



# **Executive Committee**

**Monday, March 22, 2021  
5:00 PM**

**Henry Baker Hall, Main Floor, City Hall**



---

**OFFICE OF THE CITY CLERK**

---

**Public Agenda  
Special Executive Committee  
Monday, March 22, 2021**

**Approval of Public Agenda****Tabled Reports**

EX21-22      City Centre Core Partnership Framework and Action Plan

**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the City Centre Core Partnership Framework and Action Plan as outlined in Appendix A.
2. Direct Administration, as part of its regular amendments of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, to include Regina Exhibition Association Lands as part of the area defined as City Centre.
3. Approve the establishment of a City Centre Core Development Advisory Committee.
4. Direct Administration to report back to City Council by Q3 2021 after consultation with the “Organizations” as defined in Appendix A with the drafted terms of reference, composition and delegated authority for the CCDAC.
5. Remove CR20-1 15-OCP-03 Proposed Yards Neighbourhood Plan from the Outstanding Items List.
6. Approve these recommendations at its meeting on March 31, 2021.

EX21-24      Heritage Conservation - Interim Policy

**Recommendation**

The Executive Committee recommends that City Council:

1. Approve the introduction of a third-party review process for heritage evaluations and heritage impact assessments by qualified heritage consultants or architects.
2. Approve the process to conduct a condition assessment and opinion of cost when considering heritage designation of a property or considering an application for major alterations or demolition of a designated heritage property.
3. Approve the process to conduct annual visual inspections of the



---

## OFFICE OF THE CITY CLERK

---

- exterior of all designated heritage properties.
4. Approve changes to the building and development permit process to flag demolition applications for properties built prior to 1940 for a high-level screening for heritage value.
  5. Approve an amendment to Appendix A of *The Development Application Fee Bylaw, 2008* to include a cost recovery fee for third-party reviews of heritage evaluations and heritage impact assessments.
  6. Instruct the City Solicitor to prepare an amendment to *The Development Application Fee Bylaw, 2008*, to give effect to recommendation 5, to be brought forward to the meeting of City Council following approval of these recommendations by City Council.
  7. Approve these recommendations at its meeting on March 24, 2021.

### **Resolution for Private Session**

## City Centre Core Partnership Framework and Action Plan

<b>Date</b>	March 17, 2021
<b>To</b>	Executive Committee
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Office of Executive Director (City Planning & Community Development)
<b>Item No.</b>	EX21-22

### RECOMMENDATION

---

The Executive Committee recommends that City Council:

1. Approve the City Centre Core Partnership Framework and Action Plan as outlined in Appendix A.
2. Direct Administration, as part of its regular amendments of *Design Regina: The Official Community Plan Bylaw No. 2013-48*, to include Regina Exhibition Association Lands as part of the area defined as City Centre.
3. Approve the establishment of a City Centre Core Development Advisory Committee.
4. Direct Administration to report back to City Council by Q3 2021 after consultation with the "Organizations" as defined in Appendix A with the drafted terms of reference, composition and delegated authority for the CCDAC.
5. Remove CR20-1 15-OCP-03 Proposed Yards Neighbourhood Plan from the Outstanding Items List.
6. Approve these recommendations at its meeting on March 31, 2021.

### ISSUE

---

At the January 29, 2020 meeting of Council, Administration was directed to collaborate with Regina Exhibition Association (REAL), Regina Downtown Business Improvement District (RDBID) and Regina Warehouse Business Improvement District (RWBID) to create a City Centre District and return to the Planning and Priorities Committee with an implementation plan. Meetings occurred throughout 2020 and into 2021. This report presents the City Centre Core Partnership Framework and Action Plan (Appendix A) in response to that direction.



## IMPACTS

---

### **Policy/Strategy Impact**

The City Centre Core Partnership Framework and Action Plan (Framework) aligns the visions of six land areas with major policies like *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP), existing neighbourhood plans, master plans and the Underutilized Land Improvement Strategy. It specifically aligns with OCP Section C: Growth Plan:

#### Goal 1 - Long-Term Growth

Ensure that sufficient developable land is protected for future city growth.

- 2.3 Direct at least 30 per cent of new population to existing urban areas as the City's *intensification* target

#### Goal 3 - Intensification

Enhance the city's urban form through intensification and redevelopment of existing built-up areas.

- 2.9 Direct at least 10,000 new residents to the CITY CENTRE, which will accommodate the city's highest population and employment densities.

### **Financial Impact**

There are no direct cost implications with this report.

Implementation of the Framework as proposed will have additional operational impacts for the support and representation of the City Centre Core Development Advisory Committee.

The advisory committee would offer recommendations on the prioritization of the projects within the City Centre Core Partnership Framework and Action Plan to help inform decisions of Council over the course of ongoing deliberations on capital projects as part of the defined budget process.

### **Environmental Impact**

The Framework does not have direct environmental impacts, but development in the City Centre Core would be built to current design standards with sustainability as a priority.

Intensification is a key aspect of building a sustainable community and reducing greenhouse gas emissions in a city. It promotes public transit and active modes of transportation, such as cycling or walking, reducing the number of personal vehicles on the roads. Development in established areas utilizes existing infrastructure which reduces the amount of construction materials required for development.

### **Legal Impact**

Should the Framework be approved, legal implications will be evaluated for each project or action item, including amendments of any bylaws. Bylaw amendments are required for the establishment of an advisory committee of council. Any proposed amendments to the OCP

would also be subject to Ministerial approval prior to taking effect.

## **OTHER OPTIONS**

---

Alternative options would be:

1. Approve the Framework with specific amendments.
2. If Council has specific concerns with the proposed Framework and Action Plan, it may refer it back to Administration to consider further recommendations. Referral of the report back to Administration will delay approval of the Framework and Action Plan.
3. Deny the Framework and Action Plan.

## **COMMUNICATIONS**

---

The Framework has been presented to RDBID, RWBID and REAL boards. Letters of support are attached as Appendices B, C and D.

## **DISCUSSION**

---

At the January 29, 2020 meeting of Council, Administration was directed to:

“collaborate with Regina Exhibition Association Limited (REAL), Regina Downtown Business Improvement District (RDBID) and the Regina Warehouse District respecting the advancement of the creation of a City Centre District. The intent of the City Centre District would be to update the Regina Revitalization Initiative (RRI) by:

1. Creating connectivity between Evraz Place, the Regina Railyard Project lands, the Taylor Field lands, and the Regina Downtown and Warehouse neighbourhoods.
2. Providing guidance and direction on developments of REAL, Railyard lands and Taylor Field lands in collaboration with RDBID and the Warehouse District.
3. Reviewing the needs of the Official Community Plan (OCP), the Recreation Master Plan, the Transportation Master Plan and other relevant plans impacting the proposed district.
4. Presenting an implementation plan report, with Terms of Reference, for consideration to the Planning and Priorities Committees by the end of Q2 2020.”

A local consultant was engaged to facilitate workshops and develop terms of reference for the District Plan. The contract was finalized in March 2020, and the COVID-19 pandemic required adjustments to accommodate the needs of the working group to ensure they could fully represent their respective organizations. Commitment was made to deliver a report to Committee and Council by the end of Q1 2021.

The first in person workshop was held on July 27, 2020 with components of a terms of reference and primary attributes of each land area confirmed. The group agreed that a few additional conversations could deliver a plan and eliminate the need for a procurement process.

The remainder of workshops were facilitated internally and in person with a draft distributed to the group on December 18, 2020 for review. In January 2021 the draft was finalized and presented the RWBID, RDBID and REAL boards. All boards were supportive of the Framework, supported the plan as presented and look forward to it progressing, including the establishment of an advisory committee.

Administration recommends approval of the Framework with the following clarification:

- The title City Centre Core Partnership Framework and Action Plan was selected to align documents and lessen confusion. “City Centre” has been defined in the OCP, “District” is used to refer to business improvement districts, and there was a desire for a title that inspired action.
- The term partnership should not be confused with any legal form of partnership. Each participating organization has varying interests, ownership of land and authority. The Framework and role of the advisory committee does not prevent development applications from private owners appearing before Regina Planning Commission and Council. Terms of Reference for an Advisory Committee of Council will require clear definition of authority and reporting structure.
- Approval of the Framework is not approval for development applications. This is a guiding document that will help inform decisions made by Council through regular development processes and over the course of their ongoing deliberation on capital projects as part of the defined budget process.

## **DECISION HISTORY**

---

At the January 29, 2020 meeting of Council, Administration was directed to “collaborate with Regina Exhibition Association Limited (REAL), Regina Downtown Business Improvement District (RDBID) and the Regina Warehouse District respecting the advancement of the creation of a City Centre District. The intent of the City Centre District would be to update the Regina Revitalization Initiative (RRI) by:

1. Creating connectivity between Evraz Place, the Regina Railyard Project lands, the Taylor Field lands, and the Regina Downtown and Warehouse neighbourhoods.
2. Providing guidance and direction on developments on REAL, Railyard lands and Taylor Field lands in collaboration with RDBID and the Warehouse District.
3. Reviewing the needs of the Official Community Plan (OCP), the Recreation Master Plan, the Transportation Master Plan and other relevant plans impacting the proposed district.

4. Presenting an implementation plan report, with Terms of Reference, for consideration to the Planning and Priorities Committees by the end of Q2 2020.”

Respectfully Submitted,



Diana Hawryluk  
Executive Director, City Planning &  
Community Development

Respectfully Submitted,



Chris Holden  
City Manager

Prepared by: Michelle Forman, Manager, Integration & Stakeholder Relationships

**ATTACHMENTS**

Appendix A City Centre Core Partnership Framework and Action Plan  
Appendix B RDBID  
Appendix C RWBID  
Appendix D REAL

# City Centre Core

## Partnership Framework and Action Plan



*We acknowledge that we are on traditional lands of the Treaty 4 Territory, a Treaty signed with 35 First Nations across Southern Saskatchewan and parts of Alberta and Manitoba and the original lands of the Cree, Saulteaux, Dakota, Nakota, Lakota, and on the homeland of the Métis Nation.*

---

February 1, 2021

Title	City Centre Core Partnership Framework and Action Plan
Version	For Committee and Council Review
Reference Documents	<p>This plan aligns with the following as they pertain to the City Center Core Partnership Framework and Action Plan:</p> <ul style="list-style-type: none"> <li>• Official Community Plan</li> <li>• Transportation Master Plan</li> <li>• Recreation Master Plan</li> <li>• Regina Revitalization Initiative (RRI)</li> <li>• RWBID Strategic Plan</li> <li>• REAL Strategic Plan</li> <li>• RDBID Strategic Plan</li> <li>• Yards Neighbourhood Plan</li> <li>• Regina Downtown Neighbourhood Plan</li> <li>• Warehouse District Neighbourhood Plan</li> <li>• City of Regina 5-year Capital Plan</li> <li>• Cultural Plan</li> <li>• EDR Growth Plan</li> </ul>
Owner	City of Regina
Next Scheduled Review	March 2026 (full review at least every five years)

# Table of Contents

Introduction	2
Purpose	2
Objectives	3
Scope	3
Current Reality	4
Pace of Development	4
State of Economy	5
State of Infrastructure	5
City Centre Core Strengths, Weaknesses, Opportunities and Threats	6
Future Vision	8
Vision for the City Centre Core Partnership Framework and Action Plan	8
Primary Land and Event Uses by Land Area	15
Principles for Activation within City Centre Core	18
Policy Direction	21
Goal 1 Prioritize City Centre Development for Intensification	21
Goal 2 Invest in Infrastructure to Support City Centre Core Development	23
Goal 3 Connect Land Areas within the City Centre Core	24
Implementation	25
Framework and Action Plan Ownership	25
Timing and Resources	25
Monitoring and Evaluation	25
Glossary	26
Maps	27

# Introduction

City Council directed Administration to collaborate with Regina Exhibition Association (REAL), Regina Downtown Business Improvement District (RDBID) and the Regina Warehouse Business Improvement District (RWBID) to create a plan as an update to the Regina Revitalization Initiative (RRI) by:

1. Creating connectivity between Evraz Place, the Regina Railyard Project Lands, the Taylor Field Lands, and the Regina Downtown and Warehouse Neighbourhoods.
2. Providing guidance and direction on developments on REAL, Railyard Lands and Taylor Field Lands in collaboration with RDBID and the Warehouse District.

