019 could be made available at an earlier date and, if so, when?

In response to *MN18-11*, a report (PPC19-4) was submitted to the June 20, 2019 Priorities and Planning Committee for consideration.

In the report, the Administration recommended the City of Regina host an Energy and Sustainability Conference in May 2020 to provide input into the development of an Environmental Sustainability Framework, which among other initiatives, would include a roadmap for reducing our greenhouse gas emissions and energy consumption through initiatives such as moving to more renewable energy sources, autonomous and electric vehicles and solar power generation.

The report also recommended an integrated approach to responding to *MN18-11*, *MN18-1*, and *MN18-4* with a return date following an Energy and Sustainability Conference.


2. If the four possible actions for improving the environmental sustainability of the City have been identified and, if so, what are they?

The Energy and Sustainability Framework will outline the City's comprehensive action plan for improving environmental sustainability including the four possible actions.

The Administration is always looking for opportunities to advance environmental sustainability initiatives and this will continue as the framework is being developed.

Examples of current initiatives include pursuing LEED (Leadership in Energy and Environmental Design) certification standards in our facilities and piloting a Telematics project that will help us optimize fleet vehicle usage and fuel consumption.

Respectfully submitted,



Louise Folk, Executive Director
Citizen Experience, Innovation,
and Performance

Respectfully submitted,



Chris Holden
City Manager