



# **CITY COUNCIL**

**Wednesday, September 28, 2022  
1:00 PM**

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



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**OFFICE OF THE CITY CLERK**

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**Agenda  
City Council  
Wednesday, September 28, 2022**

**PRESENTATION OF HENRY BAKER SCHOLARSHIPS**

**Confirmation of Agenda**

**Adoption of Minutes**

Minutes of the meeting held September 14, 2022

**DELEGATIONS AND PUBLIC NOTICE REPORTS**

DE22-176     Jeff Janssens, Joe Nurkowski, Trent Gofers, & Mike MacDonald,  
McAsphalt Industries Ltd., Regina, SK

CM22-25     McAsphalt Industries Lease Renewal - 600 Arcola Ave

**Recommendation**

That City Council:

1. Approve the City of Regina (City) entering into an agreement for the lease of City owned property located at 600 Arcola Avenue (identified on the attached Appendix A) to McAsphalt Industries Limited, consistent with the terms and conditions stated in this report.
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreement.
3. Authorize the City Clerk to execute the agreement upon review and approval by the City Solicitor.
4. Remove *CR22-47* from the List of Outstanding Items for City Council.





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**DELEGATIONS, TABLED AND RELATED REPORTS**

DE22-177 Evan Lascue, Avana Developments, Regina, SK

CM22-26 Review of Minimum Parking Requirements - Supplemental Report

**Recommendation**

That City Council receive and file this report.

CR22-49 Review of Minimum Parking Requirements

**Recommendation**

That City Council:

Remove *CR21-4 - Zoning Bylaw Amendments, Housekeeping and Administrative* from the List of Outstanding Items for City Council at its meeting on April 20, 2022.

**DELEGATIONS, BYLAWS AND RELATED REPORTS**

DE22-178 Michael Paris, Movie Theatre Association of Canada, Toronto, ON

CR22-105 Proposed Amusement Tax Reduction

**Recommendation**

That City Council:

1. Approve a reduction in the City of Regina amusement tax levied on admission fees to commercial cinemas to a rate of 5 per cent from the current rate of 10 per cent, effective October 1, 2022, with one-tenth of total tax being retained by the theatre operators to cover their costs of collecting the amusement tax on behalf of the City; and
2. Instruct the City Solicitor to amend the current *Amusement Tax Bylaw*, Bylaw 2003-102 to reflect this change, to be brought forward to the meeting of City Council following approval of the recommendations by Council.

2022-53 The Amusement Tax Amendment Bylaw, 2022



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**MAYOR'S REPORT**

MR22-4 Appointment of City Manager

**Recommendation**

That City Council:

1. Approve Niki Anderson as City Manager effective November 1, 2022, for a term of up to five (5) years, in accordance with Sections 84(1) and 87(1) of *The Cities Act*.
2. Confirm the terms and conditions of Ms. Anderson's appointment as outlined in the attached Employment Contract.
3. Instruct the City Solicitor to bring forward the necessary bylaw to authorize execution and administration of the Employment Contract.

**CITY MANAGER'S REPORTS**

CM22-27 Regina Exhibition Association Limited - Board Member Appointment

**Recommendation**

That City Council appoint Colina Paul as a member of the Board of Directors for Regina Exhibition Association Limited (REAL) for a term to expire April 30, 2024.

**COMMITTEE REPORTS****EXECUTIVE COMMITTEE**

CR22-106 2023-2025 City of Regina Leisure Fees

**Recommendation**

That City Council:

1. Approve the leisure fees and charges as outlined in Appendix A, Schedules A-I;
2. Delegate authority regarding fee discounts and distribution of passes to the Director of Parks, Recreation and Cultural Services as further described in this report;
3. Delegate authority regarding the Employee Leisure Discount Program to the City Manager or designate as further described in this report;



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4. Approve the Affordable Fun Policy as outlined in Appendix D; and
5. Instruct the City Solicitor to prepare the necessary bylaw changes to give effect to the recommendations described in this report, to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

CR22-107      Intensification Annual Report & Initiatives Update

**Recommendation**

That City Council:

1. Authorize the City Manager, or designate, to implement additional incentive programs to advance intensification and revitalization efforts as described in Appendix A, and amended as follows:
  - a) Expand the target area for the revitalization and intensification incentive programs to include the Heritage and North-Central neighbourhoods, in addition to the City Centre;
  - b) Add construction costs as an eligible project cost under the intensification incentive program;
  - c) Add costs to demolish an existing building and replace it with a new building of the same land use (i.e. “like for like”) as an eligible cost under the revitalization incentive program; and
  - d) Allow any building that undergoes interior improvements for the purposes of building or fire code compliance to be eligible for funding under the Revitalization Incentive Program, even if the improvements are not to accommodate an imminent “change in land use” or new development in the building;
2. Authorize the Executive Director, City Planning & Community Development, or designate, to incorporate funding for future grants available under the programs described in Appendix A through future budget allocations;
3. Direct Administration to report back to City Council by the end of Q4, 2022 with a report regarding refocusing the scope of the neighbourhood planning program to:
  - a) Focus on the revitalization of strategic areas and corridors, rather than defined neighbourhood boundaries;
  - b) Consider improvements to streetscapes and the public realm;



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- c) Analyze infrastructure opportunities and constraints related to possible intensified development opportunities; and
  - d) Identify key sites within a specific area for potential zoning bylaw amendments to accommodate higher intensity land uses;
- 4. Approve an amendment to *The Development Application Fee Bylaw, 2008* to waive:
  - a) Zoning bylaw amendment application fees for applications involving rezoning sites to accommodate an intensified development in the City Centre, Heritage and North Central neighbourhoods;
  - b) Discretionary use application fees for applications involving an intensified development in the City Centre, Heritage and North Central neighbourhoods; and
  - c) Official Community Plan amendment application fees for applications supporting intensification opportunities in the City Centre, Heritage and North Central neighbourhoods;
- 5. Instruct the City Solicitor to prepare an amendment to *The Development Application Fee Bylaw, 2008*, to give effect to recommendation #4, to be brought forward to a subsequent meeting of City Council following approval of these recommendations by City Council and the required public notice; and
- 6. Remove item CR21-86 from the Outstanding Items List for City Council.

**MOTIONS**

MN22-5      Alley Maintenance Program

**BYLAWS AND RELATED REPORTS**

2022-51      The Regina Traffic Amendment Bylaw, 2022 (No. 3)

2022-15      The Conservation of Heritage Properties Tax Exemption for the Leader Building Located at 1853 Hamilton Street Bylaw, 2022

**Adjournment**

AT REGINA, SASKATCHEWAN, WEDNESDAY, SEPTEMBER 14, 2022

AT A MEETING OF CITY COUNCIL

AT 1:00 PM

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

Present: Mayor Sandra Masters, in the Chair  
Councillor Lori Bresciani  
Councillor Bob Hawkins  
Councillor John Findura  
Councillor Dan LeBlanc  
Councillor Jason Mancinelli  
Councillor Landon Muhl (Videoconference)  
Councillor Terina Shaw  
Councillor Cheryl Stadnichuk  
Councillor Andrew Stevens  
Councillor Shanon Zachidniak

Also in Attendance: Interim City Clerk, Amber Ackerman  
Council Officer, Martha Neovard  
Interim City Manager, Jim Nicol  
City Solicitor, Byron Werry  
Executive Director, Citizen Services, Kim Onrait  
Executive Director, Financial Strategy & Sustainability, Barry Lacey  
Strategic Initiatives Lead, Louise Usick  
Acting Executive Director, City Planning & Community Development, Deborah Bryden  
Manager, Traffic Engineering, Carolyn Kalim  
Senior Engineer, Vikas Ravada  
Regina Police Services, Corporal Gregory Krawetz  
Benefit Administrator, Mobius, Brent Magnus  
Benefit Administrator, Mobius, Carina Bridge

#### ACKNOWLEDGEMENTS

Mayor Masters made formal remarks on behalf of Regina City Council acknowledging the following:

- Condolences to James Smith Cree Nation, Peter Chapman Band, Chakastaypasin First Nation, the community of Weldon, and the Prince Albert Grand Council for the tragic loss of family, loved ones, and community members following the events of September 4 – 7, 2022;
- Gratitude to the RCMP, RPS and all first responders and emergency personnel who were involved in the events.

- Condolences to the Royal Family and the people of the United Kingdom for the passing of Queen Elizabeth II.

### CONFIRMATION OF AGENDA

**Councillor Jason Mancinelli moved, seconded by Councillor Lori Bresciani, AND IT WAS RESOLVED, that the agenda for this meeting be approved, at the call of the Chair.**

### ADOPTION OF MINUTES

**Councillor Bob Hawkins moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that the minutes for the meeting held on August 17, 2022 be adopted, as circulated.**

### PUBLIC HEARING AND PUBLIC NOTICE BYLAWS

2022-46 Design Regina: The Official Community Plan Amendment Bylaw, 2022 (No. 5)

2022-47 The Regina Zoning Amendment Bylaw, 2022 (No. 14)

2022-48 The Regina Zoning Amendment Bylaw, 2022 (No. 15)

First Reading

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**Councillor Lori Bresciani moved, seconded by Councillor John Findura that Bylaws No. 2022-46, 2022-47, and No. 2022-48 be introduced and read a first time.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [9 to 1]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Findura
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Shaw, Stevens, Stadnichuk, and Mayor Masters
<b>AGAINST:</b>	Councillor Zachidniak
<b>AWAY:</b>	Councillor Mohl

*Due to technical issues, Councillor Landon Mohl's vote was not recorded for First Reading of the Bylaws.*

**The Bylaws were read a first time.**

Second Reading

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**The Clerk called for anyone present who wished to address City Council respecting Bylaws No. 2022-46, 2022-47, and No. 2022-48 to indicate their desire.**

**No one indicated a desire to address Council.**

**Councillor Lori Bresciani moved, seconded by Councillor Dan LeBlanc that Bylaws No. 2022-46, 2022-47, and No. 2022-48 be introduced and read a second time.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor LeBlanc
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stevens, Stadnichuk, Zachidniak, and Mayor Masters

**The Bylaws were read a second time.**

Third Reading Consent

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**Councillor Lori Bresciani moved, seconded by Councillor Terina Shaw that City Council hereby consent to Bylaws No. 2022-46, 2022-47, and No. 2022-48 going to third and final reading at this meeting.**

**The motion was put and declared CARRIED UNANIMOUSLY as required by law.**

<b>RESULT:</b>	CARRIED UNANIMOUSLY AS REQUIRED BY LAW [Unanimous]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Shaw
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stevens, Stadnichuk, Zachidniak, and Mayor Masters

Third Reading

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**Councillor Lori Bresciani moved, seconded by Councillor Shanon Zachidniak that Bylaws No. 2022-46, 2022-47, and No. 2022-48 be read a third time.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Zachidniak
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stevens, Stadnichuk, Zachidniak, and Mayor Masters

**The Bylaws were read a third and final time.**

(Councillor Cheryl Stadnichuk temporarily left the meeting.)

2022-49 The Buffalo Pound Water Treatment Corporation Plant Renewal Project  
Borrowing and Guarantee Bylaw, 2022

First Reading

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**Councillor Lori Bresciani moved, seconded by Councillor Jason Mancinelli that Bylaw No. 2022-49 be introduced and read a first time.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Mancinelli
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stevens, Zachidniak, and Mayor Masters
<b>AWAY:</b>	Councillor Stadnichuk

**The Bylaws were read a first time.**

(Councillor Cheryl Stadnichuk returned to the meeting.)

Second Reading

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**Councillor Lori Bresciani moved, seconded by Councillor Cheryl Stadnichuk that Bylaw No. 2022-49 be introduced and read a second time.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Stadnichuk
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stevens, Stadnichuk, Zachidniak, and Mayor Masters

**The Bylaw was read a second time.**

Third Reading Consent

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**Councillor Lori Bresciani moved, seconded by Councillor Bob Hawkins that City Council hereby consent to Bylaw No. 2022-49 going to third and final reading at this meeting.**

**The motion was put and declared CARRIED UNANIMOUSLY as required by law.**



<b>RESULT:</b>	CARRIED UNANIMOUSLY AS REQUIRED BY LAW [Unanimous]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Hawkins
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stevens, Stadnichuk, Zachidniak, and Mayor Masters

### Third Reading

**Councillor Lori Bresciani moved, seconded by Councillor Andrew Stevens that Bylaw No. 2022-49 be read a third time.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Stevens
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stevens, Stadnichuk, Zachidniak, and Mayor Masters

**The Bylaw was read a third and final time.**

### PUBLIC NOTICE REPORTS

#### CR22-101 Regina Public Schools Lease - 2424 Retallack Street

#### **Recommendation**

That City Council:

1. Approve the City of Regina (City) entering into an agreement for the lease of City-owned property located at 2424 Retallack Street to The Board of Education of the Regina School Division No. 4 of Saskatchewan, consistent with the terms and conditions stated in this report;
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreement; and
3. Authorize the City Clerk to execute the agreement upon review and approval by the City Solicitor.

**Councillor Lori Bresciani moved, seconded by Councillor Bob Hawkins that the recommendation contained in the report be concurred in.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Hawkins
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stevens, Stadnichuk, Zachidniak, and Mayor Masters

### TABLED BYLAWS

2022-42 The Regina Zoning Amendment Bylaw, 2022 (No. 13)

Third Reading

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**Councillor Lori Bresciani moved, seconded by Councillor John Findura that Bylaw No. 2022-42 be read a third time.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [8 to 3]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Findura
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, and Mayor Masters
<b>AGAINST:</b>	Councillors: Stadnichuk, Stevens, Zachidniak

**The Bylaw was read a third and final time.**

2022-43 Design Regina: The Official Community Plan Amendment Bylaw, 2022 (No. 4)

Third Reading

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**Councillor Lori Bresciani moved, seconded by Councillor Dan LeBlanc that Bylaw No. 2022-43 be read a third time.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [7 to 4]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor LeBlanc
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, Mancinelli, Mohl, Shaw, and Mayor Masters
<b>AGAINST:</b>	Councillors: LeBlanc, Stadnichuk, Stevens, Zachidniak

**The Bylaw was read a third and final time.**

## DELEGATIONS, COMMUNICATIONS AND RELATED REPORTS

### CM22-24 Integrity Commissioner Investigation Report

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#### **Recommendation**

The Integrity Commissioner recommends that City Council sanction Councillor Terina Shaw (Respondent) and require Councillor Shaw to receive some training or education on how to communicate effectively in a respectful and courteous manner.

*The Chairperson called upon the City Clerk to speak to the procedural process for considering a formal investigation report from the Integrity Commissioner in accordance with The Code of Ethics Bylaw, Bylaw No. 2017-4.*

(The following members of Council declared a conflict of interest:

- Councillor Andrew Stevens cited a conflict as the Complainant named in this report and abstained from voting during consideration of the report and temporarily stepped down from his Council seat and moved to the public gallery.
- Councillor Terina Shaw cited a conflict as the Respondent named in this report and abstained from voting during consideration of the report and temporarily stepped down from his Council seat and moved to the public gallery.
- Councillor Shanon Zachidniak cited a conflict as a named party in the report, abstained from discussion and voting and temporarily stepped down from her Council seat and moved to the public gallery.)

The Integrity Commissioner made a presentation to City Council.

DE22-175 Murray Lutzer, Regina, SK addressed City Council.

*The Clerk read communication CP22-68 Shantel Lipp, Regina, SK into the record, as requested by Shantel Lipp.*

**Councillor Bob Hawkins moved, seconded by Councillor Dan LeBlanc, AND IT WAS RESOLVED, that the following communications be received and filed:**

- **CP22-64 Allen and Joan Fedorak, Regina, SK**
- **CP22-65 Ellene Hofer, Regina, SK**
- **CP22-66 Kim Shaheen, Regina, SK**
- **CP22-67 Peter Yannitsos, Regina SK**
- **CP22-68 Shantel Lipp, Regina, SK**

Councillor Andrew Stevens, Complainant, addressed City Council and answered questions of Council.

Councillor Terina Shaw, Respondent, addressed City Council and answered questions of Council.

### CHALLENGE TO THE CHAIR

During Council's questioning of Councillor Terina Shaw as the Respondent, Councillor Dan LeBlanc moved, seconded by Councillor Cheryl Stadnichuk that City Council move in-camera to receive legal advice from the City Solicitor pertaining to disclosure of medical issues by the Respondent.

The Chair ruled that Councillor Dan LeBlanc's motion was out of order as the report was not yet formally moved to the floor, and that as such, no formal motion could be made until that time.

Pursuant to Section 19 of *The Procedure Bylaw, Bylaw No. 9004*, Councillor Dan LeBlanc challenged the Chair on the ruling and the Chair directed the City Clerk to conduct a recorded vote on the ruling. The Chairperson advised that a majority vote result in favour of the Chair's ruling would stand.

**The Clerk called for the vote on the Challenge to the Chair.**

**The vote on the ruling of the Chair was put and declared LOST.**

<b>RESULT:</b>	LOST [2 to 6]
<b>MOVER:</b>	Councillor LeBlanc
<b>SECONDER:</b>	Councillor Stadnichuk
<b>IN FAVOUR:</b>	Councillor Bresciani and Mayor Masters
<b>AGAINST:</b>	Councillors: Hawkins, Findura, Mancinelli, Mohl, LeBlanc, Stadnichuk
<b>AWAY:</b>	Councillors: Shaw, Stevens, Zachidniak

City Council went *in camera* to receive confidential legal advice from the City Solicitor pertaining to disclosure of medical issues by the Respondent.

City Council resumed public session.

Mayor Masters stated that Council had received privileged and confidential legal advice respecting the disclosure of medical issues by the Respondent and that no decisions were taken.

The Chairperson called upon the Integrity Commissioner to answer questions of Council.

**Councillor Bob Hawkins moved, seconded by Councillor Lori Bresciani that Option 3 of the report – impose no sanctions, censure, or corrective actions be concurred in.**

### RECESS

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

City Council recessed at 2:30 p.m.