This working group was asked to return to Council with a Terms of Reference to engage a consultant for the development of a plan.

## Purpose

The City Centre Core Partnership Framework and Action Plan (Framework) provides a collective vision between City of Regina, RDBID, RWBID and REAL (Organizations) for coordinated processes, complimentary land uses and the infrastructure required to support and connect development in the land areas making up City Centre Core.

City Centre Core has been defined as land areas including the Yards Neighbourhood, Regina Warehouse Business Improvement District, the Regina Downtown Business Improvement District, lands and facilities managed by REAL, Taylor Field lands, and the area planned in the Saskatchewan Drive Corridor Project, all shown on Map 2.

It should be acknowledged that each land area is unique in its ownership, management and phase of development. For example, the Saskatchewan Drive Corridor land area is currently being reviewed as part of a City of Regina project. As this project advances, further consultation will take place that may determine the need to change elements of this framework such as its designated land uses.

This Framework is a guiding document to provide Council and the proposed Development Advisory Committee reference for future recommendations and decision-making, mitigate the risk of opportunities missed and maximize potential synergies in development opportunities.

The implementation of this Framework is one tool to support economic development so that Regina can grow and realize the community benefits of a thriving City Centre. The Framework has been developed to:

- Translate the principles and policies of the Official Community Plan (OCP) and neighbourhood plans to a more detailed land area scale



- Provide guidance to both future neighbourhood plans that cover the City Centre Core land areas and future strategic plans of REAL, RWBID, and RDBID
- Help determine the priorities and timing of infrastructure projects in a coordinated way to support future development of the City Centre Core land areas

The Framework is not necessarily approval for development applications. This guiding document will help inform decisions that are made by Council through regular development processes and over the course of their ongoing deliberations on capital projects as part of the defined budget process. Infrastructure for this area should be prioritized to support this framework and action plan.

## Objectives

Early in the creation of this framework and action plan, it was emphasized that in order to make it a useful, practical tool for decision making, it needed to include:

- The character of the areas within the Framework
- Allowable land uses within the Framework
- Improving the City Centre Core's public realm, including infrastructure, transportation, connectivity and streetscapes
- Amending and updating bylaws, and other design guidelines to enable implementation
- Collaboration for marketing the land areas and coordinating investment
- The ability to be:
  - A conflict management framework
  - A foundation for collective strategic alignment among the Organizations
  - A succinct document that is user-friendly and practical

## Scope

The Framework as directed by Council includes six distinct Land Areas: (Map 2):

1. Taylor Field lands
2. Lands and facilities managed by REAL
3. Regina Downtown Business Improvement District
4. Regina Railyard Project lands (the Yards Neighbourhood)
5. The Warehouse Business Improvement District
5. Saskatchewan Drive Corridor

The Framework reflects the basis on which the Organizations intend to work together towards their common goals and for their mutual benefit in relation to the land areas that make up the City Centre Core. Neither the Framework, or use of the term partnership, are intended to establish any formal legal relationship among the Organizations unless expressly stated.

This is a living document. As new plans and information, or new parties come forward, this Framework may be updated and expanded.

# Current Reality

## Pace of Development

While various factors have contributed to the City Centre Core pace of development, barriers include infrastructure and slowed economic growth. There is a need to focus on this area to stimulate economic development and achieve our Official Community Plan (OCP) targets.

Regina's Official Community Plan directs "at least 10,000 new residents to the City Centre, which will accommodate the city's highest population and employment densities." Of these 10,000 new residents, it plans 5000 in the Downtown, 2500 within RRI and 2500 elsewhere within the City Centre as shown in Map 1 – Growth Plan.

Growth of the City Centre has been slow since the OCP was approved as seen in Table 1. The population in City Centre decreased in 2019, as it did in 2018, due to more demolitions than new construction. The City Centre Core Partnership Framework and Action Plan, other City initiatives, as well as strategic investment will support the advancement of these OCP targets.

Table 1: Number of new residents in the City Centre since the adoption of the OCP.

Year	2014 to 2016	2017	2018	2019	2020	Cumulative Growth
# of new residents in City Centre since 2014	68	16	-11	-8	9	74

Note: Census data provides the clearest population data. Interim years are calculated with building permit data. The next Census will occur in 2021.

All land areas within the Framework currently have visions for their respective organization or development, or there are plans for consultation to further develop a vision. These are included in the Future Vision section of this guiding document. REAL, RDBID, and RWBID have strategic plans with visions established. Similarly, The Yards Neighbourhood Plan has been approved by the Government of Saskatchewan with a vision for development. Federal funding is in place to support rehabilitation of Dewdney Avenue. Downtown and Warehouse District Neighbourhoods have existing plans that are part of the City's Sequencing Plan for review and updating. The Saskatchewan Drive Corridor Project is in progress with consultation as part of the project. The Taylor Field Land development is the final phase of the RRI and will facilitate consultation in future years.

Each have mandates endorsed by City Council or their respective Boards but not necessarily aligned formally. In the absence of a coordinated strategy for key land uses and events, each land area has proceeded to advance their plans relatively independently. This has led to projects competing for resources and priority. At times, this has led to questions on complementary land use and timeline expectations for development and construction.

OCP policy directs that developers be responsible for the cost of infrastructure required to service the land that they are developing. An Intensification Levy charges a proportionate amount that a development requires of major infrastructure for development in established neighbourhoods. This covers upgrades or construction of infrastructure such as a wastewater system, water treatment plant, major road or bridge, or the parks and recreation centres or pools to support the growth of the area.

The City has heard through correspondence from Regina & Region Homebuilders' Association as well as through surveys conducted for the Underutilized Land Study about concerns regarding the risk of the unknown on a site in an existing neighbourhood or brownfield site. This, along with the introduction of the Intensification Levy to cover major infrastructure costs due to growth while understandable, may go beyond a risk threshold for a developer.

### **State of Economy**

A downturn in the economy, compounded by the impact of the COVID-19 pandemic has put pressure on citizens, investors, business owners and all levels of government.

This impact has weighed heavily on the six land areas that comprise the City Centre Core. Changes in spending patterns, and lack of disposable income has added to the uncertainty and financial viability for businesses, events and programming.

Economic recovery and activation of these areas, in a strategic way, is of great importance, and post the Global Pandemic of COVID-19 the economic headwinds will only heighten the challenges. With economic uncertainty, transformational change within the business community, and shifting activation standards, the time for an aligned vision and collaborative approach for the betterment of the City Centre Core is essential for the sustainability and success of the city.

### **State of Infrastructure**

One of the identified barriers to development in the City Centre, not only the City Centre Core land areas, is the current state, unknown state, or lack of the infrastructure required to accommodate growth. Some of this infrastructure, for instance water or wastewater, is a pre-requisite for growth, where a developer would not want to invest in a location until plans for this infrastructure are firmly in place. Other infrastructure such as roads, sidewalks and parks are ideally designed and coordinated with or after the construction of water and wastewater infrastructure in order to avoid re-work.

Regina, like so many municipalities, currently has infrastructure either near the end of its useful life or limit of its capacity. City of Regina has deferred some maintenance in the past to maintain affordability. Some upgrades, rehabilitation or replacement are required to support growth in Regina. It is not feasible or best practice to increase capacity throughout the city. Knowing where development is planned impacts the options available. Determining the best solution therefore requires an iterative process.

Regina's relatively short construction season coupled with the need to design for a four-season city with weather extremes comes with unique challenges. Availability of funding, interdependencies among projects including infrastructure not owned by the City, as well as attempts to minimize disruptions for businesses and residents add to the complexity and time it takes to thoughtfully plan and execute a project. Coordination of infrastructure projects requires time to develop appropriate solutions and the capacity of both City and industry resources.

The City of Regina has made progress in narrowing its infrastructure gap in funding, but the need is still greater than available resources. While there is government or Servicing Agreement Fee/Development Levy/Intensification Levy funding for some projects planned, it often comes with time constraints and sometimes matching or shared contributions from the City. Prioritization will facilitate the strategic investment required by the city.

### City Centre Core Strengths, Weaknesses, Opportunities and Threats

STRENGTHS	There is a significant amount of available land - this presents many options for consideration.	Deferred infrastructure maintenance and minimal investment in modernization have created growth challenges and uncertainty.	WEAKNESSES
	Location is centralized within the municipality, with easy access from all directions.	Funding within the current City Financials is challenging and COVID-19 will only make this more difficult. Currently there is a shortfall in annual investment.	
	Proximity to airport, Wascana Centre, RCMP Heritage Centre and Depot, Science Centre, Government House and other valuable community attractions.	Numerous plans and visions all at a different point in development causes confusion at time. There is a need to align the variety of plans for clarity and prioritization.	
	The geography of the City Centre Core is relatively condensed, naturally connected, and multi-modal.	Insufficient communication of annual construction plan, development reporting and measurements against desired outcomes.	
	The City of Regina owns and controls much of the land in the City Centre Core.	Lack of development coordination, or a phased development strategy with a priority approach or alignment on catalyst projects.	
	For a small to mid-sized city, Regina has strong density and assembly of facilities in the downtown core.	Lack of clear vision or development of annual and multi-year targets and measurement against performance for the City Centre Core.	
	Government businesses and corporate head offices have made the City Centre Core home.	Current growth in the City Centre Core is underperforming in a concerning manner. To mitigate this performance will require actionable investment and focus that will have a higher level of risk than the current approach.	

OPPORTUNITIES	A shovel ready plan (ready to put out to tender or ready for funding)	The pace of economic recovery and change in spending patterns	THREATS
	Catalyst civic level investment - Sask Drive, Dewdney Ave, Aquatic Facility, Library modernization, new mid-sized arena and others should be strategically located.	With the financial challenges of COVID-19 and the compounding impacts of a sluggish economy primarily in the energy sector there are substantial headwinds facing the community.	
	There is an opportunity to create purposeful multi-modal year-round connectivity between elements with relative proximity within the City Centre Core.	With many businesses considering working from home, and the impact on the hospitality and tourism sector there may be a loss of business in the City Centre Core. This will impact activation, traffic and revenue opportunities.	
	Sustainability and stimulus initiatives are a core element of government COVID-19 recovery strategies. This creates a truly once in a generation opportunity to affect transformational change if moved on quickly.	The supply and demand cure for downtown vacancy might become even more challenging – this will impact lease rates, financial modelling, sustainability and activation. There is a need to understand current and projected occupancy and absorption with a strategic purpose.	
	There is an opportunity to align with the priorities of City Council following the election and maximize progress over a four-year term.	We have many competing priorities on many unique spaces, with land still available. The approach of doing a little bit everywhere will not solve the problem and will result in failure for the City Centre Core. A phased, focused, purposeful approach is required.	
	With growth brings expanded tax revenue of many forms. At a time where increased funding is a necessity growth will offer a long-term financial opportunity for the City and Province.	The impacts to air traffic may influence business and visitor travel. This may change the dynamics of how our City Centre Core functions with high yield visitors being removed for an undetermined period.	
	Strategic alignment of catalyst projects, both private and public should be maximized. This is a time to be smart, strategic, and most importantly be focused.	Greenfield development is an important economic growth strategy, but urban sprawl increases the cost of maintenance with additional infrastructure as a result of it. Building a complete city will require priority setting and purpose.	
	With favorable borrowing rates, both private and public investments should be considering the low cost and long-term impact that wise investments will have on our community. This may be the best time to invest.	As other cities continue to advance and grow the City of Regina must choose to compete, or it will be left behind. We are competing daily for the best human capital and talent. We need to recognize the competition for business investment and personal income. As Edmonton, Calgary, Winnipeg and Saskatoon get better, are we competitive?	
		The intensification levy is one barrier to development and creates a limitation in meeting goals and objectives. Priority should be put on exploring incentives and cost barriers and developing a complete and competitive strategy that balances the need to maintain affordability and citizen service level expectations with the need to attract growth and investment.	



## Future Vision

The Framework for a connected City Centre Core identifies how to purposefully group amenities and assets to create synergies, activation, and complementary segments that deliver a cohesive and resilient area in the heart of Regina.

Maximizing efficiencies and the impact value of investment and tax dollars will compound the benefit of new growth for the overarching benefit of the entire City Centre Core. This aligned strategy will support purposeful and strategic decision making by all the Organizations and enable outcomes that benefit the entire community, not just an isolated area.

Pursuing this vision will strategically position public investment to maximize private commercial investment while leveraging the unique opportunity to source funding from alternative levels of government. This vision is about growth, resiliency, activation, and a connected core at the heart of the City.

### **Vision for the City Centre Core Partnership Framework and Action Plan**

Opportunity for development exists in these land areas, with an ample availability of land in a location with proximity to entertainment, greenspace, and major amenities. Each land area aligns in a cohesive way to build areas that are Great Places for living, working and visiting.

The vision for these areas is one that can be a model for four season mid-sized cities in Canada and the globe. The heart and hub of our city, these areas will be alive, healthy, safe, strong and resilient - just like the people of Regina. Both a destination and a place to live, these areas will be built sustainably, with architecturally pleasing and connected design.

These areas will be inspiring and inviting. A Great Place for investment.



## Great Places

Great places are not only about infrastructure, assets, activation, planning and design, but that certainly makes a difference. Great places are delivered to inspire a sense of belonging, connectivity, togetherness, pride, and opportunity. In the City Centre Core are a purposeful assembly of great places cohesively planned and seamlessly connected to enrich the lives of everyone who calls Regina home.



### The Great Start – Taylor Field

With meaningful design to act as a catalyst for opportunity within the community, this has the potential to be a place that inspires the future innovators, leaders and community members to make Regina home forever. A vibrant and inclusive area that brings opportunity to live, work and play.

### The Great Show - REAL

This is where memories happen, from first skates, to first goals, from first concerts to first games, from cattle to combines, from ferris wheels to flavours this place delivers exceptional moments that inspire our community spirit while enhancing our community prosperity. A place where the spotlight is bright, a place of wonder, excitement, experience and delight. Historically proven and modernly relevant, the show must always go on and it must always be great.

### The Great Celebration – Warehouse District

Embracing our remarkable history with a local story of current and future relevance. This great place is a destination, a neighbourhood, a place of commerce and a celebration of Saskatchewan's very best food and drink. A place of comfort and familiarity there is never celebration too big or too small for this great place. With connections and commerce this place is a bridge to a moment, a future and a past, and a distinctive point of connection locally and to the world.

### The Great Connection – Saskatchewan Drive Corridor

The corridor of connectivity is designed with purpose, pride and visual intent. Connecting the great places of our city, this corridor will be inviting, engaging, seamless and safe. A purposeful thread that engages the great places in the City Centre Core with the lives, businesses and experiences of a thriving city. Embracing the functional role that it must play while concurrently celebrating the story of an inclusive and vibrant community.

### The Great Heart- Downtown

The headquarters of our economy, vibrant with activity 365 days a year and 24 hours a day. A celebration of our economic distinction, culturally affluent, activated and inclusive, welcoming and safe and in the hub of the City Centre Core. A visit to this great place should act as a constant reminder that one's heart and home is in Regina.

### The Great Opportunity – The Yards

Carefully crafted, connected and engaged, The Yards defines our future, our opportunity and our path. Smart in technology, sustainable in design and connected with purpose, The Yards will truly be the development that bridges our proven history with our modern relevance. Alive with opportunity, activation and success.

#### City Centre Core Characteristics

- A place that is vibrant and fresh
- A place that is a clear statement about our audacious future
- A place that celebrates the legacy and history of our storied communities
- A place that is inclusive, always, without question
- A place that is safe
- A place that is coordinated in purpose and connected with success
- A place that is cool with a vibe that makes us all proud to call Regina home
- Unique in place, seamless in form and function
- Complimentary, collaborative, innovative, and simply said, great in space
- Coordinated in prosperity and synergized for sustainability



## *Definition of Individual Land Areas*

### Taylor Field Lands

#### Vision

To be clarified in future consultation

#### Primary Identity

- Opportunity to provide connectivity between the downtown, REAL, the Yards, and Warehouse District

#### Characteristics

- A great place to start your next phase of life
- A home for renting and first-time home buyers
- The heart of the North Central Revitalization
- The great connection and place between all our places
- A destination in your journey of City Centre
- A complete neighbourhood
- Residential and commercial

### REAL

#### Vision

To be the heart of our city and province, a place where people come to live, work and play.

Mission: We deliver exceptional experiences and foster meaningful memories that make our community a better place

#### Primary Identity

- Primary venue for large indoor and outdoor trade show, recreation (synthetic sport surfaces), festivals and sporting events
- Major events, agricultural events and public gatherings that are complimentary to events (ex. Confederation Park programming guideline 1000-2000 capacity)
- Ancillary or complimentary to main/primary use commercial development, not including office or industrial
- Confederation Park programming 1000-2000
- A home for recreational tourism, sport, and competition.

#### Characteristics

- Where we host and showcase
- BIG: Event, sport, recreation, celebration, tourism
- A hub for tourism and visitors
- A signature in our province
- Welcome to everyone
- A catalyst for economic impact

- Scalable and alive
- A hub for agricultural conferences and conventions and a celebration of our rich agricultural heritage and our innovative approach to feeding the world from within our Province in the future.
- Maximizing the impact of recreational impact for the local community and a vibrant recreation and sport visitor economy.

## Warehouse

### Vision

From a thriving marketplace for local goods and services to an entertainment hub to an industrial powerhouse, the warehouse district can become the entrepreneur's neighbourhood. By engaging in placemaking with purpose, supporting local champions, and leveraging local brands, RWBID can help bring this vision to life.

### Primary Identity

- Heritage district
- Public gatherings
- Mixed use area with a strong focus on entrepreneurial businesses including bars, restaurants, nightclubs, retail, manufacturing and services

### Characteristics

- Historically connected
- Modern, trendy and chic
- Party central and place for fun
- Celebrate local
- Hip and funky
- Innovative and inspired
- Cultivated with purpose

## Saskatchewan Drive Corridor

Draft Vision for Sask Drive Project - to be clarified in future consultations

Saskatchewan Drive is a key gateway to the city centre which can celebrate the unique culture and heritage of the region.

The Corridor Study strives to improve the quality of life for commuters and pedestrians within a safe, connected and inviting public realm that supports the vibrant adjacent neighbourhoods and businesses.

### Primary Identity

- Primary link between REAL and Downtown
- Gateway to downtown – primary link for the northwest quadrant and the southwest quadrants of the City to the downtown
- Changing attributes as it passes through neighbourhoods or adjacent to other City Centre Core land areas

#### Characteristics

- Making a good impression to visitors to our City
- Edge condition of a mixed use neighbourhoods (Elphinstone to Albert)
- Perimeter road for the downtown (northern boundary)
- Linear development area (1 development deep) – not a complete community objective
- High Traffic Volume – Pass by location not necessarily a destination
- Complementary land uses/connecting zones –
- Small scale business flowing out of downtown while bars and restaurants support events in the City Centre
- Likely stays diverse in nature
- Important utility corridor (need to predict the future)

#### Downtown

##### Vision

Act on behalf of our members to favorably position Regina's downtown as a unique, attractive and desirable neighbourhood for businesses, residents and visitors.

Mission/Mandate: Regina's Downtown: A place where people want to be and businesses want to invest.

##### Primary Identity

- Office, dining, retail, hospitality accommodations
- Cultural institutions
- Public gatherings
- High density residential
- Corporate, government, financial district

#### Characteristics

- Employment base
- Daytime bustle
- Density is high
- Sophisticated evening activation
- Livable, walkable, green
- Transit oriented
- 365 Something is happening

## The Yards

### Vision

Vibrant urban neighbourhood, which includes a mix of residential, shopping and entertainment opportunities set within a compact and walkable environment. By balancing progressive and modern design concepts with tradition, the Plan Area will emerge as a truly unique neighbourhood, connecting the City Centre, and enhancing the City of Regina as a whole.

- A key city priority;
- A regional precedent that employs best practices in City-building;
- A vibrant and connected place to gather, live, work, learn, play, and celebrate year-round;
- An area in which the public realm has a high profile and inspires civic pride;
- Complementary to existing plans in surrounding neighbourhoods, yet sets a new standard for sustainable development, employing state of the art best practices for neighbourhood design and energy efficiency;
- A neighbourhood that will provide mixed-income housing options for purchase and rental;
- A community that will provide workspace and mixed-use developments to foster innovation, creativity and cultural expression;
- Linked across the railway tracks to downtown by pedestrian connections that create walkable distances for residents, in four seasons, to local amenities and jobs;
- Characterized by high quality design, for all ages, and both programming and place making that promotes social cohesion and community activities; and
- An example of a new opportunity for the community being delivered in a way that is financially viable for the City, its residents, and businesses.

### Primary Identity

- Dense residential, mixed use environment complimentary to Warehouse
- Sustainable neighbourhood
- Public gatherings
- Connector between downtown, warehouse and Taylor Fields lands

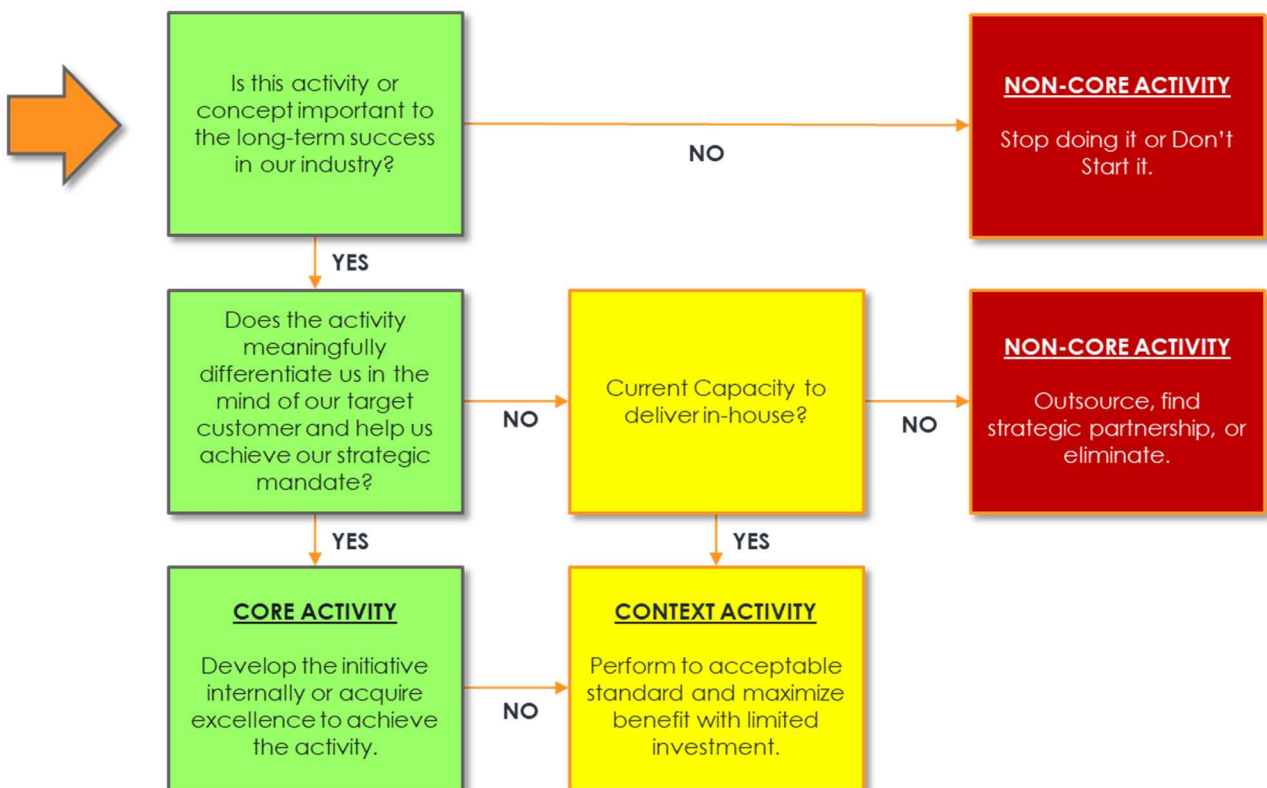
### Characteristics

- Activated and alive
- A signature project
- A sustainable masterpiece
- High use for everyone
- Density is mid to high
- Green, live, work, play, visit
- Young in age and heart

## Primary Land and Event Uses by Land Area

### Strategic Decision-Making Matrix

The evaluation of whether a land use or event type is appropriate for a land area was determined by the working group with the following matrix and definitions. This will be referred to regularly by a City Centre Core Development Advisory Committee in solving problems and making recommendations to boards and where appropriate, Council on future development. It is important to note that although the Strategic Alignment is a critical first step, it must be supported by commercially viable, entrepreneurial, and best practice operational plans. It is simply not enough to have aligned strategic principles, as viable business planning that delivers sustainable long-term ventures within the land areas comprising the City Centre Core is essential.