City Council reconvened at 2:45 p.m.

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [6 to 2]
<b>MOVER:</b>	Councillor Hawkins
<b>SECONDER:</b>	Councillor Bresciani
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl
<b>AGAINST:</b>	Councillor Stadnichuk and Mayor Masters
<b>AWAY:</b>	Councillors: Shaw, Stevens, Zachidniak

(Councillors Terina Shaw, Andrew Stevens, and Shanon Zachidniak returned to their seats.)

### CITY MANAGER'S REPORTS

CM22-22 Casual Employees' Superannuation and Elected Officials' Money Purchase Pension Plan 2021 Annual Report

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#### **Recommendation**

That City Council receive and file this report.

**Councillor Cheryl Stadnichuk moved, seconded by Councillor John Findura, AND IT WAS RESOLVED, that this report be received and filed.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Stadnichuk
<b>SECONDER:</b>	Councillor Findura
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stevens, Stadnichuk, Zachidniak, and Mayor Masters

(Councillor Jason Mancinelli declared a conflict of interest, citing a conflict as a family member worked on this report as part of Administration, abstained from discussion and voting and temporarily left the meeting.)

CM22-23 Regina Civic Employees' Long-Term Disability Plan 2021 Annual Report

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#### **Recommendation**

That City Council receive and file this report.

**Councillor John Findura moved, seconded by Councillor Terina Shaw, AND IT WAS RESOLVED, that this report be received and filed.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Findura
<b>SECONDER:</b>	Councillor Shaw
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mohl, Shaw, Stevens, Stadnichuk, Zachidniak, and Mayor Masters
<b>AWAY:</b>	Councillor Mancinelli

COMMITTEE REPORTS  
EXECUTIVE COMMITTEE

CR22-102 Appointment to the Inaugural Board of Directors – Community Safety and Well-being Organization

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**Recommendation**

That City Council approve the appointment of Councillor Dan LeBlanc to the inaugural Board of Directors for the Community Safety and Well-being Organization for the term from September 14, 2022 to December 31, 2023, or until their successor is appointed.

**Councillor Lori Bresciani moved, seconded by Councillor Shanon Zachidniak that the recommendation contained in the report be concurred in.**

(Councillor Jason Mancinelli returned to the meeting.)

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Zachidniak
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stevens, Stadnichuk, Zachidniak, and Mayor Masters

CR22-103 Traffic Bylaw Amendments for Trucking Provisions

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**Recommendation**

That City Council:

1. Approve the amendments to *The Regina Traffic Bylaw, 1997*, Bylaw No. 9900 ("Traffic Bylaw") as detailed in the Discussion section of this report; and
2. Instruct the City Solicitor to prepare an amendment to the *Traffic Bylaw* to reflect the changes detailed in Appendix A of this report to be brought forward to the meeting of City Council following approval of the recommendations in this report by City Council.

**Councillor Lori Bresciani moved, seconded by Councillor Bob Hawkins that the**

**recommendation contained in the report be concurred in.**

**The motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [Unanimous]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Hawkins
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mancinelli, Mohl, Shaw, Stevens, Stadnichuk, Zachidniak, and Mayor Masters

#### CR22-104 Red Light Camera Program Review

##### **Recommendation**

That City Council:

1. Endorse the continuation of the City of Regina's Red Light Safety Program;
2. Endorse the expansion of the program to include ticketing for all red-light violations, including right turn violations;
3. Submit a letter to the Minister responsible for Saskatchewan Government Insurance (SGI), as the governing body for *The Traffic Safety Act* (TSA), to advocate for changes to the TSA that would clarify municipalities are authorized to use red light camera video technology for 'speed on green' automatic enforcement at urban intersection locations with red light camera technology; and
4. Remove item *CR 14-99* from the List of Outstanding Items for City Council.

**Councillor Lori Bresciani moved, seconded by Councillor John Findura that the recommendation contained in the report be concurred in.**

**The main motion was put and declared CARRIED.**

<b>RESULT:</b>	CARRIED [9 to 2]
<b>MOVER:</b>	Councillor Bresciani
<b>SECONDER:</b>	Councillor Findura
<b>IN FAVOUR:</b>	Councillors: Bresciani, Findura, Hawkins, LeBlanc, Mohl, Stevens, Stadnichuk, Zachidniak, and Mayor Masters
<b>AGAINST:</b>	Councillors: Mancinelli, Shaw

NOTICE OF MOTION

MN22-5 Alley Maintenance Program

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**Councillor Shanon Zachidniak gave written notice that at the September 28, 2022 meeting of City Council, she intends to make the following recommendation:**

**That Administration prepare a report for Council's consideration in Q4 of 2023 for implementation in the 2024 budget which includes the following information:**

- **The costs, implications, projected funding structure to upgrade all gravel alleys to paved alleys; and**
- **Options with timelines of 10, 15 and 20 years to complete the work and align it, when possible, with SaskPower work to bury power lines.**

ADJOURNMENT

**Councillor Bob Hawkins moved, seconded by Councillor Shanon Zachidniak, AND IT WAS RESOLVED, that the meeting adjourn.**

The meeting adjourned at 3:40 p.m.

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Chairperson

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Secretary





# CANADA



# McAsphalt Ownership

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## McAsphalt is a wholly owned Subsidiary of Colas Canada

Owns and operates 25 Asphalt and Asphalt Emulsion Facilities across Canada

Leader in innovation for products and process in the road building industry

Committed to the environment and sustainability, trialing a Low Carbon Asphalt this year in Quebec

LCA is produced using less than 70% of the carbon needed to produce a conventional asphalt

## Colas Canada is a wholly owned Subsidiary of Colas SA

\$2.8 Billion in revenues, Colas is the largest integrated road building company in Canada

Own G&C Asphalt in North Battleford, Delta Aggregates in Swift Current

## Colas SA

Publicly traded company on the Paris stock exchange,

EURONEXT PARISFR0000121634 - STOCK

\$18 Billion in Revenues world wide, operating in over 50 countries



[mcasphalt.com](http://mcasphalt.com)  
ISO 9001/14001/45001

# McAsphalt/Colas SA – Commitments to its Stakeholders

## McAsphalt 8 Pillars of Commitment



COLAS Information Meeting on February 24, 2022

32

# Environmental Regulatory Compliance

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McAsphalt subscribes and conforms to the following Acts & Regulations.

- Environmental Management & Protection Act, 2010
- Environmental Management and Protection (General) Regulations S.S. 2010, c. E-10.22, Reg 1
- Hazardous Substances and Waste Dangerous Goods Regulations (R.R.S., c. E-10.2, r. 3)
- Dangerous Goods Transportation Regulations (R.R.S., C. D-1.2, r. 1)

Additional to this, the McAsphalt Regina Facility is a ISO 14001:2015 Certified location and conforms to the company's Environmental Management System. This includes the following permits in good standing:

- Saskatchewan Environment Approval to Store Hazardous Substances and/or Waste Dangerous Goods (Operation ID #7127 / Approval #8127)
- Permit to Operate Storage Facility, Saskatchewan Environment and Resource Management (MA-44)



# Regina Asphalt Emulsion Facility



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# Regina Asphalt Emulsion Facility

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- McAsphalt industries purchased the emulsion facility on Arcola Street in Regina in 1998, but it has been in service with other owners since 1952. We employ 10 employees in Regina and provide further economic stimulus to other areas including local trades people, suppliers and the trucking industry. Approximately 750 – 800 trucks per year pass through the facility.
- McAsphalt prides itself on maintaining and presenting a clean curbside appeal. The facility houses 26 above ground tanks with the largest being 250 tons of road grade asphalt. There are no underground tanks and McAsphalt has integrated 3 forms of containment to protect against the unlikely incident of a spill. There is an earth berm, 863,000liter diking containment and a retention pond with a capacity of 2.7M liters. Alongside these containment parameters, McAsphalt has a 24hr tank monitoring service, high level audible tank alarms, documented emergency response plans, ISO 14001:2015 Environmental certification and most recently the addition of electronic high limit level radar gauges as part of McAsphalts tank compliance project.



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# Regina Asphalt Emulsion Facility

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- The earth berm has 2 collection sites on the south side of the yard, one at the lab building and the other on the east side of the yard, with an underground drainage culvert collecting on the north side. With a 5 degree slope, all rainwater flows to the north of the yard and collects into the swale, through which it then drains in the stormceptor and is pumped into the retention pond. A valve is situated to close off any unwanted discharge from the yard into the pond. A water sample is taken from the pond and sent for analysis of organic and inorganic chemistry. The final release of water is through a normally closed valve when the city of Regina waste management department approves the results and grants McAsphalt permission.



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# McAsphalt Proposal

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\$1 million bond and a \$10,000 annual donation to the city to be used towards green initiatives within the city of Regina. We feel a \$1 million bond is adequate in addressing the City's request due to the following reasons:

- McAsphalt plans to meet its lease agreement obligations and return the site to its original condition when the site is vacated.
- Our proposal, site, policies and Phase II Environmental Report have been reviewed by the City of Regina's Real Estate Branch and Environmental Services department and they agree that our proposal is acceptable to cover the cost of potential environmental remediation.
- Should we not be able to meet our obligations, a formal quote of \$219,500 + taxes was received from Silverado Demolition in Saskatoon to demolish, remove and dispose of all buildings and equipment on site (see Appendix A)



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# McAsphalt Proposal

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\$1 million bond and a \$10,000 annual donation to the city to be used towards green initiatives within the city of Regina. We feel a \$1 million bond is adequate in addressing the City's request due to the following reasons:

- A phase II environmental assessment report showed that soil parameters collected were satisfactory. The passing results of this assessment after 50+ years of continuous operations on the site by McAsphalt and the previous facility owners shows that the operations pose no significant risk to environmental damage. Continued improvements with best practices and procedures reduces that risk even further.
- Correspondence with GFL supports that the soil results of our Phase II Environmental report show that the soil is not considered hazardous waste and can be used as cover at a landfill. (see Appendix B)
- An annual donation for green initiatives supports the City of Regina and McAsphalts mutual goal of a more sustainable future.



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# McAsphalt Proposal

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\$1 million bond and a \$10,000 annual donation to the city to be used towards green initiatives within the city of Regina. We feel a \$1 million bond is adequate in addressing the City's request due to the following reasons:

- McAsphalt is a leader in the industry and a responsible company that has facility management plans in place at all our facilities with preventive measures and actions to be taken to address potential environmental incidents and will always stand to meet its environmental obligations.
- Our parent company Colas Canada Inc., and Colas SA, take the environment seriously and has several global targets and initiatives to reduce its carbon footprint and develop more sustainable and environmentally responsible processes and procedures across all their companies globally.



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# Conclusion

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McAsphalt is confident that this proposal is fair and the City of Regina Real Estate Branch and Environment Services Department agree.

We look forward to a climate of reciprocal trust and transparency in our landlord/lessee relationship over the next 10 years.

Lastly, should anyone on city council wish to tour the facility or have any further questions, we are available to arrange a meeting.



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## McAsphalt Industries Lease Renewal - 600 Arcola Ave

Date	September 28, 2022
To	City Council
From	Financial Strategy & Sustainability
Service Area	Land, Real Estate & Facilities
Item No.	CM22-25

### RECOMMENDATION

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That City Council:

1. Approve the City of Regina (City) entering into an agreement for the lease of City owned property located at 600 Arcola Avenue (identified on the attached Appendix A) to McAsphalt Industries Limited, consistent with the terms and conditions stated in this report.
2. Delegate authority to the Executive Director, Financial Strategy & Sustainability or their designate, to negotiate any other commercially relevant terms and conditions, as well as any amendments to the agreement that do not substantially change what is described in this report and any ancillary agreements or documents required to give effect to the agreement.
3. Authorize the City Clerk to execute the agreement upon review and approval by the City Solicitor.
4. Remove *CR22-47* from the List of Outstanding Items for City Council.

### ISSUE

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McAsphalt Industries Limited (McAsphalt) has leased the property located at 600 Arcola Avenue (identified on the Attached Appendix A) from the City of Regina (City) since 1998. Their current lease expired on April 30, 2022, and they have requested a new lease on the property. This lease was previously before City Council on April 20, 2022, at which time City Council requested this

matter be referred back to Administration to enter into discussions with McAsphalt pertaining to a bond or other security to be paid in the event of an environmental damage event to City-owned land from the McAsphalt facility and report back to a future meeting of City Council with the results of those discussions. Based on that direction, Administration evaluated the financial risk should the city be tasked with remediating environmental contamination on the premises. Consideration was given to the nature of the materials on site and the mitigation processes that have been implemented by McAsphalt.

When considering the lease of City-owned property, standard procedure for Administration is to ensure that the property is made publicly available and leased at market value. In this lease, the land is being provided without a public offering, which requires City Council approval. It is recommended that City Council approve the City entering into a lease agreement with McAsphalt for this property, which includes a surety of \$1M and an annual contribution of \$10,000 to be utilized by the City for green initiatives.

## **IMPACTS**

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### **Financial Impacts**

The proposed annual lease rate agreed to is \$90,070 plus GST with an annual increase of three percent each year on the anniversary date. The lessee is also responsible for insurance, maintenance and operations of the property and all property tax assessed. The lease rate is at market rate based on an appraisal by an Accredited Appraiser Canadian Institute (AACI) appraiser from Brundson Lawrek and Associates. McAsphalt will provide the City with a \$1M surety in addition to a \$10,000 annual payment to be utilized for City approved green initiatives.

### **Environmental Impacts**

City Council set a community goal for the City of achieving net zero emissions and sourcing of net zero renewable energy by 2050. In support of this goal, City Council asked Administration to provide energy and greenhouse gas implications of recommendations so that City Council can evaluate the climate impacts of its decisions.

The production of asphalt is energy intensive. This, along with the material used in the production process generates greenhouse gas (GHG) emissions. However, the recommendation is not expected to contribute to additional GHG emissions beyond those that are already being generated as a result of the regular plant operations and asphalt production.

The lease requires that the lessee provides a Spill and Emergency Response Plan and meets all the requirements to obtain all necessary permits for the operation of the plant. Also, the lessee is expected to complete the required environmental remediation of the subject property upon termination of the lease.

## **OTHER OPTIONS**

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### Option 1 – Do not lease the property to McAsphalt and publicly advertise the land

The City could choose to not lease the property to McAsphalt and publicly advertise the vacant land following McAsphalt's removal of their plant and associated buildings. This is not recommended as the proposed lessee has made substantial investments on the land to support their operations. The City is the owner of the land, all improvements on the land are the property of the lessee. Requiring McAsphalt to relocate could impact the operations of the Roadways & Transportation department as McAsphalt has been the sole bidder to provide emulsions for the City's paving program. While the vacant land could be advertised for lease should McAsphalt be required to relocate, demand for vacant land with a restricted term due to the eventual widening of Arcola Avenue would be limited. If unable to lease, the City would incur the cost of maintaining the vacant lot.

## **COMMUNICATIONS**

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Public notice is required for City Council to approve the lease of City-owned property without a public offering. Notice regarding this proposal has been advertised in accordance with *The Public Notice Bylaw 2020*.

McAsphalt will be informed of any decision by City Council.

## **DISCUSSION**

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The property located at 600 Arcola Avenue is part of the City-owned land located adjacent to Arcola Avenue that was acquired in 1989 and has been held by the City of Regina for the future redevelopment and widening of Arcola Avenue. The plant has been located on this property since 1952; McAsphalt purchased the facility in 1998. The City has approved several lease renewals since 1998 to extend the ability of McAsphalt to operate from this location.

After a spill in 2007, McAsphalt was required by the Ministry of Environment to clean up the facility to the required standard and received a renewed Approval to Store Hazardous Substances and/or Waste Dangerous Goods for the facility. The City also required McAsphalt to make numerous improvements to the site including perimeter diking and drainage, tank farm retaining walls, site water retention pond and procedures to isolate excess liquid from the property as well as high-level tank sensors with audible alarms to prevent tank overflows. These improvements were required by the City to enter into a new lease agreement in 2012 and to mitigate the risk of a similar incident happening again.

As part of Administration's evaluation of the financial risk, the city requested the most recent

environmental report completed on the site. McAsphalt has provided a copy of a Phase II Environmental Assessment on the property that was completed in 2017. The report was conducted by Golder Associates Ltd. and concluded that the soil parameters collected through boreholes ranging from 10 to 12m below the ground surface and groundwater samples were satisfactory. This has been reviewed and accepted by the City's Environmental Services Department.

The Real Estate Branch and Environmental Services have consulted with McAsphalt at length to reach an agreement. McAsphalt has agreed to provide the City with a surety of \$1 million to mitigate the City's risk should the city be tasked with remediating the site. McAsphalt has also proposed a \$10,000 annual payment to the city to be utilized for any City-approved green initiatives. This proposal has been reviewed by the Environmental Services Department and has been deemed acceptable to cover the cost of potential environmental remediation. Environmental Services has conducted a site inspection and is confident in making this recommendation.

The proposed lease is a land lease only as McAsphalt owns all the buildings and improvements located on the property. The proposed lease agreement contains clauses outlining McAsphalt's requirements to remove all improvements and complete an environmental remediation upon termination of the lease. McAsphalt is also required to maintain additional insurance against all claims for personal injury, death or property damage or loss arising out of all the operations of the lessee and including coverage against environmental damage insuring against the risks associated with liability for site clean-up, spills and any injury arising from the handling of hazardous substances, indemnifying and protecting the City and the lessee.

Administration is proposing a 10-year term with no option to renew. The lease provides for a one-year termination notice should the City choose to move forward with the redevelopment and widening of Arcola Avenue earlier than currently proposed.

The subject area is approximately 118,088 sq. ft. in size. The proposed annual lease rate is \$90,070 with an annual increase of three per cent each year on the anniversary date. The Lessee is also responsible for insurance, maintenance, and operations of the property, all property tax assessed, a \$1 million surety and a \$10,000 annual payment to the City to be utilized for City-approved green initiatives.