## Definitions of Core, Context and Non-Core

<b>Core</b>	<p>Vital for the land area in meeting its vision</p> <ul style="list-style-type: none"> <li>Important to long-term success</li> <li>Meaningfully differentiates in the mind of target customer and helps achieve strategic mandate</li> </ul> <p>Develop the initiative internally or acquire excellence to achieve the activity</p>	<p>Strategically vital to the success of the City Centre Core.</p> <p>Organizations should actively pursue and recruit these opportunities.</p> <p>These are the must have opportunities.</p>	<p>Organizations agree that these items belong within any designated property in the land area and should be welcomed and encouraged based on availability.</p> <p>Organizations will champion these projects in any location in the land area</p>	<p>Permitted Use</p> <p>A use of land, intensity of use, development or structure that an owner is entitled to as of right of a development permit provided the use or development conforms to the development standards and regulations which pertain hereto in the Zoning Bylaw</p>
<b>Context</b>	<p>Not vital to the land area in meeting its vision but provides current value or benefit with limited investment or resourcing</p> <p>Perform to acceptable standard and maximize benefit with limited investment</p>	<p>Valuable if the opportunity presents itself but not essential.</p> <p>Organizations should consider if obtaining this opportunity will directly or indirectly negatively impact the ability to secure core initiatives</p>	<p>Organizations agree that any partner within the City Centre Core should recruit and obtain these new ventures. However, strategic discussion with the Advisory Committee may offer the ability to maximize the benefit for the City Centre Core</p>	<p>Discretionary Use</p> <p>A use of land, intensity of use, development or other structure that may be permitted in a zone only at the discretion of and at a location specified by the Development Officer or Council, as the case may be, in accordance with the Zoning Bylaw.</p>
<b>Non-Core</b>	<p>Does not help the land area meet its vision</p> <ul style="list-style-type: none"> <li>Stop doing it or don't start it</li> </ul> <p>Outsource, find strategic partnership, or eliminate</p>	<p>These should be positioned out of the City Centre Core with purpose as they are a deterrent to strategic success. Careful consideration must exist if these items are to occur in the City Centre Core.</p>	<p>These should not be developed within the proposed development and should be coordinated for the most appropriate fit within a Core or Context location if an opportunity presents itself.</p>	<p>Prohibited Use</p> <p>A use of land, intensity of use, development or structure that is not permissible in a zone.</p>

CITY CENTRE CORE - Strategy for Key Land-Uses and Events						
	Core/Permitted – Green		Context/Discretionary -Yellow		Non-Core/Prohibited Use -Red	
Land Use or Event	Downtown Business Improvement District	The Yards	Warehouse Business Improvement District	Sask Drive Corridor	Taylor Field Lands	REAL Lands and Facilities
Rink (Outdoor)	Core	Core	Core	Non-Core	Core	Core
Library	Core	Core	Context	Non-Core	Core	Context
Performance Arena 7000 Seat +	Context	Core	Context	Non-Core	Context	Core
Recreational Arena Facilities (Rink Indoor) under 1000 Seats	Non-Core	Core	Non-Core	Non-Core	Context	Core
Cultural Facilities	Core	Core	Context	Non-Core	Core	Core
Trade Shows large scale 5000+	Context	Context	Context	Non-Core	Non-core	Core
Meetings	Core	Core	Core	Non-Core	Core	
Conference	Core	Core	Core	Non-Core	Context	Core
Pool and Aquatics	Context	Core	Context	Non-Core	Core	Core
Fitness Centre	Core	Core	Core	Core	Core	Core
Stadium	Non-Core	Core	Context		Non-Core	Core
Grass Sports Fields	Non-Core	Core	Context	Non-Core	Non-Core (Community Level) Core (Neighbourhood Level)	Context
Festival - Small	Core	Core	Core	Non-Core	Non-Core	Context
Festival - Medium	Core	Core	Context	Non-Core	Non-Core	Core
Festival - Large	Non-Core	Core	Non-Core	Non-Core	Non-Core	Core
Cinema & Movie Theatre	Context	Core	Context	Non-Core	Context	Context
Convention - large	Core	Core	Context	Non-Core	Context	Core
Low Density Residential	Context	Non-core	Core	Non-Core	Core	Context
Mid Density Residential	Context	Core	Core	Core	Core	Context
High Density Residential	Core	Core	Non-Core	Core	Core	Context
Senior Residences	Context	Core	Non-Core	Non-Core	Core	Context
Group Care Facilities	Context	Core	Context	Non-Core	Core	Context
Restaurants	Core	Core	Core	Core	Core	Core
Fast Food Establishments	Core	Core	Core	Core	Core	Core
Drive Thru Establishments	Context	Non-Core	Core	Core	Core	Core
Bar	Core	Core	Core	Core	Core	Core
Cafe	Core	Core	Core	Core	Core	Core
Distillery	Context	Core	Core	Core	Core	Context
Brewery	Context	Core	Core	Core	Core	Context
Schools	Core	Core	Core	Non-Core	Core	Context
Post-Secondary Institution	Core	Core	Core	Non-Core	Context	Context
Hospitals	Non-Core	Context	Non-Core	Non-Core	Non-Core	Core
Clinic	Core	Core	Core	Core	Core	Context
Vocational Institution	Core	Core	Core	Core	Context	Context
Training Institution	Core	Core	Core	Core	Context	Context
Government Office	Core	Core	Core		Core	Non-Core
High Density Office	Core	Core	Context	Context	Context	Non-Core
Mid Density Office	Context	Core	Core		Context	Non-Core
Low Density Office	Context	Core	Core		Context	Non-Core
Industrial Office	Non-Core	Non-core	Core	Core	Non-Core	Non-Core
Public Gardens	Core	Core	Core	Context	Core	Core
Green Space and Parks	Core	Core	Core	Core	Core	Core
Walking Trails and Paths	Core	Core	Core	Core	Core	Core
Theatre and Performing Arts	Core	Core	Context	Non-Core	Core	Context
Convenience Stores	Core	Core	Core	Core	Core	Context
Grocery Stores	Context	Core	Core	Context	Core	Non-Core
Retail Home	Core	Core	Core	Core	Core	Non-Core
Retail Sport	Core	Core	Core	Core	Core	Context
Vehicle Sales	Non-Core	Core	Core	Core	Context	Non-Core
Vehicle and Mechanic Shop	Core	Non-Core	Core	Core	Context	Non-Core
Farmers Market	Core	Core	Core	Non-Core	Core	Core

CITY CENTRE CORE - Strategy for Key Land-Uses and Events						
	Core/Permitted – Green		Context/Discretionary - Yellow	Non-Core/Prohibited Use - Red		
Land Use or Event	Downtown Business Improvement District	The Yards	Warehouse Business Improvement District	Sask Drive Corridor	Taylor Field Lands	REAL Lands and Facilities
Hotels	Core	Core	Context	Context	Core	Context
Inns	Context	Core	Context	Context	Core	Non-Core
Bed and Breakfasts	Core	Core	Core	Context	Core	Non-Core
Body Rub	Non-Core	Non-Core	Non-Core	Non-Core	Non-Core	Non-Core
Physiotherapy Clinic	Context	Core	Core	Core	Core	Context
Day Spa	Context	Core	Core	Core	Core	Non-Core
Optometrist and Eye Care	Core	Core	Core	Core	Core	Non-Core
Hair Salon	Core	Core	Core	Core	Core	Non-Core
Tattoo Establishments	Context	Core	Core	Core	Core	Non-Core
Grade Level Parking Lot	Context	Context	Core	Context	Core	Core
Multi-level Parking Lot	Core	Core	Core	Context	Core	Core
Industrial Storage	Non-Core	Non-Core	Core	Core	Non-Core	Non-Core
Convention	Core	Non-Core	Context	Non-Core	Non-Core	Core
Vehicle Transit	Core	Core	Core	Core	Core	Core
Pedestrian Transit	Core	Core	Core	Core	Core	Core
Bike and Alternative Transit	Core	Core	Core	Context	Core	Core

## Principles for Activation within City Centre Core

The City of Regina, RWBID, RDBID, and REAL (Organizations) will adopt the following principles:

1. A City Centre Core contributes to greater economic and community benefits.
2. The Organizations share an interest in growth and development of the land areas in the City Centre Core.
3. Each land area has a primary identity, characteristics and land uses that are unique but complementary to the other land areas in the City Centre Core.
4. Unhealthy competition between Organizations limits the success of the City Centre Core.
5. The City cannot afford to duplicate or build underutilized civic infrastructure. Choices are required regarding where to position key assets.
6. Investment from the private sector is required for future growth.
7. The Organizations wish to build capacity and processes to promote cooperative efforts and will adhere to the following:
  - a. Encourage and demonstrate City Centre Core level thinking in their organization's planning and decision making
  - b. Recognize and respect each land area's right to grow but not at the expense of one another
  - c. Recognize and respect each land area's right to grow but not without giving due consideration to the potential prejudice to the others
  - d. Act with mutual respect and trust for each other
  - e. Act within the limits of their governance structures:



- i. RWBID and RDBID are created through bylaws with oversight by a volunteer Board of Directors appointed by Council;
  - ii. REAL is a not-for-profit municipal corporation with oversight from a volunteer Board of Directors appointed by Council;
  - iii. There are no separate legal entities for the other land areas.
- f. Build capacity and processes to promote cooperative efforts
- g. Maintain open communication that is mindful of the long-term relationship between the Organizations
- h. Recognize that a lack of agreement on some issues ought not to negatively affect the wider relationship between the Organizations
- i. Formulate a strategy for phasing development
- j. Prioritize funding and investment
- k. Develop measurements for City Centre Core to support monitoring of performance measures
- l. Prioritize action plan timing and responsibility for advice to Council

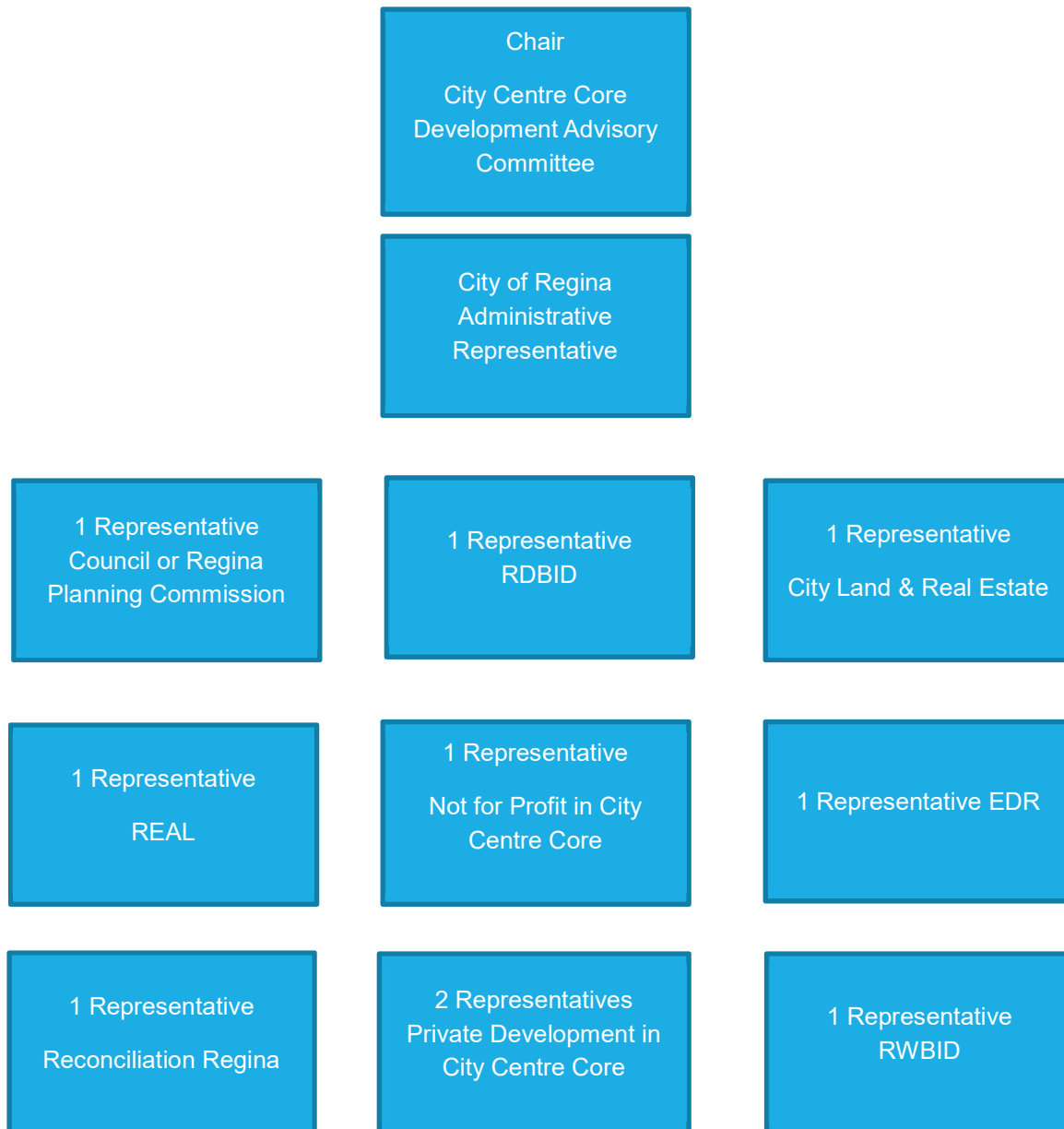
### **City Centre Core Development Advisory Committee**

An Advisory Committee of Council will be created within six months of the approval of this framework and action plan. Terms of reference will be developed and approved by Council. The mandate of the committee will be to align the priorities of the Organizations, guide collaborative negotiations and solutions, and advise Council on recommended approaches for the advancement and improvement of the City Centre Core.

This committee will:

- Act in an advisory capacity
- Offer City Center Core decision making support to council
- Coordinate a collaborative approach between stakeholders within the City Centre Core land areas.
- Be primarily responsible for the interpretation and operationalization of this framework and action plan and advancing the advisory and collaboration needs of the Organizations as the policies and actions are implemented.

A concept model should be considered as follows:



## Policy Direction

### Goal 1 Prioritize City Centre Development for Intensification

A focus on the City Centre as an area of intensification within the intensification growth plan for Regina will help achieve the vision for the Framework, success of each land area and targets of the Official Community Plan.

#### Rationale

The Official Community Plan directs at least 30 per cent of new population to existing urban areas as the City's intensification target. This area is indicated as the intensification boundary as shown on Map 3. Intensification may include the development of vacant land, additions to existing dwellings or the redevelopment of existing dwellings or sites into new uses. It supports sustainability in our community by:

- Maximizing use of existing infrastructure, including pipes, roads and parks.
- Supporting use of existing facilities, services and amenities, such as fire stations, libraries, recreation and schools.
- Fostering access to more and better options for moving around our community.
- Providing opportunity to integrate housing options for people of all ages and stages of life into our established neighbourhoods.
- Revitalizing neighbourhoods.

The intensification rate for 2020 was 4.5 per cent. As noted in Table 2, the cumulative intensification rate (2014-2020) since the adoption of the OCP is approximately 12.2 per cent. While the intensification rate may fluctuate year-to-year, the longer the cumulative rate stays below the 30 per cent target the more difficult it will be to achieve the target.

Table 2: Percentage of new population directed to existing urban areas (intensification) by year

Year	2014	2015	2016	2017	2018	2019	2020	Cumulative Rate <sup>1</sup>
% of new population in existing urban areas	26%	12%	11%	5%	4%	5%	4.5%	12.2%

The Underutilized Land Improvement Strategy approved by Council in 2019 identified the City Centre as an area with many vacant sites and included strategic actions that could improve the financial viability of development projects on sites.

---

<sup>1</sup> The Cumulative Rate is calculated as the percentage of total population within the intensification boundary since the adoption of the OCP divided by the sum of the total population within the intensification boundary and the total greenfield population since the adoption of the OCP.

Prioritizing an area for intensification within the City's intensification boundary guides decision making for a focused effort and investment of taxpayer dollars. A combination of policies makes the City Centre a strategic area to target. Intensification of the City Centre would benefit all land areas within this framework and action plan to make it an inclusive heart of the city.

### **Policies and Recommended Actions**

- 1.1. Develop an incentive policy(policies) for growth in the City Centre as indicated in Map 1 – Growth Plan
- 1.2. Make any necessary changes to zoning for infill and to support this plan
- 1.3. Amend the OCP Growth Map to include REAL lands within the City Centre boundary. REAL lands have a significant impact to the City Centre.
- 1.4. Establish the City Centre Core Development Advisory Committee
- 1.5. Review processes for development and programming in each land area to accommodate an increased population in the City Centre
- 1.6. Conduct planned public consultation process for Saskatchewan Drive Corridor
- 1.7. Conduct planned public consultation process for Taylor Field Lands
- 1.8. Evaluate progress on intensification and incentive policy(policies) after 5 years

## Goal 2 Invest in Infrastructure to Support City Centre Core Development

A commitment to invest early in the major infrastructure (water, wastewater, roads, bridges) required for development will lay the foundation for further decisions and give developers the information required to sufficiently evaluate opportunities.

### Rationale

In order to evaluate the potential of an opportunity, developers require knowledge on the state of existing infrastructure as well as planned infrastructure. There are often more unknowns in a redevelopment than in a greenfield development.

The greatest gap in knowledge or investment required for these land areas is in wastewater (including stormwater) infrastructure followed by water, and then roads. Because wastewater and water work are underground, the solutions for servicing this land would ideally be known prior to any road work to prevent re-work.

Further consideration to recommended actions should be given to the funding sources, with grant funding available on the condition that some projects be complete by 2028.

### Policies and Recommended Actions

- 2.1 Reach agreement on study boundaries and population distribution assumptions to be used to conduct servicing analysis.
- 2.2 Conduct analysis to clarify existing state and determine the required infrastructure upgrades to service land with a population increase of 10 000 in the City Centre.
  - 2.2.1 This includes water lines with appropriate fire flows, sewer pipes with enough capacity, roads that support all modes of transportation
- 2.3 Proceed with Saskatchewan Drive Corridor Plan Project
- 2.4 Begin project for the rehabilitation of Dewdney Avenue (grant funding requires completion by 2028)
- 2.5 Develop an implementation strategy and funding plan for required infrastructure upgrades.
- 2.6 Construct necessary infrastructure upgrades to prepare land for redevelopment in the City Centre Core
- 2.7 Complete rehabilitation of Dewdney Avenue
- 2.8 Review of infrastructure maintenance and need for upgrade due to increase in population

### Goal 3 Connect Land Areas within the City Centre Core

Connectivity ensures development within the City Centre Core is complementary throughout. A unified City Centre Core, with individual personalities and characteristics for each land area also creates a space where all can feel safe and included.

#### Rationale

Opportunities to thrive rely on collaboration to activate the City Centre Core by connecting one area to the other with relative ease, appealing to all senses and stimulating their curiosity so that someone will want to explore even more.

An inspiring, alive space will attract visitors, residents, commuters, businesses and investors. This is created through beautification as well as multiple modes of traffic.

Connectivity between land areas but also to and from the City Centre with multiple transportation modes will be required. The Transportation Master Plan directs that the City of Regina “Promote Active Transportation for Healthier Communities” with goals to make streets in Regina accessible, walkable and safe for pedestrians and cyclists in all four seasons. The geography of these land areas makes them suitable for the design and use of active transportation modes.

#### Policies and Recommended Actions

- 3.1 Develop architectural control design guidelines with unified design criteria for each land area. Each area will have a unique feel based on its defined characteristics and still connected as a City Centre Core. This will be illustrated in a rendered drawing of the envisioned City Centre Core.
- 3.2 Plan landscaping and streetscaping for the City Centre Core
  - 3.2.1 Explore interim activation and beautification solutions prior to full development of all land areas
- 3.3 Plan routing and connections for walking and bike paths to connect land areas through active modes of transportation
- 3.4 Include City Centre Core Development Advisory Committee as a stakeholder group for the Transit Master Plan.
- 3.5 Explore opportunities for the City Centre Core Development Advisory Committee to share information and collaborate with Economic Development Regina on business attraction
- 3.6 City Centre Core Development Advisory Committee to explore locations for catalyst developments. This will include collaboration with stakeholder groups to make recommendations to Council.
- 3.7 Plan and construct pedestrian bridge between downtown and Warehouse District
- 3.8 Complete landscaping and streetscaping for the City Centre Core.
- 3.9 Complete walking and bike paths to connect land areas.

# Implementation

## Framework and Action Plan Ownership

Success of the plan will require all of the Organizations to follow the common Principles for Activation within City Centre Core.

## Timing and Resources

The Framework is not necessarily approval for development applications. This guiding document will help inform decisions that are made by Council through regular development processes and over the course of their ongoing deliberations on capital projects as part of the defined budget process. Infrastructure for this area should be prioritized to support this framework and action plan.

Timeframes and assignment of action items and resources have been considered at a high level by the working group. They will be refined and prioritized once the City Centre Core Development Advisory Committee is established.

## Monitoring and Evaluation

This framework and action plan will be presented to Executive Committee. Updates on status will be provided on an annual basis by memo from the Chair to Council and to the respective Boards of each of the other Organizations.

Progress will be measured by:

1. Completion of policies and action items
2. An annual increase in
  - a. Population in City Centre
  - b. City of Regina's intensification rate
  - c. Number of development applications for City Centre Core
  - d. Number of collaborative events and programming to connect land areas

Measures may be added or modified based on suggestion and approval of the City Centre Core Development Advisory Committee.

## Glossary

### **Active Transportation**

Modes of travel which rely on self-propulsion and include walking, cycling, rollerblading, skateboarding.

### **Complementary Land Use**

Refers to usage that is complimentary to but not competitive with the designated Primary Land Uses of the other Land Areas as defined in the City Centre Core Partnership Framework.

### **Density**

The number of people inhabiting a given urbanized area, expressed by dividing the number of people by the given land area. Density can also refer to the total population, number of rooms or dwelling units, or available dwelling space (floor area). The land area can be expressed as a “gross” figure or pared down to a “net” usable land area.

### **Development**

“means, except in section 194, the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land” Planning and Development Act, 2007.

### **Discretionary Use**

A use of land, intensity of use, development or other structure that may be permitted in a zone only at the discretion of and at a location specified by the Development Officer or Council, as the case may be, in accordance with the Zoning Bylaw.

### **Infrastructure**

Refers to the assets the City uses to provide potable water, manage stormwater, collect and treat wastewater, collect and manage solid waste, provide a transportation network for persons and goods, and provide other City services. (Regina, C.o. (2019) *Design Regina: The Official Community Plan*)

### **Intensification**

Construction of new buildings or addition to existing buildings on serviced land within existing built areas through practices of building conversion, infill or redevelopment.

### **Intensification Area**

A specific area where the creation of new development is accommodated within existing buildings or on previously developed land through common practices of building conversions, infill within vacant or underutilized lots and redevelopment of existing built areas.



**Land Use**

The purpose that the land serves or the operation on the land. Regulated by the City of Regina's *Zoning Bylaw No. 2019-19*

**Mixed Use**

Any urban, or suburban development, or a single building, that combines residential with various uses such as commercial, employment, cultural, institutional or industrial where those functions are physically and functionally integrated and provide pedestrian connections, as well as access to multi-modal transportation options.