There are few asphalt plants in Regina and the City relies heavily on these private plants to provide emulsions for our paving program. The location of the McAsphalt plant is a central location with easy access to much of the city. The requirement to move the plant on short notice could cause supply issues for the City paving program. The proposed 10-year lease with no renewal provides McAsphalt with ample time for them to prepare for the eventual retirement of this property.

Administration is recommending approval of the lease.

## DECISION HISTORY

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At its meeting on April 20, 2022, City Council considered item *CR22-47* and adopted a resolution to refer the matter back to Administration to enter into discussions with McAsphalt pertaining to a bond or other security to be paid in the event of an environmental damage event to City-owned land from the McAsphalt facility, and report back to a future meeting of City Council with the results of those discussions.

Respectfully Submitted,

Respectfully Submitted,



Shauna Bzdel, Director, Land, Real Estate & Facilities

9/9/2022



Barry Lacey, Exec. Director, Financial Strategy & Sustainability

9/15/2022

Prepared by: Sherri Hegyi, Real Estate Officer

## ATTACHMENTS

Appendix A - Map



# Appendix A

1:2,500



From:

Evan Lascue, Vice President, Planning at Avana Developments Inc. on behalf of Avana Developments Inc.

#300 - 2445 Broad St.  
Regina, SK S4P 0C7

**Re: Review of Minimum Parking Requirements CR22-49**

Dear Council Officer,

This brief is being submitted to inform City Council of Avana Developments' intent to appear before City Council at the September 28, 2022 City Council meeting to oppose the proposed requirement to increase parking for stacked type multi-family developments.

Evan Lascue and Jane Goodacre will appear as the spokespersons for the delegation representing Avana Developments Inc. Evan and Jane's contact information is stated above. Avana is a predominantly build-for-purpose developer, operating in the multi-family residential space.

Avana provides both affordable and at-market rental property and its rental developments are designed to comply with current bylaw requirements. Allowing developers to determine their own parking requirements would provide the following benefits to the City of Regina:

- Greater choice and flexibility for land owners and developers to accommodate changes in the market.
- Greater cost savings for developers, as they can provide as much parking as they see fit, which in turn makes development more cost effective in Regina.
- Allow for more efficient use of developable land.
- Better aligning parking supply and demand and mitigating the risk that parking in the City of Regina is oversupplied and not fully utilized.

Increasing the minimum parking requirements would go against the four above points. Avana is concerned that increasing the parking requirements that were so recently set forth in the *Regina Zoning Bylaw 2019-19* could be highly detrimental to the affordability of rental housing in Regina for tenants seeking newer accommodations.

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In addition to the City of Regina report CR22-49, the delegation may also discuss points relating to the City of Edmonton's text amendments to zoning bylaw 12800 for open option parking.

Respectfully submitted,

Evan Lascue  
Vice President of Planning  
Avana Developments Inc.

# Charter Bylaw 19275

## Text Amendments to Zoning Bylaw 12800 for Open Option Parking

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### Purpose

To amend Zoning Bylaw 12800 to implement Open Option Parking by removing minimum vehicle parking requirements and making a number of other supporting amendments.

### Readings

Charter Bylaw 19275 is ready for three readings after the public hearing has been held.

A majority vote of City Council on all three readings is required for passage.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Charter Bylaw 19275 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw has been advertised in the Edmonton Journal on June 5, 2020, June 13, 2020, and June 16, 2020.

### Position of Administration

Administration supports this Charter Bylaw.

### Previous Council/Committee Action

At the January 28, 2020, Urban Planning Committee meeting, the following motion was passed:

That Administration bring Zoning Bylaw amendments for Scenario One (Full one-step implementation of Open Option Parking), as generally outlined in the January 28, 2020, Urban Form and Corporate Strategic Development report CR\_7229 to the June 23, 2020, City Council Public Hearing.



## Report Summary

Open Option Parking is an important component to achieve Edmonton's city-building goals. Current minimum vehicular parking requirements have resulted in an oversupply of on-site parking, which acts as a barrier to achieving the walkable, compact, urban environment envisioned by *The Way We Grow*. Under an Open Option Parking approach, the amount of on-site parking to be supplied for new developments will be determined by the landowner or business. It is important to note that Open Option Parking does not mean 'no parking', though it is possible a developer could provide no parking. Change will be gradual as sites are developed or redeveloped. Ultimately, Open Option Parking is expected to lead to improved development within the City by ensuring parking supply and demand are aligned and increasing the efficiency at which development permits can be reviewed and approved. In addition, these changes will allow for greater choice and flexibility for land owners and developers to accommodate changes in the market. Administration has prepared amendments to implement Open Option Parking along with other supporting changes to Zoning Bylaw 12800 such as parking lot design and access, landscaping, stall size, loading requirements, and methods to calculate accessible and bicycle parking requirements.

## Report

Parking is a powerful, often hidden, force that shapes how our communities are designed. How parking is supplied, priced, and used affects every aspect of how people live, work and move around. A comprehensive parking review undertaken in 2018-2019 found that current minimum parking requirements are ineffective at matching supply and demand for parking spaces. The review also identified an oversupply of on-site parking of greater than fifty percent city-wide. As a result, the May 7, 2019, Urban Planning Committee report CR\_6707, Comprehensive Review of Parking Regulations in Zoning Bylaw 12800, recommended a flexible, market-based approach to parking regulation. Subsequently, the January 28, 2020, Urban Planning Committee report CR\_7229, Open Option Parking Implementation, recommended the full, one-step implementation of Open Option Parking.

Open Option Parking is the deregulation of parking on private property, achieved by removing the minimum parking requirements in Zoning Bylaw 12800. This is intended to address the mismatch of demand and supply, by enabling those who are most familiar with their own parking needs to determine the amount supplied. Removing minimum parking requirements does not necessarily mean no parking will be provided. An Open Option approach to parking is more likely to achieve the right amount of parking as businesses and landowners know their parking needs better than the City and have an interest in ensuring these needs are met.

Open Option Parking is an important step towards ConnectEdmonton's goals of Healthy City, Urban Places, Climate Resilience and Regional Prosperity and to realize the city-building outcomes set out in the draft City Plan by supporting more vibrant, walkable places. It improves choice for Edmontonians, supports climate resilience, and has the potential to transform Edmonton's urban form through gradual, incremental change toward a more compact, urban environment. Open Option Parking removes barriers to economic development by reducing development costs for small business. It also offers immediate cost reductions to the development of affordable and supportive housing, and can reduce the cost of market and non-market residential construction. Additionally, Open Option Parking is consistent with the philosophy of flexibility, simplicity and ease of use that underpins the Zoning Bylaw Renewal Initiative.

The proposed amendments are supported by over ten years of research, reports, studies, public engagement and incremental reductions to parking requirements. The changes create administrative efficiencies during the development review process, keep regulations simple and predictable, and are supported by the third party data analysis presented to Urban Planning Committee in the May 7, 2019, report CR\_6707, Comprehensive Review of Parking Regulations in Zoning Bylaw 12800.

Parking remains an important part of Edmonton's transportation system but current minimum parking requirements are ineffective at matching supply and demand for parking spaces. There are numerous decisions that feed into demand for parking, including: transportation mode choice, the value and purpose of the trip and other personal choices; the desirability of the destination and parking management interventions. Edmonton data (as presented at the May 7, 2019, Urban Planning Committee) shows that there is no correlation between these variables and the parking supply utilization.

Open Option Parking relies on a well organized on-street parking system that manages the supply and demand for on-street parking spaces and enforces the rules for improperly parked vehicles. In the event that the "right amount" of parking is not provided on-site, which occurs under current regulations as well, Administration has the ability to manage supply and demand constraints in specific areas through measures such as paid parking and time-limited parking. A necessary step in the implementation of Open Open Parking is to review the current management and enforcement objectives for on-street parking resources to ensure its philosophy and assumptions are compatible with Open Open Parking. A review of the residential on-street parking program and operations is also underway and will include additional engagement.

### **Changes and Updates since January 28, 2020, Urban Planning Committee**

#### **Accessible Parking and Bicycle Parking**

In Zoning Bylaw 12800, barrier-free parking and bicycle parking requirements are currently calculated based on a minimum parking requirement. Removal of minimum parking requirements from Zoning Bylaw 12800 means that alternate methods are required to calculate both barrier-free parking and bicycle parking requirements. The January 28, 2020, report CR\_7229, Open Option Parking Implementation, contained placeholders for each of these calculations which have since been updated (See Attachment 2, Markup of Proposed Changes).

Barrier free parking is regulated by the Alberta Building Code based on the number of parking stalls required by the municipality. In the absence of minimum parking requirements, Administration proposes to ensure the delivery of barrier-free parking by creating five tiers of “deemed minimum parking requirements” for the sole purpose of meeting Alberta Building Code requirements. This approach generalizes the range of parking requirements currently present in Zoning Bylaw 12800, which will ensure that under Open Option Parking, barrier free parking continues to be provided at a rate comparable to today.

The Bike Plan identifies an action to review the Zoning Bylaw to update the quantity, location, and design of bicycle parking required to support City strategic objectives such as mode shift. This action will be undertaken as part of Bike Plan implementation. An interim approach to bicycle parking requirements is proposed:

- Multi-unit residential uses - one space per two dwellings
- Most non-residential uses - calculated based on the floor area of the development (see Attachment 2, Markup of Proposed Changes)

These proposed requirements will be re-evaluated through the implementation of the Bike Plan actions.

#### Shared Parking

Administration made changes to ensure that parking can be shared between sites, as identified as an intended outcome in the May 7, 2019, report CR\_6707, Comprehensive Review of Parking Regulations in Zoning Bylaw 12800. Shared parking enables businesses and residents to make shared use of the city’s parking supply, supporting efficient use of infrastructure, compact development, and neighbourhood adaptability. The 2019 Values and Priorities Survey undertaken for this project (and included in the May 7, 2019, CR\_6707 report) found a high level of agreement with opportunities for shared parking, with 94 percent agreeing or strongly agreeing with the statement “buildings should be able to share parking spaces.”

At present, Zoning Bylaw 12800 prevents shared parking spaces between different buildings and businesses because it distinguishes between accessory parking (parking provided for the users or residents of a particular building or property) and non-accessory parking (parking that is provided for users of other buildings or

properties).

Administration found that the regulatory approach proposed in the January 28, 2020 report CR\_7229, Open Option Parking Implementation, did not fully enable shared parking. A revised approach is now proposed to remove the distinction of accessory and non-accessory parking, to make Vehicle Parking a Use, and to provide an exemption so that the Use does not require a development permit when developed along with another principal Use onsite. Where a Vehicle Parking Use is developed as a stand-alone parking facility, it will require a development permit application and the Use will need to be listed as either permitted or discretionary in that zone. The zones where Vehicle Parking will be permitted are proposed to match the current Non-accessory Parking Use, so that the permitted locations for stand-alone parking facilities do not change. See Attachment 2, Mark-up of Proposed Changes.

#### Transportation Demand Management

The January 28, 2020, report CR\_7229, Open Option Parking Implementation, proposed to add the potential for a development officer to request a Transportation Demand Management (TDM) plan for certain types of development. TDM is a comprehensive assessment of how people move to and from a site or area, and can establish strategies that increase transportation efficiency to alternate modes such as walking, cycling, public transit, etc. TDM is more appropriately considered within a broader policy context, where a full range of transportation-related factors can be used to inform a TDM plan. In the interim, development officers can continue to require information related to parking as part of a development permit review, and TDM plans can be requested through the rezoning process if it is necessary to evaluate the proposal.

#### The Quarters Overlay

The Quarters Overlay contains parking requirements that were overlooked in the January 28, 2020, report CR\_7229, Open Option Parking Implementation. Administration now proposes updates to remove parking requirements in the Quarters Overlay to ensure that Open Option Parking will apply to the Quarters as it would for the rest of the city.

#### Lane Access for Vehicle Parking

The January 28, 2020, report CR\_7229, Open Option Parking Implementation, proposed to require parking access from a lane, where a lane exists. While this remains a desired outcome from an infrastructure efficiency, urban design, and on-street parking management perspective, the implications of implementing this change city-wide have not been fully explored. As a result it has not been included in this bylaw amendment.

Access from a lane continues to be required on properties within the Mature Neighbourhood Overlay, as well as some other select zones. The potential to



implement this requirement city-wide will be explored through the Zoning Bylaw Renewal Initiative.

### Parking Maximums

The May 7, 2019, report CR\_6707, Comprehensive Review of Parking Regulations in Zoning Bylaw 12800, outlined the following approach to parking maximums:

- Existing maximums in the downtown for both commercial and residential development could be maintained.
- Existing residential maximums in transit oriented and main street areas could also be maintained, and commercial maximums added with an allowance for unlimited underground parking.

The proposed bylaw amendments now better align with this approach. Existing parking maximums are maintained and new maximums applied to commercial uses within transit oriented and main street areas. See Attachment 2, Markup of Proposed Changes.

### Effectiveness Date

In order to effectively implement the proposed changes, Administration proposes an effectiveness date of July 2, 2020. This will allow for an orderly transition to the new rules and clear communication for the development industry, stakeholders and staff about when to begin applying the new rules for development application and review purposes.

Additional amendments are proposed to improve clarity, structure and readability of the on-site parking rules. Proposed changes include the following:

- Improve the standard for parking lot design, and better mitigate the parking lot impacts between different sizes of parking lots;
- Reduce the loading space requirements; and
- Simplify the structure of the parking sections of Zoning Bylaw 12800, with fewer places to look for parking regulations.

### **Conclusion**

The proposed amendments will improve choice for Edmontonians, reduce barriers to economic development, and have the potential to transform Edmonton's urban form through incremental change toward a more compact, urban environment. While the change will be transformative, it will also be gradual and will only be realized as sites are developed or redeveloped in the decades ahead. Transformative change comes with risk but can deliver significant long term benefit.

**Public Engagement**

This report builds on the extensive public engagement undertaken as part of the May 7, 2019, Urban Form and Corporate Strategic Development report CR\_6707 Comprehensive Review of Parking Regulations in Zoning Bylaw 12800, and the January 28, 2020, Urban Form and Corporate Strategic Development report CR\_7229, Open Option Parking Implementation. This includes engagement with residents, development industry, community leagues, business improvement areas, the Accessibility Advisory Committee, a Values and Priorities survey of over 800 Edmontonians, and a Preferred Options survey with over 4,100 responses. This report in particular was circulated to the mailing list built over the life of this project for all interested parties, for three weeks. The comments received from this review period were considered and have generally been addressed.

Response to the proposed changes has been positive overall. Open Option Parking has received strong support throughout the development industry in particular, as well as from business improvement areas, some community leagues, and individuals. In addition, a 2019 Preferred Options survey resulted in overall public support, with Open Option Parking receiving the highest level of support of three potential approaches to regulating parking (60 percent) and was most likely to be selected as the single preferred option (47 percent). Reasons for support generally focus on the potential for development cost savings, particularly for affordable or permanent supportive housing; support for a transportation mode shift; and potential benefits to the urban form.

Administration received a total of 14 responses to the draft report: four from residents, three from the development industry, and seven from community leagues. Response from the development industry was generally positive with some minor questions or concerns regarding the details of the proposed amendments, most of which have been addressed. The responses from community leagues and residents were mixed, ranging from full support to concerns about the potential for developments not to supply enough parking; the potential on-street parking congestion; and the potential impacts of shared parking on residential neighbourhoods.

**Attachments**

1. Charter Bylaw 19275
2. Markup of Proposed Changes



## Review of Minimum Parking Requirements - Supplemental Report

<b>Date</b>	September 28, 2022
<b>To</b>	City Council
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	CM22-26

### RECOMMENDATION

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That City Council receive and file this report.

### ISSUE

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At the April 20, 2022 meeting City Council tabled item CR22-49 (*Review of Minimum Parking Requirements*) until Q3 of 2022, and directed Administration to prepare a supplemental report that outlines potential implications for pursuing the following minimum parking requirement scenarios associated with greenfield (suburban) development areas:

- Maintaining current minimum parking requirements – 1.0 stalls per dwelling unit.
- Eliminating minimum parking requirements – provision of parking would be optional.
- Increasing minimum parking requirements – from 1.0 to 1.5 stalls per dwelling unit.

This report focusses on multi-unit, apartment type buildings. The *City of Regina Zoning Bylaw 9250* (former Zoning Bylaw) required 1.5 stalls per apartment unit in the R6 Zone – Residential High-Density Zone, which was the zone that typically accommodated apartment buildings in suburban contexts. However, there are a few examples of suburban apartment buildings that were permitted to be built at 1.0 stalls per unit. The *Regina Zoning Bylaw 2019-19* (current Zoning Bylaw) removed the requirement to provide 1.5 stalls per unit and requires only 1.0 stalls per unit.

## **IMPACTS**

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### **Financial Impact**

There are no financial impacts related to this report.

### **Environmental Impact**

There are no environmental impacts related to this report.

### **Policy/ Strategic Impact**

There are no policy impacts related to this report.

## **OTHER OPTIONS**

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There are no other options as this report is for informational purposes.

## **COMMUNICATIONS**

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This report summarizes information for Council's consideration and did not require communication with the public or external stakeholders. Administration interviewed representatives of the development sector (including the Regina and Region Home Builders' Association) to understand their position regarding the issues addressed through this report. Results of these conversations are provided in the Discussion section of this report.

## **DISCUSSION**

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In order to provide Council with information related to various parking requirements, Administration provides:

- Information on previous research undertaken during the implementation of the current Zoning Bylaw.
- Recent on-the-ground assessment of two study areas (existing high-density residential).
- Examination of relevant development application examples, to compare developer parking proposals ("market demand") versus Zoning Bylaw requirements.
- Interviews with representatives of the land development sector.