**Organizations**

Term used to reflect City of Regina, RDBID, RWBID and REAL as the representatives of the land areas in this Framework. It acknowledges that each have varying legal status, ownership and authority or direct control of the lands they represent.

**Partnership**

This term is used only to reflect the land areas that make up the City Centre Core working towards a common goal for mutual benefit and not intended to establish any formal legal relationship.

**Permitted Use**

A use of land, intensity of use, development or structure that an owner is entitled to as of right of a development permit provided the use or development conforms to the development standards and regulations of the Zoning Bylaw.

**Primary Land Use**

Refers to usage that defines the area. People expect to see the greatest concentration of that use within the area. However, it does not mean that the land use cannot be found in other land areas.

**Prohibited Use**

A use of land, intensity of use, development or structure that is not permissible in a zone.

**Public Realm**

Places and spaces that are shared by the public. This includes all public places, open spaces and streetscapes.

**Maps**

Map 1 – Growth Plan

Map 2 – City Centre Core Partnership Framework and Action Plan Land Areas

Map 3 – City of Regina Intensification Boundary

Map 1

## GROWTH PLAN

### WITHIN BUILT OR APPROVED NEIGHBOURHOODS:

235,000 persons

### TO REACH 300,000:

65,000 persons

#### New Neighbourhoods:

45,000 persons

#### Intensification:

20,000 persons

City Centre - Downtown:

5,000 persons

City Centre - RRI:

2,500 persons

City Centre - Elsewhere:

2,500 persons

Other Parts of the City:

10,000 persons

Note: Populations indicated for new neighbourhoods are estimates

## LEGEND

Joint Planning Area  
Perimeter

City Boundary

Major Road

Built or Approved  
Neighbourhoods

New Neighbourhoods  
(300k)

Intensification Area  
(300k)

Future Long-Term  
Growth (~500k)

City Centre

Existing Approved  
Employment Area

New Employment  
Area

Collaborative  
Planning Area

Special Study Area

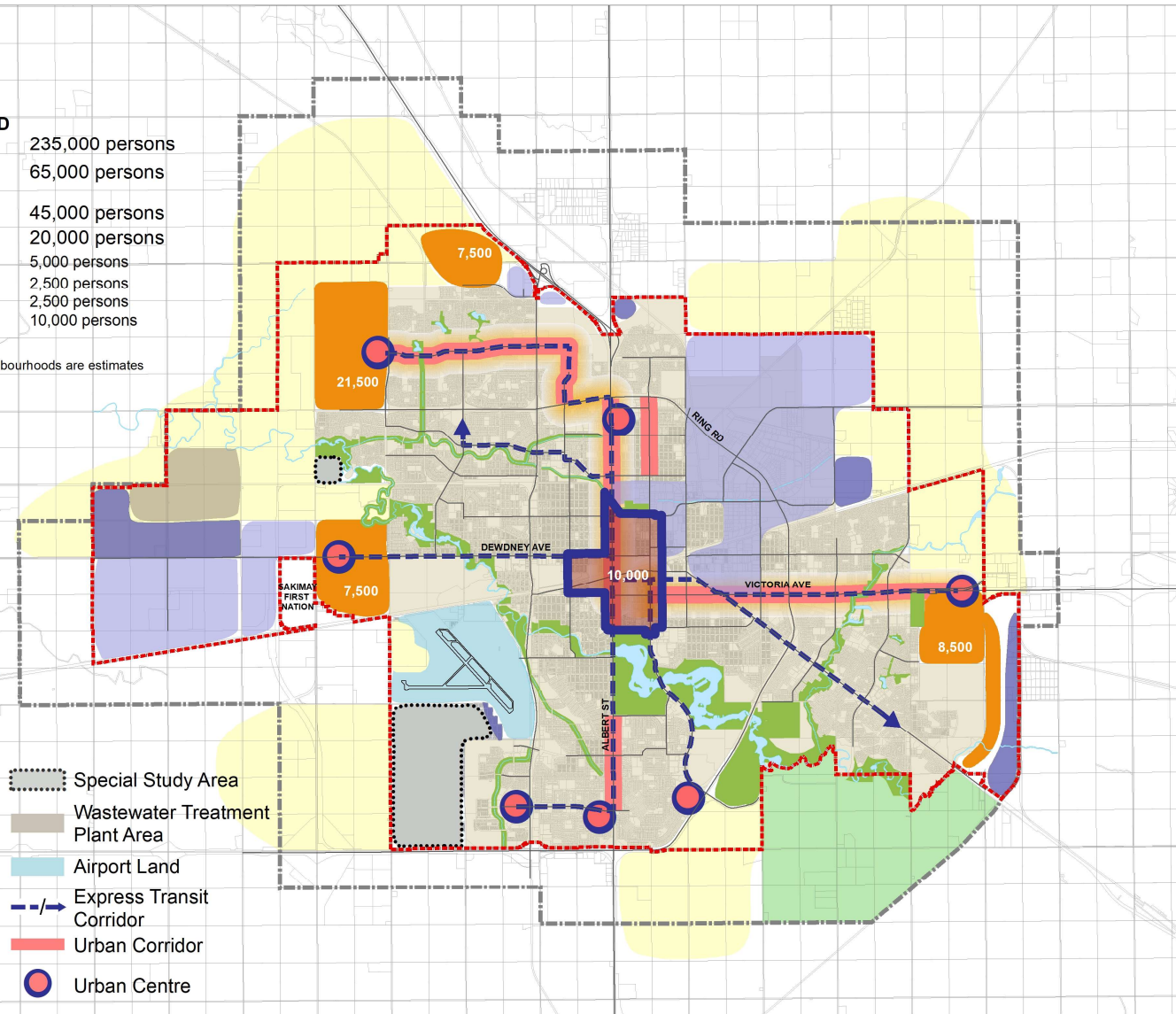
Wastewater Treatment  
Plant Area

Airport Land

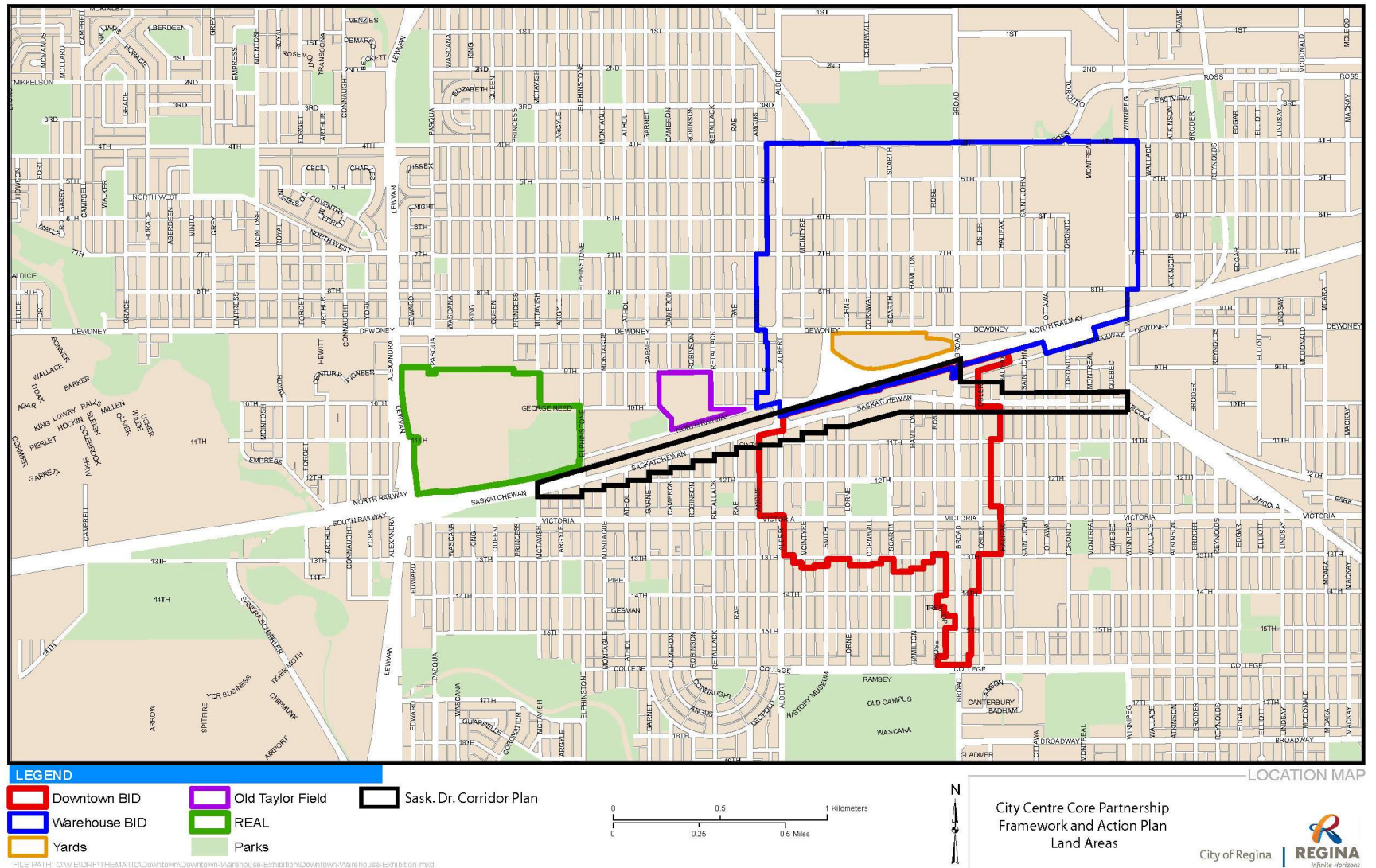
Express Transit  
Corridor

Urban Corridor

Urban Centre

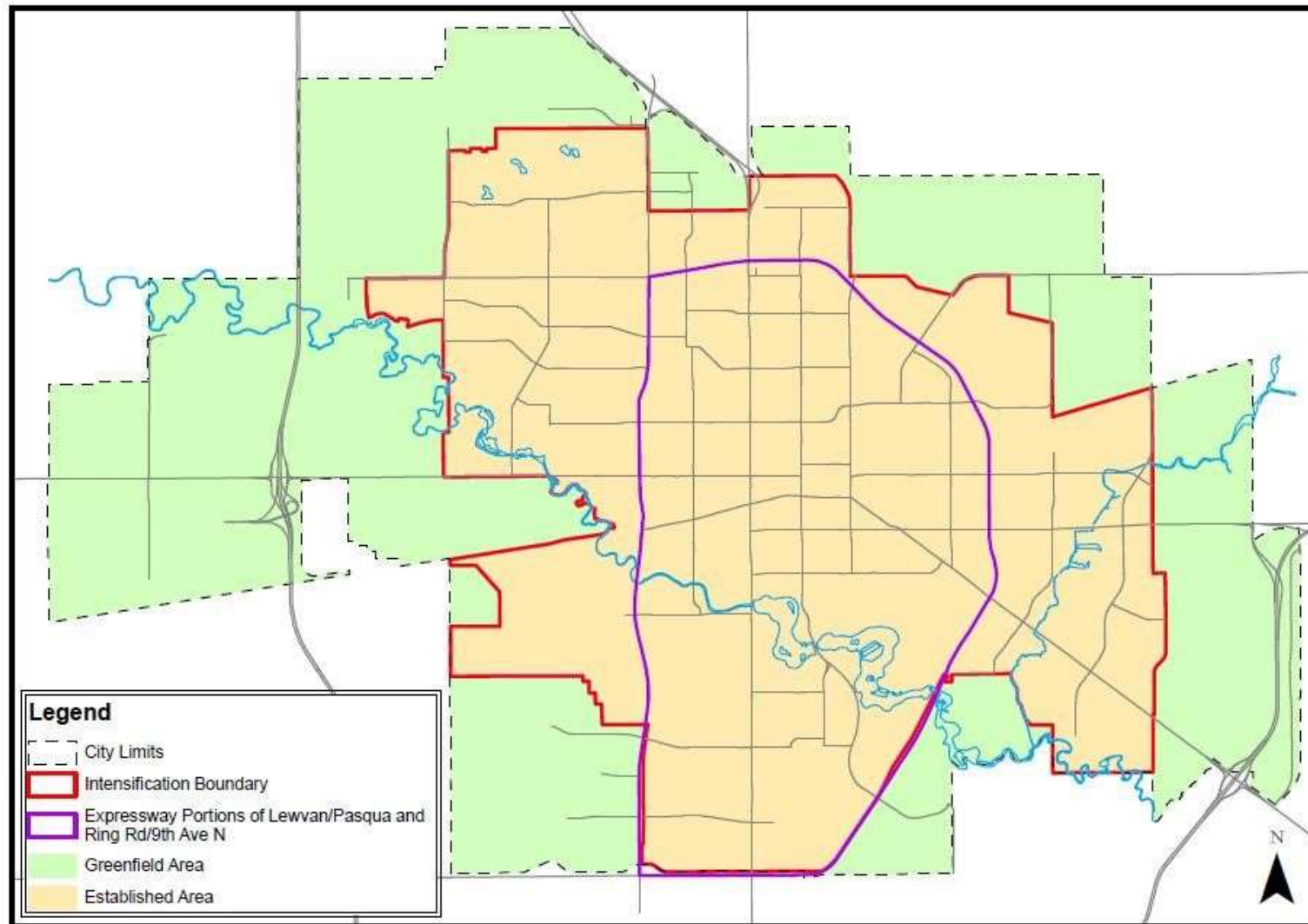


Map 2 : City Centre Core Partnership Framework and Action Plan Land Areas





Map 3: Intensification Boundary



The intensification levy applies to the established area on this map.



February 19, 2021

Diana Hawryluk  
Executive Director, City Planning and Development  
City of Regina  
2476 Victoria Avenue  
Regina, SK S4P 3C8

Re: City Centre Core Partnership Framework and Action Plan

Dear Ms. Hawryluk,

Thank you for the opportunity to participate in the development of the City Centre Core Partnership Framework and Action Plan on behalf of the Regina Downtown Business Improvement District (RDBID).

The Regina Downtown Business Improvement District is a strong supporter of a cohesive city core that ties together key districts in the heart of our City. The coordinated development of Evraz Place, the Warehouse District and Downtown Regina, along with The Yards, Taylor Field and Saskatchewan Drive will be key to a resilient and cohesive City Centre that all residents can be proud of.

Over the past year, RDBID, along with the City of Regina and our counterparts at the Warehouse District and REAL, have worked together to develop the City Centre Core Partnership Framework and Action Plan. After many thoughtful conversations, we finalized a vision for our City Centre that we will collectively work towards. The Regina Downtown Business Improvement District is proud to endorse the City Centre Core Partnership Framework and Action Plan.

We look forward to working with you and our partners on its implementation and continued refinement over the coming years.

Please feel free to contact me at [jveresuk@reginadowntown.ca](mailto:jveresuk@reginadowntown.ca) should you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read "Judith Veresuk".

Judith Veresuk  
Executive Director  
Regina Downtown Business Improvement District

cc. Mr. Mike MacNaughton, RDBID Chair  
Ms. Leasa Gibbons, Warehouse District BID  
Mr. Tim Reid, REAL



SOUL

OF THE

CITY

240-2300 Dewdney Ave  
Regina, SK, S4R 1H5

February 24, 2021

Diana Hawryluk  
Executive Director, City Planning and Development  
City of Regina  
2476 Victoria Avenue  
Regina, SK S4P 3C8

Re: City Centre Core Partnership Framework and Action Plan

Thank you for the opportunity to participate in the development of the City Centre Core Partnership Framework and Action Plan on behalf of Regina's Warehouse Business Improvement District (RWBID).

Developing a cohesive plan for our city centre is key for ensuring we have a strong heart and creative soul beating in our City.

No one district is an island unto itself; the coordination of development in Downtown, REAL, The Yards, and the Warehouse District -- along with connectors like Saskatchewan Drive -- will lead to a City Centre our community can be proud of for years to come.

RWBID has been proud to work alongside the partners above, along with the city, in developing the City Centre Core Partnership Framework and Action Plan. We look forward to working together to continue advancing the vision for our City Centre.

Regina's Warehouse Business Improvement District is proud to endorse the City Centre Core Partnership Framework and Action Plan

We look forward to working with you and our partners on its implementation and continued refinement over the coming years.

Kind Regards,

Leasa Gibbons  
Executive Director

cc: Mark Heise, Board Chair  
Judith Veresuk, Regina Downtown  
Tim Reid, REAL

#YQRWD

@WAREHOUSEYQR





February 22, 2021

**Diana Hawryluk**  
**Executive Director, City Planning and Development**  
**City of Regina**  
**2476 Victoria Avenue**  
**Regina, SK S4P 3C8**

**Re: City Centre Core Partnership Framework and Action Plan**

Ms. Hawryluk,

I wanted to thank you and Michelle Foreman for your presentation to our Board of Directors on Friday, January 29, 2021. Your presentation provided a valuable overview of the progressive work performed by the City of Regina, the Regina Downtown Business Improvement District and the Regina Warehouse Business Improvement District in coordination with our Administrative team at the Regina Exhibition Association Limited (REAL).

The timing of your presentation was most appropriate as it was the first item of discussion at the annual Strategic Planning session for the REAL Board of Directors. I would like to confirm in writing that our Board of Directors unanimously approved the endorsement of the City Centre Core Partnership Framework and Action Plan, and we commit to working collaboratively and constructively alongside all the partners to maximize the success and resiliency of our community. You have the full support of the REAL Board of Directors and Administration and we very much look forward to realizing the outcomes of this strategic document in the future.

As our Board of Directors completed a day of Strategic Planning the document presented by yourself and Ms. Foreman was referenced often and with great success. The partnership framework and action plan was tested in our Strategic Planning session and the document provided valuable guidance and alignment. We very much look forward to working alongside all partners in the City Centre Core and making the heart of our City more vibrant, engaging, safe, activated and fun.

On behalf of the REAL Board of Directors, you have our full support, our appreciation for your efforts, and our commitment to collaboration in the future.

Well done and thank you,

Wayne Morsky

Acting Chair of the Board of Directors

## Heritage Conservation - Interim Policy

<b>Date</b>	March 17, 2021
<b>To</b>	Executive Committee
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Office of Executive Director (City Planning & Community Development)
<b>Item No.</b>	EX21-24

### RECOMMENDATION

---

The Executive Committee recommends that City Council:

1. Approve the introduction of a third-party review process for heritage evaluations and heritage impact assessments by qualified heritage consultants or architects.
2. Approve the process to conduct a condition assessment and opinion of cost when considering heritage designation of a property or considering an application for major alterations or demolition of a designated heritage property.
3. Approve the process to conduct annual visual inspections of the exterior of all designated heritage properties.
4. Approve changes to the building and development permit process to flag demolition applications for properties built prior to 1940 for a high-level screening for heritage value.
5. Approve an amendment to Appendix A of *The Development Application Fee Bylaw, 2008* to include a cost recovery fee for third-party reviews of heritage evaluations and heritage impact assessments.
6. Instruct the City Solicitor to prepare an amendment to *The Development Application Fee Bylaw, 2008*, to give effect to recommendation 5, to be brought forward to the meeting of City Council following approval of these recommendations by City Council.
7. Approve these recommendations at its meeting on March 24, 2021.

### ISSUE

---

Administration is currently working with a Consultant to review its Heritage Building Rehabilitation Program (HBRP). Administration will bring forward a report on



recommendations to improve the HBRP in Q4 2021. In the interim, Administration is proposing several changes to address gaps within existing processes in order to build trust in the evaluation process and ensure properties with significant heritage value are identified and protected.

## IMPACTS

---

### Financial Impact

The recommendations within this report will require additional resources. The impacts will be absorbed in 2021 and a budget request will be prepared for the 2022 budget. In all cases, where the property owner has requested an additional evaluation or third-party review, they shall be responsible for the costs.

The projected financial impact of these recommendations includes:

- Staff resources to support the annual inspections of designated heritage properties
- Third party review of heritage evaluations - \$1,500 - \$3,000 per review
- Third party heritage impact assessment - \$5,000 - \$10,000 per review
- Home and Commercial Property Inspections - \$500 - \$1,000 per inspection
- Condition or Engineering Assessments - \$2,500 - \$10,000 per assessment

The proposal to flag demolition permits for properties built prior to 1940 will not have a financial impact because the process will be conducted with existing resources.

Administration will have more information on costs once pre-qualification processes are complete. Implementation of these policies and associated costs will be closely tracked through the remainder of 2021 and the results will inform a 2022 budget proposal.

### Policy/Strategic Impact

#### Official Community Plan

Implementing regulatory measures to protect properties regarded as important for heritage value or architectural design is supported by *Design Regina: The Official Community Plan Bylaw No. 2013-48* (OCP). The OCP provides high-level, long-term policy direction, across the city, for such matters as: growth and development; the provision of infrastructure and community services; social, cultural and environmental matters, et cetera. Regarding heritage and architectural design, there are several key policies:

- Section D5 – Policy 7.7.5 requires the City to collaborate with stakeholders to enhance City Centre by supporting historic places, cultural and civic resources and events.
- Section D5 – Policy 7.38 requires the City to consider impacts of alterations, development, and/or public realm improvements on or adjacent to an historic place to ensure heritage value is conserved.
- Section D8 – Policy 10.1 requires the City to build partnerships and work

collaboratively with community groups, other levels of government, and the private and voluntary sectors to encourage cultural development opportunities and conserve historic places.

- Section D8 – Policy 10.2 requires the City to consider cultural development, cultural resources and the impact on historic places in all areas of municipal planning and decision-making.
- Section D8 – Policy 10.3 requires the City to identify, evaluate, conserve and protect cultural heritage, historic places, and cultural resources, including but not limited to public art identified on Map 8 - Cultural Resources, to reinforce a sense of place.
- Section D8 – Policy 10.4 requires the City to protect, conserve and maintain historic places in accordance with the Standards and Guidelines for Historic Places in Canada and any other guidelines adopted by Council.
- Section D8 – Policy 10.5 encourages owners to protect historic places through good stewardship and voluntarily designating their property for listing on the Heritage Property Register.
- Section D8 – Policy 10.6 requires the City to develop a set of cultural heritage themes that reflect Regina's identity and the diverse values of residents and ensure that the list of historic places recognized within the Heritage Property Register and the Heritage Holding Bylaw adequately represent these themes.

#### Regina Cultural Plan

The Cultural Plan, approved in 2016, establishes high-level, long-term policy respecting the City's cultural objectives, which includes the arts, heritage, cultural diversity, community identity and sense-of-place (architectural design factors into this category). One of three overarching goals of the Cultural Plan is to commemorate and celebrate Regina's Cultural Heritage, including objectives to demonstrate leadership through the management of the Heritage Conservation Program; conserve cultural heritage resources and ensure new development contributes to sense-of-place.

#### **Environmental Impact**

None with respect to this report.

#### **OTHER OPTIONS**

---

1. Approve the proposed heritage conservation processes with specific amendments.
2. Refer the report back to Administration. If Executive Committee has specific concerns with the proposed processes it may refer it back to Administration to consider further recommendations and direct that the report be reconsidered by Executive Committee or brought back directly to City Council to follow such further review.
3. Refer these recommendations to the full review process coming forward in Q3 2021.
4. Deny the proposed process changes.

## COMMUNICATIONS

---

Stakeholders will receive a copy of the report and notification of the meeting to appear as a delegation. Stakeholders were identified as heritage interest groups, property owners and realtors. Should the recommendations in this report be accepted, the Building & Demolition and Heritage Properties & Conservation pages on Regina.ca will be updated to inform residents of changes to City processes.

## DISCUSSION

---

### The Heritage Property Act

*The Heritage Property Act* (Act) enables a council to designate a property as a Municipal Heritage Property and authorizes council to make rules with respect to the criteria and procedures for such designations. The Act also enables a council, by general bylaw or resolution, to deny any permit for alteration or demolition of property, for not more than 60 days, where the council wishes to consider heritage designation for the property or inclusion in a Municipal Heritage Conservation District.

### Heritage Inventory Policy

In 2018, the City engaged the services of an experienced heritage consultant, Donald Luxton and Associates (Consultant) to review the Heritage Holding Bylaw. Based on this review, City Council approved the repeal of the Heritage Holding Bylaw, to be replaced with the Heritage Inventory Policy. The Heritage Inventory Policy is intended to ensure that properties that may have heritage value and potential for designation are identified on an inventory. Administration can add properties to the Heritage Inventory to ensure that significant historic places are identified and that all themes are represented. Only City Council has the authority to remove a property from the Inventory.