### **1. Previous Research: Changes to the Zoning Bylaw and Reduction Rationale**

A key change in parking requirements came into effect in 2019 with the adoption of the current Zoning Bylaw, which reduced the parking requirements for low rise apartment buildings from 1.5

stalls per unit to 1.0 stall per unit. The former 1.5 stalls per unit was only applicable in the suburban context in the R6 Zone— Residential High-Density Zone and was only applied to low rise apartment buildings. It is important to note that there were no changes made to the parking requirements for other forms of residential buildings, including townhouses, duplexes, etc. with the adoption of the current Zoning Bylaw.

The rationale for reducing the minimum parking requirements from 1.5 stalls per dwelling unit to 1.0 stalls per dwelling unit was based on:

- An analysis of minimum parking standards for apartment buildings in three cities (Prince George, Kitchener and Burlington) that had recently performed parking studies: 1.5 stalls per dwelling unit was generally higher than in the cities examined.
- A general trend amongst cities in North America to reduce their parking requirements.
- Saskatchewan Government Insurance (SGI) motor vehicle registration data: SGI data on motor vehicle registration within the city showed that the residential zones where apartment buildings could be built had the lowest ratio of vehicles per unit.
- Site visits to 32 apartment buildings in Regina to assess the actual parking demand: Regardless of physical location, the apartment buildings within the former R6 Zone— Residential High-Density Zone were not using most of their available parking.

## 2. Current Review: Study Area Assessment

Administration recently conducted site visits to assess on-site and adjacent on-street parking in two locations, in the Greens on Gardiner and Harbour Landing (Appendices A.1 and B.1, respectively). These study areas were selected as they represent high-density residential nodes embedded in a low or medium-density context within new neighbourhoods. Therefore, they are examples of how mixing densities might affect on-street parking availability. The study areas were visited on a weekday and weekend afternoon, as these scenarios have differing parking demands. Additionally, statistics relating to parking enforcement and service requests (submissions from concerned residents regarding parking), collected between January 1 and August 1, 2022, were obtained for abutting streets and nearby low-density areas for comparison. This data is detailed in Appendix A.2 and B.2 respectively. (Also note that Table 3 below, details the amount of parking provided on site, relative to the zoning bylaw requirements).

The following, is a summary of both appendices:

Table 1 - Greens on Gardiner Neighbourhood (Site A)			
		Weekday	Weekend

<b>Parking Availability</b> (% of total parking spaces unoccupied)	On-Site (private)	82%	42%
	On-Street (public)	72%	67%
		<b>Adjacent Streets</b>	<b>Low-Density Area Streets</b>
<b>Enforcement Tickets</b> (Jan-Aug 2022)		9	9
<b>Service Requests</b> (Jan-Aug 2022)		17	16

<b>Table 2 Harbour Landing Neighbourhood (Site B)</b>			
		<b>Weekday</b>	<b>Weekend</b>
<b>Parking Availability</b> (% of total parking spaces unoccupied)	On-Site (private)	74%	54%
	On-Street (public)	72%	56%
		<b>Adjacent Streets</b>	<b>Low-Density Area Streets</b>
<b>Enforcement Tickets</b> (Jan-Aug 2022)		34	29
<b>Service Requests</b> (Jan-Aug 2022)		66	27

Administration's comments regarding the observations and data are:

- No parking issues were discernable from the study area visits. There was ample availability and no obvious illegal parking, although less available during the weekends.
- Parking enforcement tickets were similar for streets abutting apartment buildings and for nearby low-density areas in both study area contexts.
- Service requests were notably higher for streets abutting apartment buildings (versus nearby low-density areas looked at for comparison), within the Harbour Landing study area, but comparable in the Greens on Gardiner study area. Rationale for this situation would be speculative; however, a noteworthy difference between the two neighbourhoods, is the Harbour Landing study area has significantly more density/ residential units.

- Most service requests and enforcement tickets for streets abutting the study areas and within nearby low-density areas were related to on-street parking habits (24-hour overparking or parked too close to an intersection or a fire hydrant).

### 3. Development Assessment

Administration examined applications, as shown in the table below for apartment type buildings, within a suburban context that have been submitted over the last 15 years. The intent was to only to provide a high-level review of parking that was approved versus required. Closer examination of factors based on location, intended market, and unit type may reveal further conclusions. For this review, Administration concludes that:

- Condominiums tend to oversupply parking to a greater degree.
- Rental buildings tend to provide less parking, closer to the minimum allowable.
- There are limited examples of apartments that built significantly less than 1.5 stalls because past regulations limited this opportunity.
- As noted in report CR22-49, a notable exception to this general rule is affordable and special needs housing, where the City sees the most applications, closer to the minimum allowable.

<b>Location</b>	<b>Tenure</b>	<b>ZB</b>	<b>Parking Provided</b>	<b># Dwelling units</b>	<b>Required Parking</b>	<b>Parking Excess</b>	<b>Parking/Dwelling</b>
3585 Evans Court	Condo	2019-19	207	118	118	89	1.75
4820 James Hill Road	Condo	9250	248	176	176	72	1.4
510 University Park Dr	Rental	9250	347	228	342	5	1.52
5920 Little Pine Loop	Rental	9250	285	189	284	1	1.50
3000 Trombley St.	Rental	2019-19	118	116	116	2	1.01
3005/3025 Trombley and 3010/3030 Chuka Boulevard	Rental	9250	53	48	48	5	1.10
3351 Eastgate Bay	Rental	9250	75	70	70	5	1.07

3730 Eastgate Drive	Condo	9250	76	48	48	<b>22</b>	<b>1.58</b>
3900 and 3930 Green Falls Drive	Rental	9250	480	320	480	<b>0</b>	<b>1.5</b>
<b>Harbour Landing Study Area</b>							
5500 Mitchinson Way	Condo	9250	249	178	267	<b>- 18*</b>	<b>1.4</b>
5501 Prefontaine	Rental	9250	312	208	312	<b>5</b>	<b>1.5</b>
<b>Greens on Gardiner Study Area</b>							
3363 Green Poppy St	Condo	9250	79	64	64	<b>15</b>	<b>1.23</b>
3301 Green Poppy St	Rental	9250	120	78	117	<b>3</b>	<b>1.53</b>

\*reduction approved by minor variance.

In report CR22-49, Administration noted that for cities where minimum parking requirements were eliminated, developers in suburban contexts most often still provided parking equal or greater than the previous minimum parking requirements.

#### 4. Developer Considerations

Administration interviewed representatives of the development sector (including the Regina and Region Home Builders' Association) to understand their position regarding the issues addressed through this report. There was a consensus amongst interviewees, which may be summarized as follows:

- Preference for a market-driven approach to parking requirements (as opposed to mandated), as it will allow developers to pursue more strategic and nuanced solutions based on location considerations and the anticipated needs of residents.
- To succeed in a competitive environment, an optimum number of parking stalls is supplied. An appropriate parking ratio is determined by combining factors related to site location, context, and availability of on-street parking, the unit type (# of bedrooms, etc.), and intended market (such as income or age demographic). In the Regina context this "optimum" may be above or below a 1.5 stall/unit ratio, depending on those factors.
- Requiring on-site parking does not guarantee that the residents of the building will use it. Rental apartments in Regina typically bundle the rent of a parking stall with monthly apartment rent. An additional stall is optional, and costs extra and tenants typically forgo this additional cost if on-



street parking is convenient and free. As a result, a portion of on-site parking stalls commonly sit empty.

- More parking control and enforcement would mitigate issues.

### **Summary**

As a summary, Administration provides the following comments respecting the three scenarios that form part of the Council motion:

- **Maintaining current minimum parking requirements – 1.0 stall per dwelling unit.**

Data gathered indicates not enough time has passed to fully assess the results of reducing the City's minimum parking for low rise apartments buildings from 1.5 parking stalls per unit to 1.0. Research associated with the adoption of the current Zoning Bylaw, and new research for this report, indicates that existing on-site parking is not being fully utilized. As the city moves to multi-modal forms of transportation, as recommended in recent approvals of both the Energy & Sustainability Framework and the Transit Master Plan, the need for parking infrastructure will become less important as the city builds out and revitalizes. This is significant as it is difficult to remove parking infrastructure once in place, and suggests caution be exercised when requiring new space for parking. Evaluation of the requirements will continue to be reviewed regularly.

- **Eliminating minimum parking requirements – provision of parking would be optional.**

This option is the focus of report CR22-49. Implications associated with eliminating minimum parking requirements entirely include both potential issues and potential benefits. As the elimination of minimum parking requirements is a recent movement in North America, there is very little literature available discussing implications with pursuing this policy and the City of Regina may not be at the point of removing parking minimums all together.

- **Increasing minimum parking requirements – from 1.0 to 1.5 stalls per dwelling unit.**

Re-instating minimum parking requirements, for high-density residential development, from 1.0 to 1.5 stalls per dwelling unit, would be contrary to current trends amongst North American cities to reduce minimum parking requirements which could have the following implications:

- Increase to housing costs and effect on affordability. According to a 2018 American Planning Association article, typical monetary implications, associated with the construction of on-site parking, are (US\$):
  - \$5,000: Cost per surface space
  - \$25,000: Cost per above-ground garage space

- \$35,000: Cost per below-ground garage space
  - \$142: The typical cost renters pay per month for parking
  - +17%: Additional cost of a unit's rent attributed to parking
- More expansive and underutilized urban land. As noted, availability often exceeds usage, resulting in underutilized space. Wasted space is detrimental to the environment and ultimately costs the consumer and taxpayer.
  - Contradict low carbon actions such as goals for transportation demand management and transit usage from the City's Energy & Sustainability Framework and alternative mobility options provided and planned for in the City's Transit and Transportation Master Plans, which play an important role in reducing greenhouse gas emissions by reducing reliance on single occupancy vehicles.

## DECISION HISTORY

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At its meeting on January 27, 2021, City Council considered item *CR21-4* and passed a resolution to approve amendments to *Regina Zoning Bylaw, 2019-19* and requested a report regarding minimum parking requirements on new and current developments be brought to a future meeting of City Council.

At its meeting on April 20, 2022, City Council considered *CR22-49 Review of Minimum Parking Requirements* and adopted a resolution to table item *CR22-49* until Q3 of 2022, and directed Administration to prepare a supplemental report that outlines potential implications for pursuing the following minimum parking requirement scenarios associated with greenfield (suburban) development areas:

- Maintaining current minimum parking requirements – 1.0 stalls per dwelling unit.
- Eliminating minimum parking requirements – provision of parking would be optional.
- Increasing minimum parking requirements – from 1.0 to 1.5 stalls per dwelling unit.

Respectfully Submitted,

Respectfully Submitted,

  
Autumn Lawson, Director, Planning & Development Services

9/8/2022

  
Deborah Bryden, Executive Director

9/15/2022

Prepared by: Jeremy Fenton, Senior City Planner

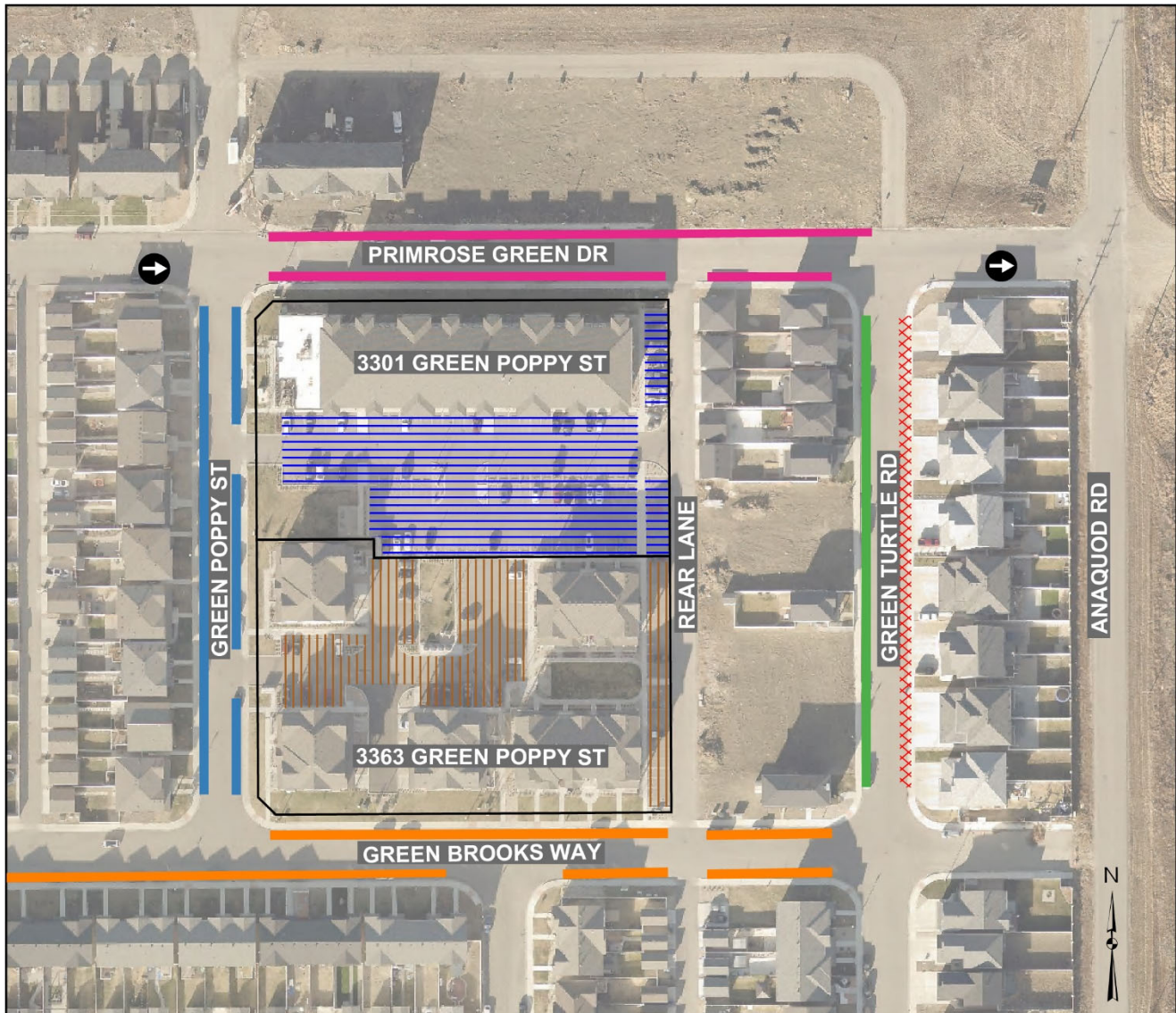
**ATTACHMENTS**

Appendix-A.1\_GG StudySite

Appendix-A.2\_GG SRs

Appendix-B.1\_HL StudySite

Appendix-B.2\_HL SRs



On-street Parking	Available	Weekday Observations*		Weekend Observations~	
		# Vehicles	% Used	# Vehicles	% Used
Primrose Green Dr (North)	25	3	12%	2	8%
Primrose Green Dr (South)	21	7	33%	5	24%
Green Poppy St (East)	17	7	41%	8	47%
Green Poppy St (West)	20	5	25%	10	50%
Green Brooks Way (North)	22	4	18%	8	36%
Green Brooks Way (South)	33	1	3%	8	24%
Green Turtle Rd (East)	Not Permitted	0	0	0	0
Green Turtle Rd (West)	21	9	43%	11	52%
<b>On-Site Parking</b>					
3301 Green Poppy St	120	18	28%	84	50%
3363 Green Poppy St	72 (Surface)	16	22%	28	39%

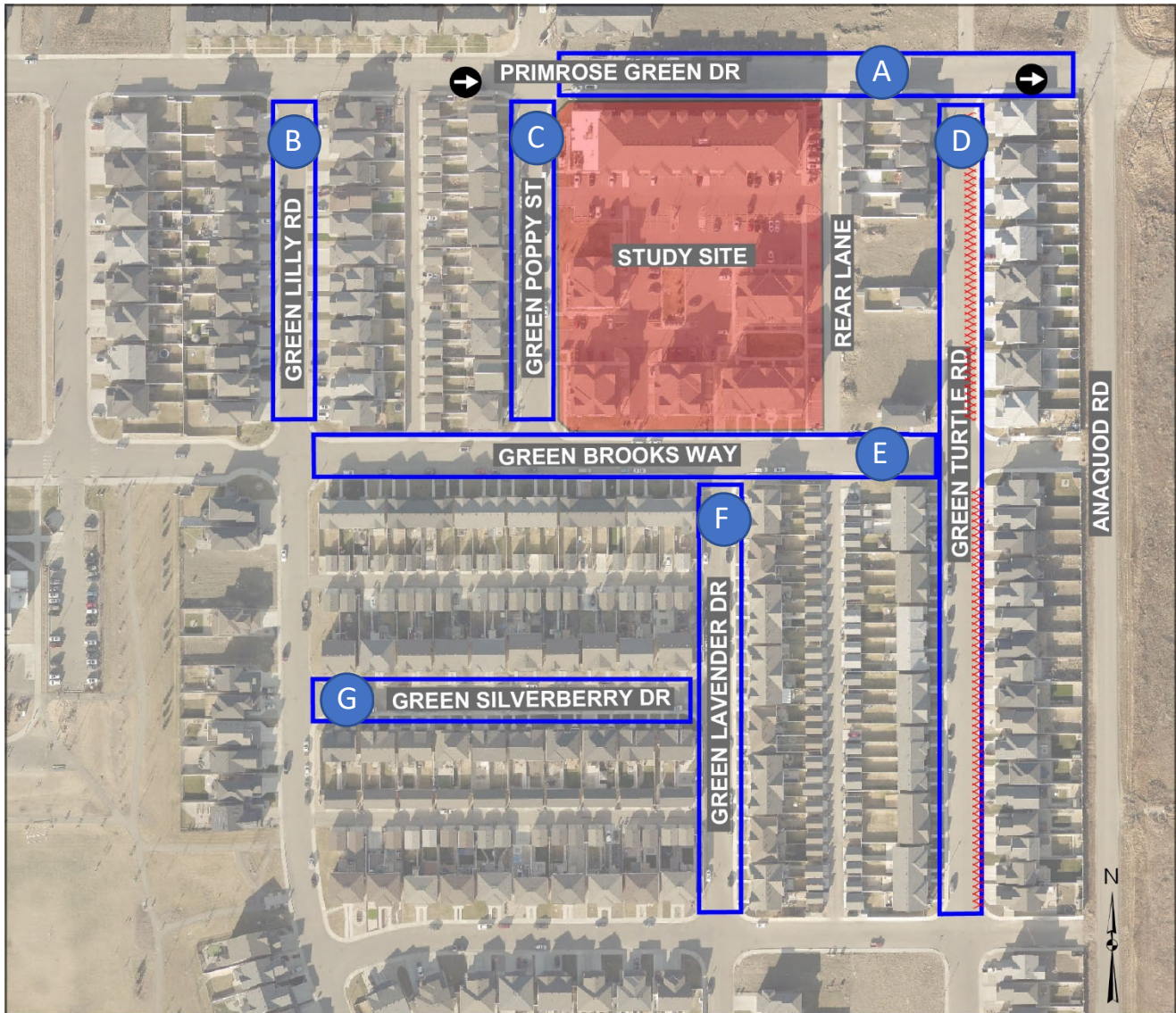
\* Site visit on June 15, 2022 @ 10:30 a.m.



Transit Stop

~ Site visit on June 26, 2022 @ 1 p.m.





Location	Total Service Requests*	Description of Complaint	Tickets Issues
A	4	24 hr complaints, too close to the intersection	3
B	4	24 hr complaints, blocked driveway	0
C	7	24 hr complaints, blocked driveway	3
D	6	24 hr complaints	4
E	2	24 hr complaints, parked too close to a fire hydrant	0
F	2	24 hr complaint, parking in the wrong location	1
G	8	24 hr complaints	7

\* Data collected between January 1, 2021, and July 25, 2022.

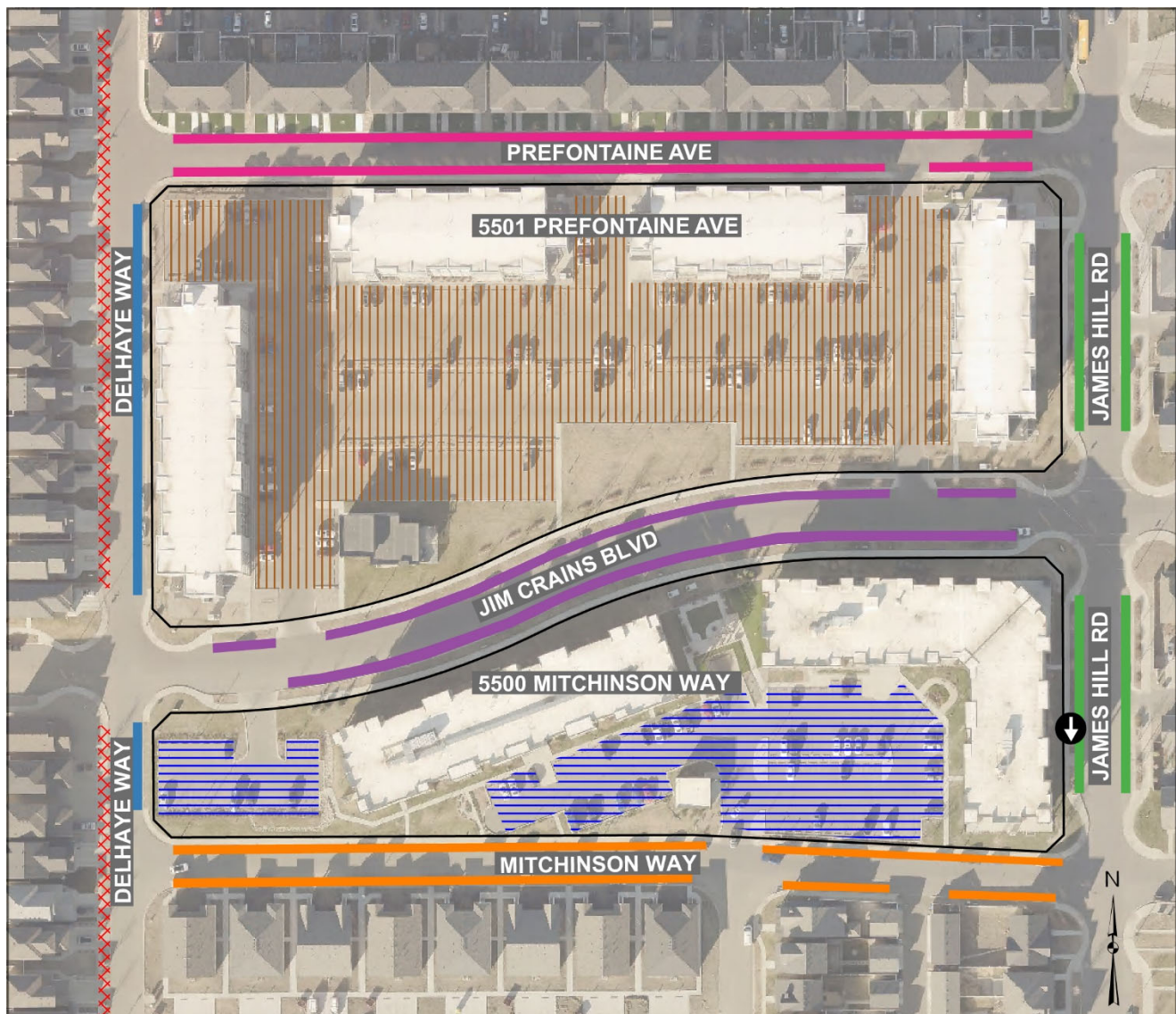





No Parking Zone




Transit Stop





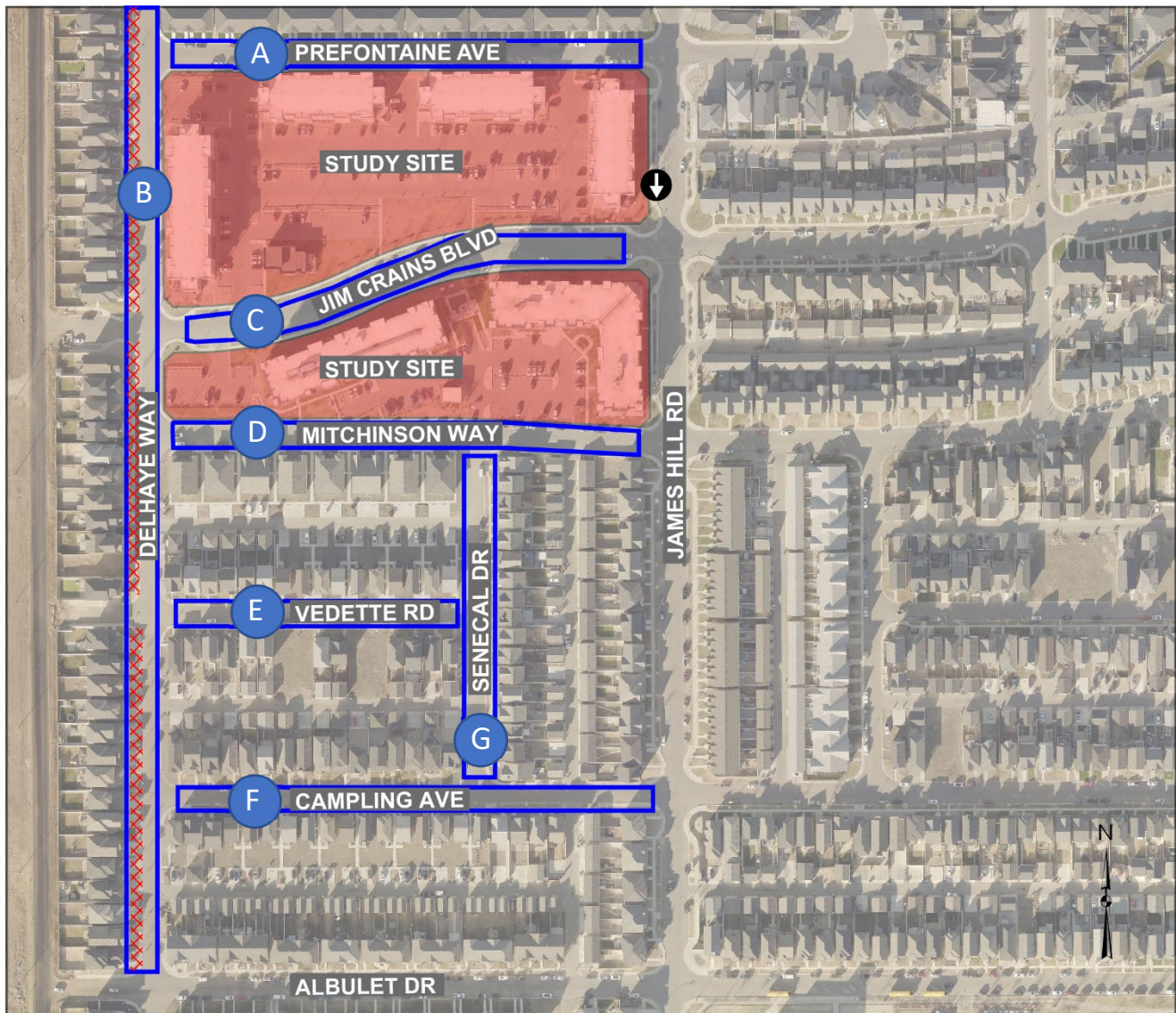
On-street Parking	Available (approx. count)	Weekday Observations*		Weekend Observations~	
		# Vehicles	% Used	# Vehicles	% Used
Prefontaine Avenue (North)	36	17	47%	20	56%
Prefontaine Avenue (South)	34	8	24%	17	50%
Jim Crains Blvd (North)	29	10	34%	13	45%
Jim Crains Blvd (South)	32	5	16%	17	53%
Mitchinson Way (North)	33	16	48%	21	64%
Mitchinson Way (South)	30	6	20%	10	33%
James Hill Rd (East)	30	1	3%	0	0
James Hill Rd (West)	30	2	6%	4	13%
Delhaye Way (East)	20	11	55%	15	75%
Delhaye Way (West) 	Not Permitted	0	0	2	N/A
<b>On-Site Parking</b>					
5501 Prefontaine Ave 	312	88	28%	155	50%
5500 Mitchinson Way 	166 (Surface)	36	22%	64	39%

\* Site visit on June 15, 2022 @ 10:30 a.m.

 Transit Stop

~ Site visit on June 26, 2022 @ 1 p.m.





Location	Total Service Requests*	Description of Complaint	Tickets Issues
A	13	24 hr complaints, parked on a sidewalk, too close to the intersection	4
B	5	24 hr complaints, parked the wrong way, too close to the intersection	15
C	8	24 hr complaints	5
D	41	No parking zone complaints, parked too close to a fire hydrant	24
E	10	Alley parking, 24 hr complaints	8
F	11	24 hr complaints, blocked driveway	4
G	5	24 hr complaints, parked too close to a fire hydrant	3

\* Data collected between January 1, 2021, and July 25, 2022.



No Parking Zone



Transit Stop



## Review of Minimum Parking Requirements

<b>Date</b>	September 28, 2022
<b>To</b>	Mayor Masters and City Councillors
<b>From</b>	Regina Planning Commission
<b>Service Area</b>	City Planning & Community Development
<b>Item #</b>	CR22-49

### RECOMMENDATION

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That City Council:

Remove *CR21-4 - Zoning Bylaw Amendments, Housekeeping and Administrative* from the List of Outstanding Items for City Council at its meeting on April 20, 2022.

### HISTORY

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At the April 12, 2022 meeting of Regina Planning Commission, the Commission considered the attached report *RPC22-15* from the City Planning & Development Division.

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

Respectfully Submitted,

Respectfully Submitted,

REGINA PLANNING COMMISSION





Martha Neovard, Council Officer

4/14/2022

Prepared by: Jeremy Fenton, Senior City Planner

**ATTACHMENTS**

RPC22-15 - Review of Minimum Parking Requirements.pdf

MinParkingRev\_Rep\_20220412\_RPC\_AppA

MinParkingRev\_Rep\_20220412\_RPC\_AppB

MinParkingRev\_Rep\_20220412\_RPC\_AppC



## Review of Minimum Parking Requirements

<b>Date</b>	April 12, 2022
<b>To</b>	Regina Planning Commission
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	RPC22-15

### RECOMMENDATION

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Regina Planning Commission recommends that City Council:  
Remove CR21-4 - Zoning Bylaw Amendments, Housekeeping and Administrative from the List of Outstanding Items for City Council at its meeting on April 20, 2022.

### ISSUE

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This report is in response to the following motion from report CR21-4:

“That Administration provide a report to Council in Q1 of 2022 on implications of removing minimum parking requirements on new and current developments for consideration in future amendments to The Regina Zoning Bylaw.”

This report responds to the motion by summarizing the City of Regina's (City) current parking situation, trends in other urban municipalities and best practices as well as potential implications for reducing or eliminating minimum parking requirements.

### IMPACTS

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#### Financial Impact

There is no financial impact related to this report.

## **Environmental Impact**

The approved Energy & Sustainability Framework calls for the reduction or elimination of GHG's. Minimum parking requirements are related to the use of alternative travel modes (e.g active transportation and transit) and compact urban environments.

Administration is committed to reviewing parking needs through the annual review of the Energy & Sustainability Framework and implement parking changes in the future.

## **Policy/ Strategic Impact**

There is no policy impact with respect to this report.

## **OTHER OPTIONS**

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Options for future amendments requires further review, identification of a Zoning Bylaw amendment solution and public and stakeholder engagement. Alternative options would be:

Option 1: Extend the existing zero parking requirements (no minimum parking requirements) of the Downtown an additional 800m beyond the Downtown (Appendix B)

Option 2: Extend the existing zero parking requirements (no minimum parking requirements) of the Downtown an additional 800m beyond the Downtown and reduce parking requirements within and along major urban centres and corridors (Appendix C)

Option 3: Eliminate minimum parking requirements across the city.

These options build on each other: Option 1 being the most minimal change and Option 3 being the most extreme. Potential issues increase from Option 1 to Option 3 due to affected area expanding, and distancing from, existing highly urbanized and mixed-use areas where parking elimination has least risk due to availability of active and transit mobility.

These options are elaborated on in Appendix A. With all options, it is assumed that minimum parking requirements for accessible parking and drop-off parking will remain.

Considerations for these options include:

- Eliminating minimum parking requirements completely is more common in larger urban municipalities where real estate values are high, mass transit is more available, and density and intensification are more ingrained. Regina has not reached this threshold and parking is still in demand.
- There is no conspicuous health and safety issue resulting in the need for on-site minimum parking requirements as there was when parking was originally added to zoning bylaws (1950s), as most municipalities have since implemented comprehensive measures to control on-street parking and traffic (an exception is the need for on-site accessible and drop-off parking).

- Requiring homeowners and tenants to own or rent parking stalls is changing as trends towards alternate modes of transportation is growing.
- The City significantly reduced its minimum parking requirements through the implementation of the current Zoning Bylaw, and the City generally requires less parking than other comparable prairie cities (i.e. Saskatoon and Winnipeg).
- Research suggests that developers generally only take advantage of zero parking requirements in contexts that have a high-level of mixed land-use and transit service – that is, where minimum parking requirements have been eliminated, developers will still provide parking comparable to previous requirements in suburban contexts.
- Considering the issue of voluntary over-supply, urban municipalities that have a strong mandate to achieve the benefits associated with the elimination of minimum parking requirements have also implemented maximum parking requirements.

## COMMUNICATIONS

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This report summarizes information and options for Council's consideration and did not require communication with the public or external stakeholders.

## DISCUSSION

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### Overview

There is a growing trend amongst urban municipalities to significantly reduce, or eliminate entirely, their minimum requirements for private, on-site parking (minimum parking requirements). This is a reversal of previous practice where the provision of parking was deemed as a standard requirement, as regulated through the zoning bylaw.

The zoning bylaws of most cities require that development/ land-use approvals include provisions for motor vehicle parking space to ensure that the parking needs generated by the development/ land-use are met on the same site or in proximity. Inclusion of minimum parking requirements in zoning bylaws, as a development standard, became common starting in the 1950s, with mass automobile production and highway building, and was intended to manage parking in an orderly way.

Significantly reducing or eliminating minimum parking requirements is a relatively recent trend. In 2017, the City of Buffalo, NY was first, in North America, to eliminate its minimum parking requirements, for all land-uses, across the entire city. In Canada, Edmonton, AB followed in 2020, and Toronto, ON in 2021. The stated benefits, broadly, are:

- To respond to more complex city patterns and consumer preferences.
- To support societal and environmental benefits, including: affordable housing, better urban design and the reduction of greenhouse gas emissions (climate action).

## Current State:

### Regulatory Overview

Through the approval of the current Zoning Bylaw (2019), the City's minimum parking requirements were significantly reduced, relative to the former Zoning Bylaw. The following, is a summary of notable differences between current and former Zoning Bylaw:

- Minimum parking requirements in the Downtown entirely eliminated, whereas the former Zoning Bylaw required parking for commercial and office (not residential).
- Minimum parking requirements for all residential types reduced to 1 stall/unit. The former R6 - Residential Multiple Family Zone required 1.5 stalls/ for apartment units. All other dwellings required 1 stall/unit.
- For commercial development, minimum parking requirements substantially reduced and are calculated differently. Generally, with some exceptions, all land-uses within a zone require the same amount of parking per floor area, whereas the former zoning bylaw required parking based on each land-use, which limited building re-use options.
- Exemptions established, which allow for significant reductions (e.g. up to 75% in City Centre), where justified through a parking analysis, in specific areas (Appendix C).