Inclusion on the Heritage Inventory does not grant a property legal protection. However, it does signal that a heritage evaluation should be conducted, and heritage designation considered before a demolition or alteration permit is approved. Under the current policy, when the City receives an application for major alteration or demolition of a property on the Heritage Inventory, Administration evaluates the property's heritage value, using the Heritage Inventory Evaluation Form. Based on the evaluation, Administration provides a recommendation to Council to either remove the property from the Heritage Inventory, therefore allowing the alteration or demolition, or to designate the property.

Inventory properties are evaluated as having either Grade 1, Grade 2, or insufficient heritage value. Grade 1 means the property demonstrates exceptional, rare qualities in the evaluation criteria and therefore has city-wide significance and is a high priority for conservation. Administration recommends designation of Grade 1 properties. Grade 2 represents neighbourhood-wide significance and Administration would recommend designation of these properties if the owner requests designation. If a property is found to have insufficient significance to warrant designation or is so altered it no longer conveys its

heritage significance, Administration recommends it be removed from the Inventory.

When the Heritage Inventory Policy was approved, over 200 properties were transferred from the Heritage Holding Bylaw to the Heritage Inventory. Through the Heritage Inventory Policy, all properties on the Inventory require evaluation. Administration is working with Donald Luxton & Associates to evaluate all properties on the Inventory, a process that is anticipated to take until 2024. As of February 2021, 176 properties remain to be evaluated.

### Third-Party Review

Recent applications for demolition or alteration to properties on the Heritage Inventory have been contentious within the community. Administration has identified the need for a third-party review process to improve confidence in heritage evaluations and heritage impact assessments including an independent, professional and expert opinion in the application process. This process will allow property owners or the City to request a third-party review in two instances:

- For properties on the Heritage Inventory or flagged by Administration as having potential heritage value during the building and development permit process, property owners or the City may request a third-party to complete an evaluation of the property's heritage value, as per the Heritage Inventory Policy. This evaluation is used to make a recommendation to Council to either designate a property or remove it from the Inventory.
- For designated heritage properties, property owners or the City may request a third-party heritage impact assessment of a proposed alteration.

If a review is requested by the property owner, the review will be conducted before the application is heard by Regina Planning Commission and City Council.

It is proposed that the City identify and pre-qualify a list of architects and heritage consultants available to conduct third-party reviews. This process will also provide more insight into the time requirement and cost for such reviews. It is proposed that the costs will be covered by the City when the City requests the review and covered by the property owner when the owner requests the review. This will require an amendment to *The Development Application Fee Bylaw*.

### Condition Assessment

Currently, the City does not typically assess condition when considering heritage designation. The feasibility of rehabilitating a designated heritage property or property on the Heritage Inventory, and the sufficiency of available incentives to address the needs of these properties, have been at the center of public debate on recent demolition and alteration applications.

### *Property Inspection at Time of Designation*

To understand the condition of a property, it is proposed that going forward the City commission a home or commercial property inspection prior to heritage designation. The property inspection is intended to provide all parties with a third-party perspective of high

priority actions to ensure the property is conserved, as well as information on the structural integrity of the property and if improvements can be made while maintaining the heritage characteristics of the property. A home or commercial property inspection can flag structural issues at a reasonable cost. If a property inspection flags serious concerns about the structural integrity of a property, Administration may commission an engineering assessment to gather more details about the severity of structural issues and how these issues may be addressed. Understanding the work required to rehabilitate a property is necessary to ensure the property can continue to convey its heritage value after work is completed.

#### *Assessments to Understand Financial Viability*

While best practices recommend that heritage value and the feasibility of rehabilitation be considered separately, it is important to consider if it is economically viable to rehabilitate a property while still retaining the heritage value. Conservation of a heritage property can require substantial financial investment from both private and public sources. The ability of the property owner to invest their share depends on a variety of factors including their personal financial position, the type of property and capacity to generate future income. Heritage designation represents a financial investment by the City, as these properties are eligible for heritage incentives such as tax exemptions and grants. Council has directed additional study of incentives that will support its heritage conservation objectives, and recommendations on additional tools will be brought forward for consideration in October 2021. The Standards and Guidelines for the Conservation of Historic Places in Canada advise that reconstruction of an historic place should not be considered conservation. A condition assessment helps the City to prioritize those properties where the level of heritage value, condition and resources available for conservation are in balance.

Administration proposes the introduction of a formal process to request and consider condition assessment and opinion of cost for property owners seeking major alteration or demolition of designated properties or properties on the Heritage Inventory. The assessment shall be provided based on a minimum acceptable level of conservation, as determined by the City. Administration will identify and pre-qualify a list of engineers available to conduct condition assessments. This process will also indicate expected costs of an assessment.

The cost of conducting a home or commercial property inspection at the time of designation is to be borne by the City, as this information is intended to provide a baseline for future inspections or applications. If a property owner applies to the City for major alterations or demolition of a designated property, the condition assessment and opinion of cost shall be paid for by the property owner and included in their application.

Administration will continue to evaluate how the City utilizes condition assessments for heritage conservation and bring forward more comprehensive recommendations in Q4 2021.

#### Maintenance of Heritage Properties

The Act requires property owners to maintain the integrity of a designated heritage property.

Council also has the authority to issue orders for maintenance and repair to designated heritage properties. If an owner chooses not to comply with a repair order, the City can perform the necessary work and register an interest based on the costs incurred against the property's title. The interest requires the City be repaid its costs in the event the property is sold.

It is not uncommon for Canadian municipalities to adopt a minimum maintenance standard for designated heritage properties. As part of the HBRP review, the Consultant is developing recommendations for a minimum maintenance standard for the City. The City does not have authority to compel maintenance of properties on the Heritage Inventory.

#### Routine Inspection of Heritage Properties

The Act grants a municipality the power to enter and inspect a designated heritage property or property proposed to be designated. This authority requires written authorization of Council and that reasonable notification be provided to the occupant. To enter and inspect a property that is a private dwelling, the municipality must also have either permission of the occupant or an order from the Court of Queen's Bench.

Currently, the City does not have a standard process for conducting inspections of its 103 designated heritage properties. The City of Saskatoon conducts routine inspections of its 43 designated properties once per year. This process takes between one and two weeks. The inspection is limited to the character-defining elements of the property, as listed under each property's designation bylaw. During these inspections, Administration takes photos of the property's character-defining elements for record-keeping purposes. A formal report of the inspection is not required unless there has been significant change to the property. In most cases, the character defining elements of designated properties in Saskatoon are limited to the exterior of the building. If a portion of the interior is listed in the bylaw, the City requires the property owner's consent to enter the premises. All but one of Saskatoon's 43 municipally designated heritage properties have been designated with the owner's consent.

Administration will enact processes to conduct annual visual inspections of the exterior of all designated heritage properties. When assessing the need to further inspect a property, Administration will consider the following factors:

- Signs of deterioration identified in the visual inspection of the exterior of the property.
- The property is vacant or unoccupied.
- The property owner has not submitted a conservation plan to the City and/or accessed incentives within the previous three years.
- The property owner has submitted an application for alterations or demolition.

If one or more of these factors is applicable, Administration will request the property owner to allow for an inspection. If the property owner does not agree, Administration may seek written authorization from Council to further inspect the property. Administration cannot enter a private dwelling without the owner or occupier's consent or a court order.

Administration will inform property owners that annual exterior inspections will be conducted. Going forward, bylaws that accompany heritage designation will include reference to annual inspections.

If an inspection indicates issues with structural integrity, Council may commission an engineering study to assess the condition of the home. If the assessment indicates issues with the conservation of the property, the property owner will be required to submit a plan that addresses the immediate concerns in a timely manner. If the owner is not compliant, Administration may recommend that Council exercise its power under the Act to address the necessary repairs and register the costs to the title of the property.

#### Identification of Potential Heritage Properties

There are currently over 200 properties on the Heritage Inventory. The intention of the Inventory is to identify properties that require further research and evaluation to determine if heritage designation is warranted. To date, a number of properties on the Inventory have been evaluated by an external consultant. The Consultant is currently evaluating an additional 40 properties using a values-based methodology.

The Heritage Inventory Policy directs that properties be evaluated so that when a property owner is ready to take steps towards designation or alterations, the relevant information is available for Council to make a decision. This approach risks further deterioration of properties while they are listed on the Inventory, if the owner is not inclined towards designation. Administration is preparing a status report for Council on the properties evaluated to date, as well as options to ensure conservation objectives are met.

The Heritage Inventory is not comprehensive. The Consultant is currently developing a nomination process to direct how the City adds properties to the Inventory. In the interim, there is risk that properties not on the Inventory may be issued demolition permits without due consideration of heritage value. To mitigate this risk, Administration is proposing that the building and development permit process be updated to flag properties built before 1940. This does not mean applications for demolition cannot proceed. For these properties, it is proposed that Administration conduct a high-level screening for uniqueness and alignment with the Thematic Framework. This screening will be completed during the existing turnaround targets, currently 10 days for residential permits and 20 days for commercial permits. If a property is identified as having potential heritage value through this process, Administration can add the property to the Heritage Inventory, making the processes in the Heritage Inventory Policy applicable.

Flagging properties built before a specified date to investigate heritage value is a policy employed by other municipalities. The City of Vancouver recently instituted several residential 'retention' RT zones, and has a date built-in that flags properties for heritage review. For example, all houses built prior to 1940 in the First Shaughnessy neighbourhood are flagged. The date differs in the zoning for different neighbourhoods, based on the predominant heritage stock.

The City of New Westminster has two rolling date policies to assist in the identification and conservation of historical buildings which have not yet been recognized or listed in the local Heritage Inventory. When the City receives a demolition permit for a building older than 50 years, Administration initiates an internal review to identify any heritage value. The application may also be reviewed by the Community Heritage Commission and City Council. Because there are a limited number of buildings 100 years old or older in New Westminster, an application for a building of such age results in the automatic production of a heritage assessment to determine the building's history and potential heritage significance.

## **DECISION HISTORY**

---

On March 25, 2019 City Council approved the adoption of the Heritage Inventory Policy and that the Executive Director, City Planning & Community Development, or designate, be authorized to establish and maintain an Inventory of Heritage Properties in accordance with the Heritage Inventory Policy (CR 19-20).

The recommendations in this report require City Council approval.

Respectfully Submitted,



Laurie Shalley, Director, Parks, Recreation & Cultural Services

Respectfully Submitted,



Diana Hawryluk, Executive Director, City Planning & Community Dev.

Prepared by: Libbey Morin, Coordinator, Integration & Stakeholder Relations

## **ATTACHMENTS**

Appendix A - Third-Party Review Process



## Appendix A

### Third-Party Review Process

The third-party review process would generally operate as follows:

1. **Pre-Application** - The applicant has a pre-application meeting with staff from Social & Cultural Development and Planning to discuss their redevelopment/rehabilitation proposal. For a property on the Inventory, staff will share any information on evaluation with the applicant.
2. **Application Submitted** - Proponent submits a heritage alteration permit or demolition permit application, including detailed conservation plan if applicable. In the case of a demolition permit application, the 60-day hold period begins at the date of application.
3. **Evaluation** - Social & Cultural Development staff provide review of the application.
4. **Request for Third-Party Review** – The applicant may request to engage a qualified architect or heritage consultant, as identified through an RFQ process, to evaluate the heritage value of the property.
5. **Payment** – The applicant transfers the full cost of the third-party review to City staff to be held until the work is completed.
6. **Third-Party Review Completed** – The heritage architect or heritage consultant completes the third-party review and submits a report to Administration, including recommendations about heritage designation. Its findings are shared with the applicant, Regina Planning Commission and City Council.
7. **Resubmission** – Where there are major changes to the original application, City staff can require the applicant to pay the full cost of subsequent third-party reviews.
8. **City Council Consideration** – Where the proposal requires associated City Council approval (e.g. zoning amendment, demolition permit, heritage property incentive approval etc.) the third-party review will be appended to City Administration's report.