### Development Trends

In addition to reduced minimum parking requirements established through the approval of the current Zoning Bylaw, developers have the opportunity to seek parking reductions through various procedures. The following is a summary of these and corresponding data:

Variance Provision	<ul style="list-style-type: none"><li>• The minor variance provision of the Zoning Bylaw (Ch. 1, 1F.1) allows the City to relax the minimum parking requirements by up to 10%.</li><li>• City received 22 variance requests in the ten years before current Zoning Bylaw and only one after.</li><li>• Reductions afforded by this provision are minor and are applied for miscellaneous reasons.</li></ul>
Development Appeal	<ul style="list-style-type: none"><li>• The development appeal provision of the <i>Planning and Development Act, 2007</i> allows an applicant to appeal various decisions, including the refusal to issue a development permit because it would contravene the minimum parking requirements of the Zoning Bylaw.</li><li>• City received 15 development appeals in the ten years before current Zoning Bylaw and zero after - four of the development appeals were for affordable or special needs housing.</li></ul>

Exception Provision	<ul style="list-style-type: none"><li>• The exception provision of the Zoning Bylaw (Ch. 1, 1F.2) allows the City to relax the minimum parking requirements by up to 50%-75%, depending on location and specified criteria.</li><li>• This provision had limited applicability with former Zoning Bylaw and was significantly expanded with current Zoning Bylaw.</li><li>• City received one exception request since current Zoning Bylaw was approved (For proposed Cathedral YWCA, which was approved).</li></ul>
Contract Zone	<ul style="list-style-type: none"><li>• The Contract Zone of the Zoning Bylaw (Ch. 7, Part 7A) allows the City to establish unique parking requirements for a proposed development, in circumstances where the development also presents a unique or positive development that cannot otherwise be accommodated.</li><li>• City received 6 contract zones in the ten years before current Zoning Bylaw and zero after - 3 of the contract zones were for affordable or special needs housing.</li></ul>

Although reductions to minimum parking requirements must be obtained through an application process, developers may voluntarily over-supply parking without an application, as the City has no maximum parking requirements. Administration examined several examples of multi-unit residential and commercial developments, in both downtown/inner city and suburban contexts, per former and current Zoning Bylaw, and note the general trend is to voluntarily over-supply parking (with exceptions, as noted below).

Based on Administration's review, the following observations are offered:

- Applications for parking related variances, development appeals and contract zones have reduced since approval of the current Zoning Bylaw; however, it is not certain whether this is due to the reduced minimum parking requirements or other factors.
- Many of the requests for reduced parking requirements through the former Zoning Bylaw have been incorporated into the current Zoning Bylaw.
- Parking reductions for affordable or special needs housing represent a disproportionately high share of applications.
- Even with reductions to minimum parking requirements developers are still voluntarily over-supplying parking in most cases examined. Typical exceptions being: affordable and special needs housing and smaller-scale commercial developments in mixed-use contexts.
- For multi-unit residential development, the over-supply is generally much greater with condominium development, rather than rental. The over-supply issue also existed with former Zoning Bylaw, but was less so, as minimum parking requirements were higher.
- For commercial development, the over-supply is generally much greater with suburban large-format, rather than smaller-scale located in mixed-use environments.

Literature review suggests, where a city has eliminated its minimum parking requirements, the general trend is for developers to capitalize on this mostly in mixed-use contexts with strong transit service, and to continue to over-supply in suburban contexts.

(e.g. Journal of the American Planning Association, 2021 – review of Buffalo, NY)

Through the review of the above factors, the evidence suggests that the reductions to minimum parking requirements, through the approval of the current Zoning Bylaw, was an effective initiative and that current parking requirements better align with OCP and Transportation Master Plan policy.

### City Comparison

The trend towards eliminating minimum parking requirements is new and is more common amongst larger urban municipalities where real estate values are high, mass transit is more available, and density and intensification are more ingrained. In Canada, examples include:

Toronto	<ul style="list-style-type: none"><li>• Minimum parking requirements eliminated across the entire city in 2021.</li><li>• Maximum parking implemented for various contexts across the entire city.</li></ul>
Edmonton	<ul style="list-style-type: none"><li>• Minimum parking requirements eliminated across the entire city in 2020.</li><li>• Maximum parking implemented near major transit corridors and downtown.</li></ul>
Calgary	<ul style="list-style-type: none"><li>• Minimum parking requirements eliminated for commercial development across the entire city in 2021 (minimum parking for residential still applies).</li><li>• Maximum parking not implemented, except for downtown.</li></ul>

As opposed to eliminating minimum parking requirements completely, the more common practice is to eliminate parking in areas with a high level of mixed-use and transit service, such as downtowns and mixed-use transit corridors.

In terms of comparable prairie cities, Regina is in a similar position as Saskatoon and Winnipeg as it relates to parking requirements – for all three cities:

- Minimum parking requirements have been eliminated for the downtown areas only.
- No maximum parking has been implemented (Regina has a maximum for surface parking in the downtown, but not total parking).
- Minimum parking has been reduced for all land-use categories.

Regina generally requires less parking than Winnipeg and Saskatoon for high-density residential, commercial and industrial land-uses. This may be due to the fact the Regina's Zoning Bylaw is newer and perhaps more aligned with current development standard trends.

### Implications

The elimination of minimum parking requirements is a relatively new trend and is associated with benefits relating to affordable housing, better urban design and climate action. Most of the literature relating to implications for eliminating minimum parking requirements focusses on these positive aspects. Literature relating to potential negative issues is limited, and retrospective analyses focusing on real world examples is even more limited, considering that Buffalo, NY was the first to do so, in North America, in 2017.

Considering this, the benefits and issues noted below should be considered as “potential”.  
(Derived from general literature review – academic and professional sources)

#### Potential Benefits

Climate	<p>Personal automobile usage constitutes a significant percentage of greenhouse gas emissions; therefore, encouraging active and transit transportation, by allowing reduced or eliminated parking requirements, can be a positive step towards climate action.</p> <p>By reducing or eliminating parking, the urban landscape can accommodate more buildings, which means more compact and walkable cities, which further leads to decreased auto usage. There are also other positive outcomes, such as decreased asphalt production and “heat-island-effect”.</p>
Affordability	<p>On-site parking requirements raises construction costs, which, generally, results in higher sale prices; for renters, parking raises maintenance costs, which results in higher rent prices. If the cost of parking is not separated or “unbundled” from the cost of housing, owners or renters will have to pay for parking as a part of their housing costs even if they do not use or need parking.</p>
Financial Sustainability	<p>Reducing or eliminating minimum parking requirements supports infill and intensification, which has the potential to support more compact and diverse neighbourhoods and, therefore, more efficient use of city infrastructure.</p> <p>Infill and intensification is often impeded by the parking requirements, especially for lots that are smaller or have unique configurations.</p>
Urban Design	<p>Minimum parking requirements that result in large surface parking lots fragment downtowns and neighbourhoods, making them less walkable and visually cohesive. In urban settings, reducing or eliminating minimum parking requirements has the potential to support a “restitching” of the urban landscape, resulting in infill and fully developed streetscapes.</p>
Consumer Choice	<p>The demand for parking may be shifting resulting from technological and social changes - decreases in automobile ownership and increases in alternate travel modes and lifestyles, such as the following, have influenced parking: carpooling, ridesharing, telecommuting, work at home, online shopping, walking, cycling and transit. (general statement based on US literature – not known for Regina)</p> <p>Reducing or eliminating minimum parking requirements would allow developers and investors to determine parking needs on a case-by-case basis, considering the unique factors and context of the development proposal.</p>



### Potential Issues

Spill-Over	<p>Where a residence or business does not supply on-site parking, this will likely result in increased usage of on-street parking, commercial parking lots and the parking lots of other landowners or businesses, which may displace existing users of these stalls.</p> <p>This is expected to be a potential issue in both urban and suburban contexts – the former has more on-street parking, transit and non-car owning residents, but also more people generally, whilst the opposite is true for suburban contexts. In Regina, indicators of this issue include:</p> <ul style="list-style-type: none"> <li>• Complaints from suburban residents that traffic associated with new multi-unit buildings is monopolizing on-street parking. Residents often perceive “ownership” of parking spaces in front of their properties and take issue if they do not commonly have access to it.</li> <li>• The lack of on-street parking in the area around the General Hospital that is available for employees and visitors and the contention with residents over limited on-street spaces.</li> <li>• The enforcement of illegal parking.</li> </ul> <p>These issues may be potentially mitigated through:</p> <ul style="list-style-type: none"> <li>• On-street parking management (e.g. parking passes).</li> <li>• On-site land banks (landscaped areas) that can transition to on-site parking, should the municipality identify an issue that warrants the need for the on-site parking; however, might be difficult to enforce through agreements.</li> <li>• Enhancing alternate modes of transportation.</li> <li>• More commercial public parking lots where the resource can be shared by multiple businesses in proximity, as opposed to individual lots.</li> </ul>
Mobility	<p>There is limited literature available on implications associated with mobility patterns where minimum parking requirements have been eliminated. This is likely because the elimination of minimum parking requirements is a relatively new trend and the analyses of such implications requires a lengthy test period. Potential mobility issues include the following:</p> <ul style="list-style-type: none"> <li>• Where a residential or commercial development has opted for zero parking based on transit accessibility, and then that transit service is cancelled, that may pose as a problem. For a commercial scenario, business activity or re-sale of the property may be impeded.</li> <li>• Challenges for car-dependent people, such as those that have mobility issues and require a personal, specialized automobile.</li> </ul>

	<p>These potential issues may be mitigated through:</p> <ul style="list-style-type: none"> <li>• Limiting the elimination of minimum parking requirements to mixed-use areas and major corridors with a high-level of transit service.</li> <li>• Maintaining on-site accessible and drop-off parking, even where minimum parking requirements have been otherwise eliminated.</li> </ul>
City Services	<p>Reducing or eliminating minimum parking requirements could potentially necessitate the need for increased or improved active transportation infrastructure and transit services to ensure there are viable, alternative, transportation options in neighbourhoods. Regina has one of the lowest amount of transit service hours for a comparable city size; therefore, the proposed Regina Transit Master Plan does recommend an increase in service hours. Increased transit service would increase mobility but would require additional investment to provide more service hours.</p> <p>This potential issue may be mitigated through:</p> <ul style="list-style-type: none"> <li>• Where a developer opts for zero parking, a payment-in-lieu of parking be required, which can then be invested into active transportation and transit services.</li> <li>• Increased ridership, associated with people opting for zero parking, would add additional revenue to existing transit service.</li> </ul>
Neighbourhood Design	<p>The effective planning and design of new neighbourhoods depends on having a cohesive and unified vision of the proposed neighbourhood, including the configuration, design and function of streets and lanes, with connections to the existing built areas. Allowing developers to select whether they want to include on-site parking, or not, would pose as a challenge, as on-site parking and driveway access may affect the design and function of the street or lane and redundant infrastructure.</p> <p>This potential issue may be mitigated through:</p> <ul style="list-style-type: none"> <li>• Developing infrastructure with assumption that parking will be provided on site to allow for flexibility over time.</li> <li>• Retain minimum parking requirements in suburban residential areas.</li> </ul> <p>Moving towards full elimination of minimum parking requirements is optimally undertaken in concert with initiatives to implement complete neighbourhoods with a high level of active and transit transportation – thus, in the context of optimal implementation, full commitment and investment towards complete neighbourhoods should be undertaken.</p>

## Summary

Through the approval of the current Zoning Bylaw, the City's minimum parking requirements have been substantially reduced. Notwithstanding these reductions, the prevailing trend for developers is to still voluntarily over-supply parking – the exception being: affordable and special needs housing and smaller-scale commercial development in mixed-use contexts. This pattern is reinforced through literature review, which indicates a general trend to over-supply in suburban contexts (some municipalities have countered this through the imposition of maximum parking requirements).

Administration suggests that the minimum parking requirements of the Zoning Bylaw are generally appropriate for Regina market context; however, should Council want to pursue additional parking reductions, options are provided for consideration.

## DECISION HISTORY

On January 27, 2021 City Council approved amendments to Regina Zoning Bylaw, 2019-19 and requested a report regarding minimum parking requirements on new and current developments (CR21-4).

Respectfully Submitted,

Respectfully Submitted,

  
Autumn Lawson, Director, Planning & Development Services

3/23/2022

  
Deborah Bryden, Acting Executive Director

3/31/2022

Prepared by: Jeremy Fenton, Senior City Planner

## ATTACHMENTS

MinParkingRev\_Rep\_20220412\_RPC\_AppA  
MinParkingRev\_Rep\_20220412\_RPC\_AppB  
MinParkingRev\_Rep\_20220412\_RPC\_AppC

## APPENDIX A

### Options for Reducing or Eliminating Minimum Parking Requirements

Option 1	Eliminate Minimum Parking Requirements 800m beyond Downtown
<b>Key Features</b>	<ul style="list-style-type: none"> <li>• This area corresponds to Appendix B Map</li> <li>• No parking analysis and payment-in-lieu of parking required</li> </ul>
<b>Considerations</b>	<ul style="list-style-type: none"> <li>• Minimum parking requirements have already been eliminated for the Downtown and the REAL site, so this may be considered a logical extension of these areas</li> <li>• Section 1F.2 of the Zoning Bylaw already allows parking to be reduced by up to 75% in the City Centre where a parking analysis and payment-in-lieu of parking is provided</li> <li>• This area is within walking distance of the Downtown and consists of mixed land-uses and a highly permeable/ walkable grid pattern</li> <li>• Does not include other strategic infill and intensification areas (urban centres, urban corridors, express transit routes, etc.)</li> <li>• Area where most affordable and special housing is developed</li> <li>• Least risk for all 3 options (smallest affected area; urbanized area)</li> </ul>
<b>Variations to Option 1</b>	<ul style="list-style-type: none"> <li>• Minimum parking requirements still apply to specific zones or land-uses</li> <li>• Eliminate minimum parking requirements in the City Centre only</li> <li>• Instead of eliminating completely, reduce by 75%, but parking analysis and payment-in-lieu of parking not required</li> <li>• Instead of eliminating completely, reduce by 75% and allow for full elimination, beyond 75%, where justified by a parking analysis</li> <li>• Additionally: require maximum parking requirements</li> </ul>

## APPENDIX A

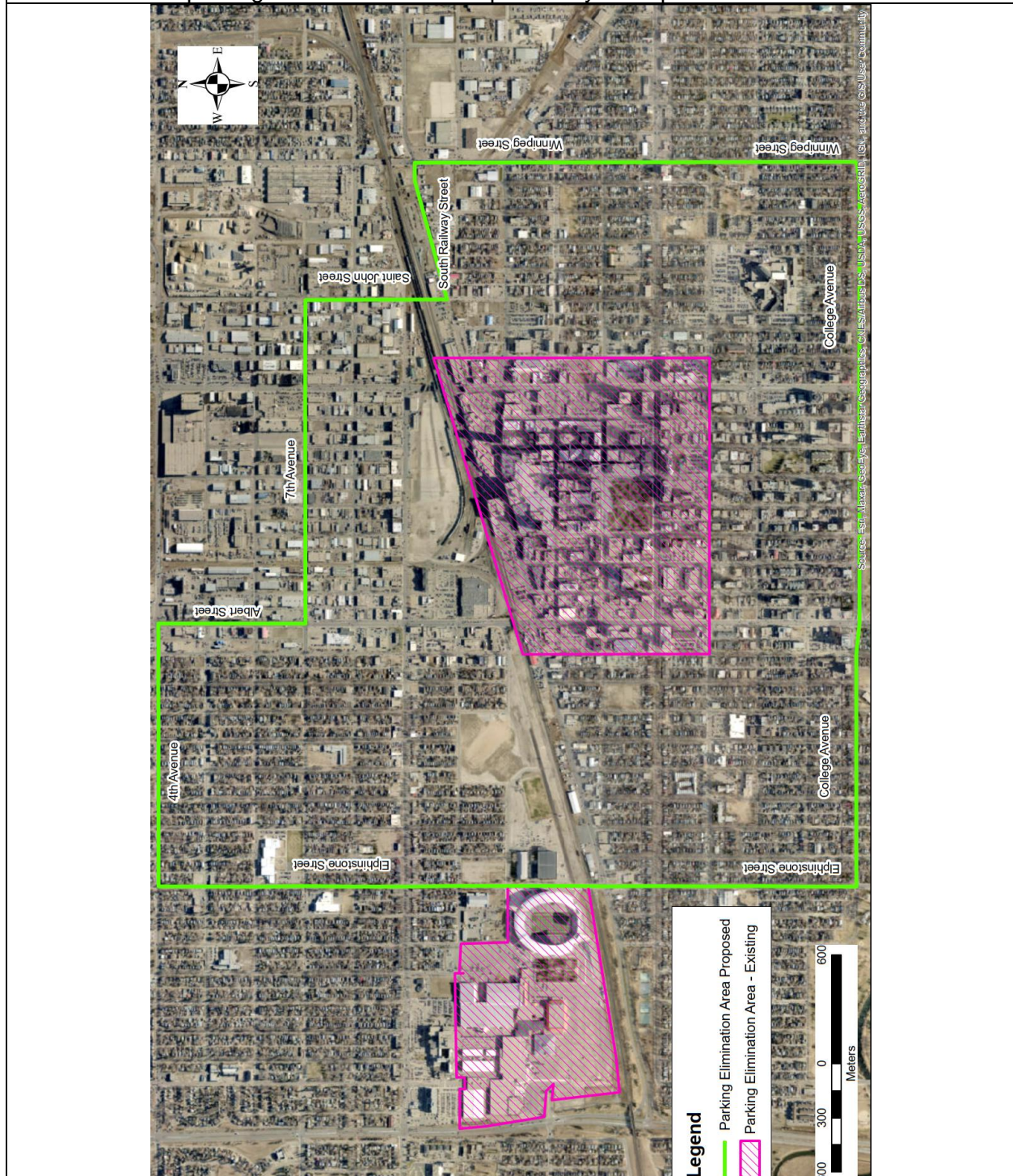
<b>Option 2</b>	<ul style="list-style-type: none"> <li>• <b>Eliminate Minimum Parking Requirements 800m beyond Downtown</b></li> <li>• <b>Reduce Minimum Parking Requirements: Centres and Corridors</b></li> </ul>
<b>Key Features</b>	<ul style="list-style-type: none"> <li>• For 800m beyond the Downtown: Same as Option 1</li> <li>• Reduce minimum parking requirements by 50% within urban centres and urban corridors and within 500m of an Express Transit Corridor</li> <li>• No parking analysis and payment-in-lieu of parking required</li> </ul>
<b>Considerations</b>	<ul style="list-style-type: none"> <li>• For 800m beyond the Downtown: Same as Option 1</li> <li>• Section 1F.2 of the Zoning Bylaw already allows parking to be reduced by up to 60% within urban centres and urban corridors and by up to 50% within 500m of an express transit corridor, where a parking analysis and payment-in-lieu of parking is provided</li> <li>• These areas have a high-level of transit mobility and are locations identified, through the OCP, for intensification and transition to mixed-use.</li> </ul>
<b>Variations to Option 2</b>	<ul style="list-style-type: none"> <li>• For 800m beyond the Downtown: Same as Option 1</li> <li>• Eliminate minimum parking requirements for the following land-uses, where located within 400m of a transit route: affordable housing; Dwelling, Backyard Suite; Dwelling; Group Care; Dwelling, Assisted Living; Mixed-Use buildings; Institution, Humanitarian Service</li> <li>• For urban centres, urban corridors and express transit corridors: <ul style="list-style-type: none"> <li>○ Require parking analysis for 50% reduction</li> <li>○ Require payment-in-lieu of parking for parking reduction</li> </ul> </li> <li>• Minimum parking requirements still apply to specific zones or land-uses</li> </ul>

<b>Option 3</b>	<b>Eliminate Minimum Parking Requirements City-Wide</b>
<b>Key Features</b>	<ul style="list-style-type: none"> <li>• This area corresponds to entire city</li> <li>• No parking analysis or compensation required</li> </ul>
<b>Considerations</b>	<ul style="list-style-type: none"> <li>• Highest risk for all 3 options (largest affected area; includes suburban areas and areas with lowest level of active and transit mobility)</li> <li>• Examples and research shows that developers generally only take advantage of zero parking requirements in highly mixed-use areas with high levels of active and transit mobility and still tend to voluntarily over-supply in suburban contexts – therefore, probable minimal value</li> </ul>
<b>Variations</b>	<ul style="list-style-type: none"> <li>• Minimum parking requirements still apply to specific zones or land-uses</li> <li>• Parking analysis still applies to specific zones or land-uses to qualify</li> <li>• Payment-in-lieu of parking still applies to specific zones or land-uses to qualify</li> </ul>



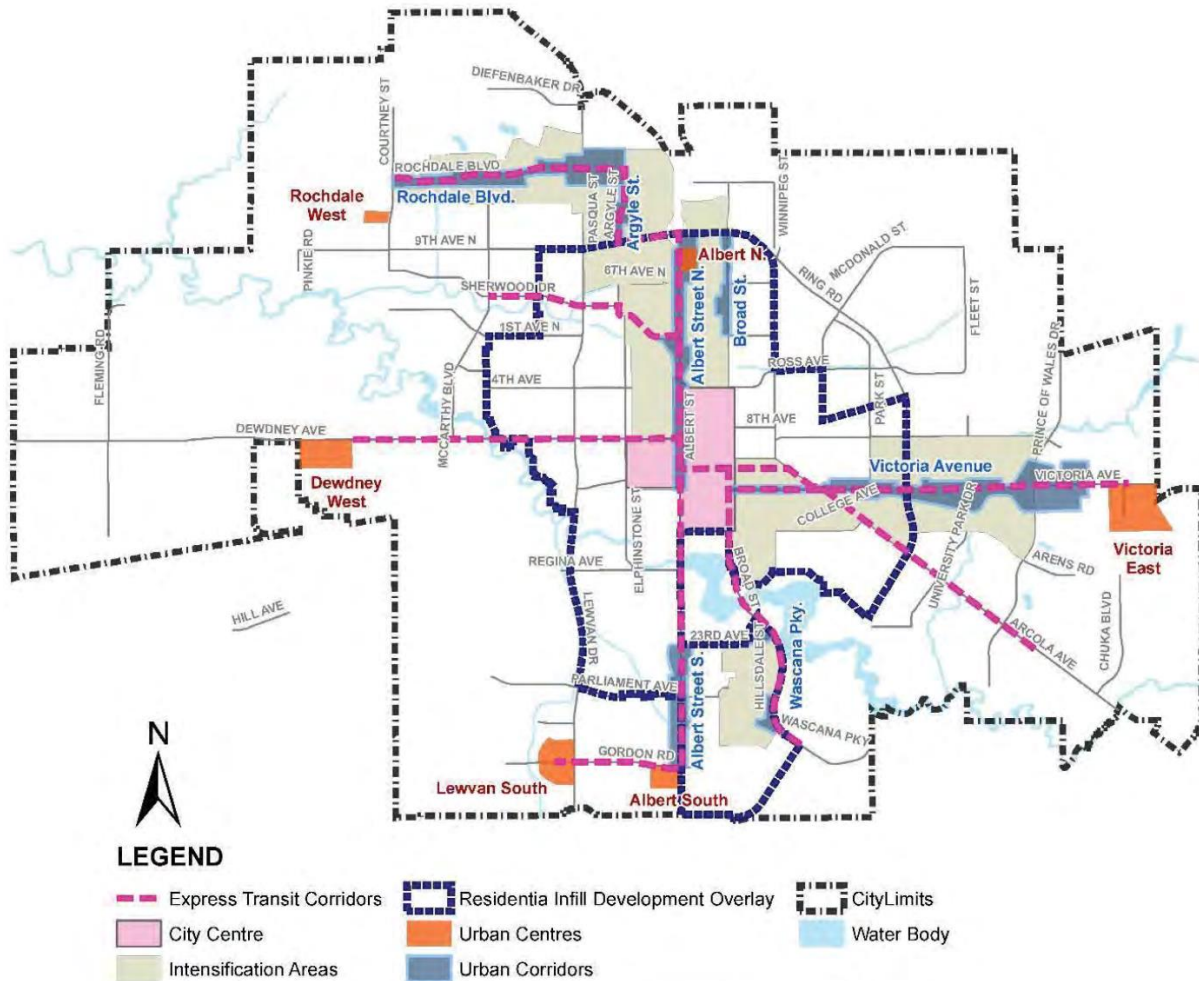
## Potential Parking Elimination Area (applies to Options 1 and 2 of Report)

This map shows areas where minimum parking requirements have been eliminated and an area where this parking elimination area can potentially be expanded



## Existing Parking Exemption Areas

This map shows areas where the Zoning Bylaw already allows 50% (Express Transit Corridors) and 60% (Urban Centres and Corridors) parking reductions







1235 Bay Street, Suite 400, Toronto, ON M5R 3K4

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## **Regina's Amusement Tax – Let the Credits Roll**

Members of Council:

On behalf of moviegoers and our members in Regina, we want to express our sincere thanks for the opportunity to present to the Executive Committee about the recommendation from Administration to reduce the municipal amusement tax.

After witnessing the debate on the recommendation and reflecting on the questions posed by Council, we wanted to reach out with a few points of clarification and additional comment. In light of the fact that the motion before the Executive Committee was simply whether to approve or reject the recommendation from Administration, we acknowledge that Council has yet consider a complete repeal of the amusement tax and we look forward to putting that question before you in the near future.

Having said that and for the purpose of responding to some of the comments made in the debate on the motion, MTAC urges you to consider the following:

- Simply adopting the recommendation to reduce the tax to 5% will still leave Regina as the highest tax jurisdiction for movie tickets in North America (16%). Reducing the tax by an additional 1% would bring Regina in line with the tax applicable in other Provinces (15%), but would still be a whopping 10% higher than taxes applied in neighbouring Alberta and Manitoba. We urge Council to go further.
- Councillor Hawkins stated in debate that movie theatres “make money on the tax”. This comment is misleading and ought to be clarified. The amusement tax bylaw requires all cinemas to collect 10% from admissions. Although movie theatres are entitled to retain 1/10 of the proceeds collected, it is not open to movie theatres to simply collect 9%. As stated multiple times throughout our submissions, movie theatres have been urging Council to remove this tax for decades (on 3 separate occasions in person as acknowledged by Administration). We would gladly surrender the right to retain any funds and reduce the administrative burden of collecting it in order to ensure movie-goers aren't having to pay that tax at all.



- If the amusement tax is repealed, you have our commitment that Regina moviegoers will have the full benefit of the reduced tax. The price of movie tickets will not be increased to pocket the municipal tax proceeds that would otherwise be collected. Residents of Regina will pay the same price as residents of Saskatoon.
- MTAC acknowledges the fiscal challenges that Council must address. That said, there was nothing stated in debate to contradict the central argument that this tax is plainly discriminatory, regressive, and unfairly targets a recovering sector badly impacted by the pandemic. To the extent Council wishes to exercise its powers to tax amusements, it ought not to single out 3 specific businesses, let alone attempt to justify that practice on the basis of any Councillor's subjective beliefs about whether our sector is capable of weathering the impact on attendance.
- To the extent this revenue tool is intended to provide predictable, reliable revenue for Regina in manner that is fair, equitable, and reflects an economy that is "open for business", this tax does not achieve those intended purposes. If Administration is going to be directed to redesign or expand this revenue tool, we urge Council to repeal or suspend the application of the amusement tax until such time as that work can be completed.
- The movie theatres subject to this tax have already been singled out and forced to remit in excess of \$14M over the last twenty years. In the meantime, they have provided reliable employment for hundreds of young people in addition to their property taxes, capital investments, and other economic activity they generate. We anticipate the elimination of this tax would trigger increased attendance that will allow us to create a further 12 jobs for the youth of Regina.

### **About MTAC**

The Movie Theatre Association of Canada (MTAC) is a trade organization representing the interests of exhibitors behind more than 3,000 movie screens nation-wide. MTAC works to preserve and promote Canadian exhibitors and acts as the voice of Canada's exhibitor network, communicating their unique needs and challenges to industry stakeholders worldwide.



## Proposed Amusement Tax Reduction

<b>Date</b>	September 28, 2022
<b>To</b>	Mayor Masters and City Councillors
<b>From</b>	Executive Committee
<b>Service Area</b>	Financial Services
<b>Item #</b>	CR22-105

## RECOMMENDATION

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That City Council:

1. Approve a reduction in the City of Regina amusement tax levied on admission fees to commercial cinemas to a rate of 5 per cent from the current rate of 10 per cent, effective October 1, 2022, with one-tenth of total tax being retained by the theatre operators to cover their costs of collecting the amusement tax on behalf of the City; and
2. Instruct the City Solicitor to amend the current *Amusement Tax Bylaw*, Bylaw 2003-102 to reflect this change, to be brought forward to the meeting of City Council following approval of the recommendations by Council.

## HISTORY

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At the September 21, 2022, meeting of Executive Committee, the Committee considered the attached EX22-101 report from the Financial Strategy & Sustainability Division.

The following addressed the Committee:

- Michael Paris, Movie Theatre Association of Canada, Toronto, ON
- Mike Melnyk, Movie Theatre Association of Central Canada, Saskatoon, SK
- Dave Cohen, Landmark Cinemas, Regina, SK

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

Recommendation #3 in the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Interim City Clerk 9/22/2022

**ATTACHMENTS**

EX22-101 - Proposed Amusement Tax Reduction



## Proposed Amusement Tax Reduction

<b>Date</b>	September 21, 2022
<b>To</b>	Executive Committee
<b>From</b>	Financial Strategy & Sustainability
<b>Service Area</b>	Financial Services
<b>Item No.</b>	EX22-101

### RECOMMENDATION

---

The Executive Committee recommends that City Council:

1. Approve a reduction in the City of Regina amusement tax levied on admission fees to commercial cinemas to a rate of 5 per cent from the current rate of 10 per cent, effective October 1, 2022, with one-tenth of total tax being retained by the theatre operators to cover their costs of collecting the amusement tax on behalf of the City;
2. Instruct the City Solicitor to amend the current *Amusement Tax Bylaw*, Bylaw 2003-102 to reflect this change, to be brought forward to the meeting of City Council following approval of the recommendations by Council; and
3. Approve these recommendations at its meeting on September 28, 2022.

### ISSUE

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This report proposes a reduction in the amusement tax rate charged by the City, including the rationale and implications of this proposal.

## IMPACTS

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### Financial Impact

In an average, non-COVID-19 year, the current amusement tax raises approximately \$700,000 per year from the four commercial cinemas in Regina collecting amusement tax on behalf of the City. Due to the COVID-19 pandemic and the closure of businesses, the City only received amusement tax revenue of \$169,000 in 2020 and \$219,000 in 2021, although revenue trends are starting to return to pre-COVID-19 levels in 2022. The financial impact of this recommendation is estimated to be a revenue loss of \$350,000, the equivalent of a 0.12 per cent mill rate impact.

It is likely that this revenue loss would be offset by an expected revenue increase the City could receive through the Municipal Revenue Sharing (MRS) Grant funding as a result of the expansion of the provincial sales tax (PST) to admission, entertainment and recreation. The Province recently made changes to exempt gym and fitness memberships from the proposed PST expansion, and estimates that this revision would reduce the projected PST revenue increase as a result of the expansion by \$3 million. Taking into account this revision, the Province estimates that the PST expansion would generate total additional PST revenue of \$18 million. The MRS Grant formula allocates 12.5 per cent of PST (three-quarters of one full point of PST) to municipalities in Saskatchewan. Based on historical MRS allocation received by the City, it is projected that the City could receive an increase in MRS Grant funding of approximately \$350,000 due to the PST expansion.

The MRS Grant is allocated based on revenue collected from the fiscal year, two years prior to the current year. This means that PST revenue collected in 2022 will be allocated to municipalities in 2024. Therefore, it is expected that the first full year this additional revenue will be available to the City would be 2025 (based on 2023/2024 PST revenues collected by the Province). Therefore, there will be a net revenue reduction until 2025.

### Legal Impact

If Council approves the recommended reduction in the amusement tax rate, an amendment to the current *Amusement Tax Bylaw*, Bylaw 2003-102 will be required to effect this change.

## OTHER OPTIONS

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Council could choose to eliminate the tax or maintain the 10 per cent amusement tax rate. If the amusement tax is eliminated, it will result in a revenue loss of \$700,000 or the equivalent of a 0.25 per cent mill rate increase.

## COMMUNICATIONS

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If Council approves the recommended reduction in the amusement tax rate, public communication will be provided to advise residents about the change in the *Amusement Tax Bylaw*. Communication will also be provided to stakeholders and entertainment venues impacted by the change.

## DISCUSSION

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### **Authority to Levy Amusement Tax**

An amusement tax is a form of sales tax applied to consumption, as it is levied upon and payable by persons attending a place of amusement.

Section 279 of *The Cities Act* provides City Council with the authority to levy a tax on each admission to a place of amusement. This definition may include cinemas, arenas and stadiums hosting sporting events and various live entertainment venues. Through the current *Amusement Tax Bylaw*, Bylaw 2003-102, the City of Regina (the City) levies an amusement tax only on admission fees to commercial cinemas at a rate of 10 per cent of the admission price, with one-tenth of total tax being retained by the theatre operators to cover their costs of collecting the amusement tax on behalf of the City. The current amusement tax applies only to the four commercial cinemas operating in Regina, which include the Galaxy Cinema, Southland Cineplex, Landmark Cinemas and Rainbow Cinema.

On August 24, 2022, the Rainbow Cinema movie theatre in the Golden Mile mall announced that, with the theatre's lease coming to an end and lower attendance coming out of the pandemic, it will be closing this fall after nearly 25 years.

### **Engagement with Stakeholders on Potential Amusement Tax Changes**

In fall 2021, the City conducted a stakeholder engagement on the amusement tax. The purpose of the engagement was to gain a more informed perspective of potential policy changes to the City's *Amusement Tax Bylaw* in terms of business recovery, collection of the amusement tax, and overall viability of a potential expanded amusement tax. At that time, Administration determined no changes to the Amusement Tax was required.

### **Provincial Sales Tax Expansion to Admissions, Entertainment and Recreation**

As part of the Provincial 2022-23 Budget, the Saskatchewan Government announced that effective October 1, 2022, Provincial Sales Tax (PST) exemptions for certain sporting and entertainment events will be removed. Some examples of admissions/venues which are currently exempt but will become taxable, with some exceptions, include:

- admissions to sporting events, concerts and shows, movie theatres, museums, zoos and historical sites;

- admissions to fairs, rodeos, trade shows, arts and crafts shows;
- admissions to conferences and seminars;
- professional theatre tickets and subscriptions; and
- golf and curling fees and memberships.

In late August 2022, the Province announced further revisions to the PST expansion to rollback some of the changes. Specifically, the revision exempted gym and fitness memberships (e.g., hockey, golf, basketball, etc.) from the proposed PST expansion. Movie theatres will still charge the PST. The Province estimated that the impact of the revisions would be a \$3 million reduction in the PST revenue increase as a result of the expansion.

Generally, as reported in the media, this tax increase was not well received by the industry. With this tax increase by the Province, the City of Regina will be the highest taxed jurisdiction on movie tickets across Canada at a rate of 21 per cent (10 per cent amusement tax, 5 per cent GST and 6 per cent PST) as shown in tables below.

Tabel 1 - Taxes Applied To Movie Theatre Tickets as of Today						Table 2 - Taxes Applied to Movie Theatre Tickets as of October 1, 2022				
Region	GST/HST Rate	PST Rate	QST Rate	Municipal Tax Rate	Total Tax Rate	GST/HST Rate	PST Rate	QST Rate	Municipal Tax Rate	Total Tax Rate
BC	5%				5%	5%				5%
AB	5%				5%	5%				5%
SK	5%				5%	5%	6%			11%
SK Regina	5%			10%	15%	5%	6%		10%	21%
MB	5%				5%	5%				5%
MB Winnipeg	5%			10%	15%	5%			10%	15%
ON	13%				13%	13%				13%
QC	5%		9.98%		15%	5%		10%		15%
NB	15%				15%	15%				15%
NS	15%				15%	15%				15%
NL	15%				15%	15%				15%
PE	15%				15%	15%				15%

To remain competitive with other jurisdictions in Canada, Administration is recommending that the City's current amusement tax be reduced from 10 per cent to 5 per cent, effective October 1, 2022.

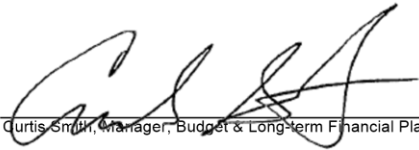
## DECISION HISTORY

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At its meeting held December 15, 2003, City Council passed Bylaw No. 2003-102, *The Amusement Tax Bylaw*, a bylaw to provide for an amusement tax on commercial cinemas operated in the City of Regina.

Respectfully submitted,

Respectfully submitted,



Curtis Smith, Manager, Budget & Long-term Financial Planning

9/1/2022



Barry Lacey, Exec. Director, Financial Strategy & Sustainability

9/8/2022

Prepared by: Abiye Dickson, Corporate Budget Consultant



BYLAW NO. 2022-53

THE AMUSEMENT TAX AMENDMENT BYLAW, 2022

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend Bylaw 2003-102, being *The Amusement Tax Bylaw* to reduce the current tax rate charged to commercial cinemas on admissions from ten percent to five percent.
- 2 The authority for this Bylaw is *The Cities Act*, and in particular, section 8 and section 279 of *The Cities Act*.
- 3 Bylaw 2003-102, being *The Amusement Tax Bylaw* is amended in the manner set forth in this Bylaw.
- 4 Subsection 4.(1) is amended by striking out “ten” and substituting “five”.
- 5 Subsection 4.(2) is amended by striking out “ten” and substituting “five”.
- 6 Subsection 4.(3) is amended by striking out “ten” and substituting “five”.
- 7 This Bylaw comes into force on October 1, 2022.

READ A FIRST TIME THIS 28<sup>th</sup> DAY OF September, 2022.

READ A SECOND TIME THIS 28<sup>th</sup> DAY OF September, 2022.

READ A THIRD TIME AND PASSED THIS 28<sup>th</sup> DAY OF September, 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

(SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Solicitor

## ABSTRACT

BYLAW NO. 2022-53

### THE AMUSEMENT TAX AMENDMENT BYLAW, 2022

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PURPOSE:	The purpose of this Bylaw is to amend Bylaw 2003-102 to reduce the current amusement tax rate charged to commercial cinemas on admissions from ten percent to five percent.
ABSTRACT:	This Bylaw reduces the amusement tax charged on admissions to commercial cinemas to five percent.
STATUTORY AUTHORITY:	Section 8 and 279 of <i>The Cities Act</i>
MINISTER’S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Executive Committee, September 21, 2022, EX22-101, City Council, September 28, 2022, CR22-105
AMENDS/REPEALS:	Amends Bylaw 2003-102
CLASSIFICATION:	Administrative
INITIATING DIVISION:	Financial Strategy and Sustainability
INITIATING DEPARTMENT:	Financial Services



## Appointment of City Manager

<b>Date</b>	September 28, 2022
<b>To</b>	City Council
<b>From</b>	Mayor's Office
<b>Service Area</b>	Office of the Mayor
<b>Item No.</b>	MR22-4

### RECOMMENDATION

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That City Council:

1. Approve Niki Anderson as City Manager effective November 1, 2022, for a term of up to five (5) years, in accordance with Sections 84(1) and 87(1) of *The Cities Act*.
2. Confirm the terms and conditions of Ms. Anderson's appointment as outlined in the attached Employment Contract.
3. Instruct the City Solicitor to bring forward the necessary bylaw to authorize execution and administration of the Employment Contract.

### ISSUE

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The City Manager is an official appointed by City Council. Section 87 of *The Cities Act* stipulates that the appointment of a person to the position of City Manager may only be made by a resolution of City Council.

### IMPACTS

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As the administrative head of the City, the City Manager oversees and ensures City operations are maintained and handled efficiently for residents and provides leadership to approximately 2,800 City employees. The City Manager is accountable to City Council and leads implementation of Council's priorities in accordance with *The City Manager's Bylaw*, No. 2003-70.

## COMMUNICATIONS

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The appointment of the new City Manager takes effect on November 1, 2022, upon City Council's approval of this report.

A news release was issued on September 26, 2022, in advance of Council's consideration of this report. An internal announcement to staff was also distributed.

## DISCUSSION

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The appointment of a City Manager is the sole prerogative of City Council, in accordance with Section 84 of *The Cities Act*. A professional executive search firm, People First HR Services, was hired to oversee the recruitment of a new City Manager. The selection committee, comprised of Mayor Masters and Councillors Hawkins, Findura and Shaw recommends that Niki Anderson be appointed to the position of City Manager effective November 1, 2022.

Ms. Anderson has twenty years' experience as a senior leader, focusing on service excellence in both the public and private sectors. She is currently the Deputy Fire Chief (Planning and Office of Emergency Management) and Executive Officer, Edmonton Fire Rescue Services. Prior to her current responsibilities, she held a number of increasingly senior positions with the City of Edmonton since 2018, including serving as Manager of Corporate Strategic Development and overseeing the City's response to the COVID pandemic. Before joining the City of Edmonton, she worked for seven years at the Northern Alberta Institute of Technology (NAIT), including responsibility for engagement and integrated strategic development. Her private sector experience includes being a Managing Partner of Uniglobe Geo Travel, and she provided logistics start up services to the Department of National Defense in Afghanistan.

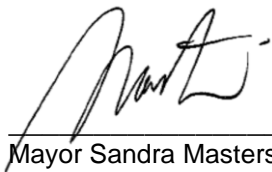
Ms. Anderson holds MBAs from Cornell University (Ithaca, NY) and Queen's University (Kingston, ON) and a BA Honours Degree in Political Science (University of Alberta, Edmonton).

## DECISION HISTORY

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The recommendation contained within this report requires City Council approval.

Respectfully Submitted,



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Mayor Sandra Masters

9/26/22

## ATTACHMENTS

Employment Contract\_City Manager

## **EMPLOYMENT AGREEMENT**

THIS CONTRACT MADE IN DUPLICATE THIS       DAY OF       , 2022 (the  
“**Effective Date**”).

BETWEEN:

**THE CITY OF REGINA**  
(hereinafter referred to as the “**City**”  
or the “**Employer**”)

*OF THE FIRST PART*

- and -

**NICOL ANDERSON**  
of Edmonton, Alberta  
(hereinafter referred to as the “**Employee**”)

*OF THE SECOND PART*

WHEREAS:

- A. Section 84 of *The Cities Act* provides that every Council shall establish a position of administrative head of the City, that may be called City Commissioner or City Manager, and set out the duties of that position;
- B. The City Council has established the position of City Manager by *The City Manager’s Bylaw* being Bylaw No. 2003-70 of the City of Regina;
- C. Section 87 of *The Cities Act* provides for Council’s appointment of a person to the position of City Manager; and
- D. City Council wishes to offer the appointment of employment as City Manager to the Employee and the Employee wishes to accept the same.

NOW THEREFORE, the parties agree to the following terms and conditions of employment of the City Manager:

## **EMPLOYMENT**

1. (1) The City hereby offers to employ the Employee and the Employee accepts the employment in the position of City Manager with the City, pursuant to the terms and conditions of this contract.
- (2) The position of City Manager is located in Regina, Saskatchewan and it is expected that the Employee's primary residence be located to Regina, Saskatchewan. The Employee is expected to relocate to Regina, Saskatchewan by no later than December 1, 2022.

## **TERM OF OFFICE**

2. (1) The Employee's term of employment shall be five (5) years, commencing on November 1, 2022, and concluding on October 31, 2027 (the "**Term**"), unless this Agreement is terminated earlier in accordance with the provisions set out within this Agreement.
- (2) This Agreement and the Employee's employment shall end as of the last day of the Term without notice by the City to the Employee. This Agreement will not be automatically renewed or extended except by mutual agreement, recorded in writing and signed by both parties. This Agreement will expire on October 31, 2027 in which case the Employee shall not be entitled to any notice, pay in lieu of notice, salary continuance, common law, severance pay or other termination benefits.

## **DUTIES**

3. (1) The Employee represents and warrants to the City that she has the required skill, expertise, qualifications, and experience to work as the City Manager for the City and that the training, qualifications, and experience as outlined in the Employee's application for employment is true and accurate.
- (2) The Employee shall well and faithfully fulfill and perform all of the duties of the City Manager, including the powers, duties, accountabilities and functions of the City Manager provided for pursuant to *The Cities Act*, and as contained in *The City Manager's Bylaw*, as well as any duties subsequently assigned to her (collectively, the "**Employment Duties**"). The Employee acknowledges that City Counsel shall have the right at any time to modify the Employment Duties and the powers to be exercised by the Employee within the reasonable expectations of a City Manager and without constituting a fundamental change to the Employee's current duties, in such a manner that City Council deems, in its sole discretion, to be in its best interests and such change shall not be grounds for the Employee to claim constructive dismissal.
- (3) Without any limitation to the generality of Article 3(2), the Employee shall:
  - (a) inform herself of all duties pertaining to the position of City Manager, as

provided in *The Cities Act*, and in particular as contained in *The City's Manager's Bylaw*;

- (b) faithfully serve the interest of the City to the best of her ability;
- (c) act lawfully and ethically and promote the administration of the City according to law;
- (d) refrain from any activity which would interfere with the discharge of the Employment Duties, and abide by any code of conduct or conflict of interest guidelines adopted by City Council for City officials and general workplace policies and guidelines; and
- (e) Respect the confidentiality of information concerning the business affairs of the City acquired in her capacity as City Manager, except where disclosure is authorized by law, to promote open government or as otherwise necessary to perform her duties, and not use confidential information for personal gain or to the detriment or intended or probable detriment of the City.

#### **SALARY**

- 4. (1) The Employee's salary shall be payable in bi-weekly instalments payable in accordance with the City's payroll practices, starting at an annual salary of two hundred and ninety-one thousand, five hundred dollars (\$291,500.00), less required deductions.
- (2) The Employee shall be entitled to any future annual general economic wage increase awarded to Out of Scope employees of the City, as approved by City Council, commencing in 2023.

#### **LEAVE BENEFITS**

- 5. The Employee shall be eligible for the following paid leave:
  - (1) six (6) weeks earned annual vacation in accordance with Out of Scope policies and guidelines, as amended by the City in its sole discretion from time to time;
  - (2) twelve (12) additional Scheduled Days Off per year in accordance with Out of Scope policies and guidelines, as amended by the City in its sole discretion from time to time;
  - (3) any other leave to which other Out of Scope employees are entitled in accordance with the City's Out of Scope policies and guidelines, as amended by the City in its sole discretion from time to time.

## **BENEFIT PLANS & ALLOWANCES**

6. (1) The Employee shall be eligible and participate in the plans provided to and in the same manner as other Out of Scope employees of the City, including for death and disability insurance, workers' compensation supplement, group insurance, extended health coverage, dental insurance and pension, subject to each plan's eligibility and contribution requirements, the terms of which may be amended by the City in its sole discretion from time to time.
- (2) If the annual salary, as provided by Article 4(1) of this Agreement, is in excess of the Maximum Pensionable Earnings as established in the *Income Tax Act*, the Employee may be eligible for the Supplementary Pension Payment, as outlined in the City's Supplementary Pension Payment Policy, subject to the policy's eligibility and contribution requirements, the terms of which may be amended by the City in its sole discretion from time to time.

## **CAR ALLOWANCE AND PARKING**

7. The Employee shall:
  - (1) be entitled to receive an allowance of nine thousand dollars (\$9,000.00) per year in recognition of her required use of a personal vehicle to fulfill her duties as an Employee, in accordance with the terms and conditions of the Out of Scope Vehicle Allowance Policy, the terms of which may be amended by the Employer in its sole discretion from time to time;
  - (2) be provided with a City parking pass to be used as City parking metres; and
  - (3) be provided with a paid parking spot in the City Hall parkade.

## **PROFESSIONAL DEVELOPMENT**

8. The City will support the continued professional development of the Employment, including through:
  - (1) payment of professional fees association with the maintenance of professional designations and all appropriate memberships including payment of membership in the International City Managers' Association ("ICMA"); and
  - (2) reasonable expenditures up to a maximum of seven thousand five hundred dollars (\$7,500.00) per year for continuing education and attendance at professional conferences. The payment of reasonable professional development expenditures shall be made to the Employee upon submission of invoices or receipts.



## **PERFORMANCE EVALUATION**

9. The Employee's performance will be subject to annual review by the Executive Committee or such other committee as may be appointed by City Council in an annual performance appraisal.

## **EMPLOYEE RESIGNATION**

10. The Employee may end this Agreement at any time by giving ninety (90) days' written notice of resignation to the City Clerk (the "**Resignation Notice Period**"). The City may waive the Resignation Notice Period in whole or in part at any time upon providing payment of regular wages and any other payments required by *The Saskatchewan Employment Act* for the period so waived.

## **TERMINATION**

11. The Employee's employment may be terminated as follows:
  - (1) Automatic Termination on Expiry of Term. Subject to earlier termination in accordance with the terms of this Agreement, this Agreement and the Employee's employment with the City will automatically terminate as of the last day of the Term, upon which the City shall have no obligation to provide the Employee with further notice, pay in lieu of notice, salary continuance, severance pay or other termination benefits. The Employee expressly acknowledges that she has no entitlement to any further notice of termination or payment under, or as a result of this Agreement, any statute or common law.
  - (2) Termination by the City for Just Cause. The City may terminate this Agreement at any time for just cause without notice or payment in lieu of notice. For the purposes of this Agreement, "just cause" shall be interpreted in accordance with common law principles and shall, in any event, include any material breach of this Agreement.
  - (3) Termination by the City Without Just Cause: The City may terminate this Agreement and the Employee's employment, in the City's absolute sole discretion, without just cause at any time by providing the Employee with the lessor of:
    - (a) six months notice plus one (1) month per full year of service to a maximum of nine (9) months (salary only), pay in lieu of such notice or an equivalent combination of both in the City's sole discretion; or
    - (b) by providing the Employee with her salary only for the remainder of the Term, subject to mitigation. If the amount of time remaining under the Term is less than the notice of pay in lieu of notice that the Employee is entitled to under *The Saskatchewan Employment Act*, as may be amended from time to time, the Employee will be entitled to the minimum amount of notice or pay in lieu of notice under *The Saskatchewan Employment Act*.

Upon provision of the notice or pay in lieu of notice set out in this provision, the Employee agrees that the City shall have no further obligations under applicable legislation, this Agreement, or the common law to provide the Employee with any further notice of termination, pay in lieu of notice, salary continuance or severance pay. The Employee also acknowledges that if the Employee receives the notice or payment set out in this provision that the Employee has no further entitlement to any further notice of termination or payment under, or as a result of, this Agreement, statute, or the common law and hereby releases the City from all claims for the same.

### **CONFIDENTIALITY**

12. Except for the purpose of proper and normal discharge of the Employee's duties at the City, the Employee agrees that, throughout the term of the Employee's employment with the City and thereafter, the Employee will not divulge or communicate, use for her personal benefit or the benefit of a third party, and will use all reasonable efforts to prevent the disclosure of, any confidential information concerning the business, affairs, or finances of the City or its stakeholders; or, any of its dealings, transactions, or affairs which may come to the Employee's knowledge during the course of the Employee's employment. “**Confidential Information**” means any and all trade secrets, confidential, private or secret information of the City, regardless of form or format and regardless of whether or not recorded, including without limitation, business, policies, financial or technical information, identity of employees, consultants, contractors, information relating to actual or prospective services, products, activities, know-how, research and development or commercial relationships of the City and such information as the City may from time to time designate as being included in the expression of confidential information.

### **POST-EMPLOYMENT OBLIGATIONS**

13.
  - (1) During the Term of this Agreement, the Employee shall report to the City Council all offers of employment or proposed activity outside the City that could place the Employee in a real, apparent or potential conflict of interest with her responsibilities as City Managers. The Employee must immediately disclose to City Council the acceptance of any such offer of employment or activity.
  - (2) In the event that the Employee terminates this Agreement prior to the expiry of the Term, the City Council may, within their sole discretion, establish reasonable requirements limiting the Employee's interaction with the City in any official capacity, on behalf of the Employee's new employer or organization for up to one year (“**Limitation Period**”). During the Limitation Period, as defined by the City Council, the Employee agrees to comply with any limitations set by the City Council, which shall include, but is not limited to:
    - (a) the Employee shall have no contact with City administration, for a period

of up to three (3) months relating to matters with which the Employee was involved during the Employee's employment with the City;

- (b) the Employee shall not, directly or indirectly, carry on or be engaged in discussions that might compromise or be perceived to compromise the Employee's ongoing fiduciary duty to the City; and
  - (c) the Employee shall not represent or formally advocate for any business or organization that has regular business dealings with the City on matters involving the City, if it may create, or be perceived to create a conflict of interest.
- (3) Upon termination of employment for any reason, the Employee agree that she shall have an ongoing fiduciary duty to the City. The Employee agrees that she will hold in confidence all Confidential Information obtained during her employment.
- (4) Upon termination of employment for any reason, the Employee shall
- (5) The Employee may apply to the City Council for an exemption from the provisions of Article 13(2) of this Agreement. To receive any exemption, the Employee shall provide sufficient information to assist the City Council in making a determination as to whether to grant the exemptions, taking into consideration the following criteria:
  - (a) the circumstances under which the termination of the Employee's employment occurred;
  - (b) the general employment prospects of the Employee;
  - (c) the significance of the information possessed by the Employee by virtue of that individual's position in the City;
  - (d) the degree to which the new employer might gain unfair commercial or private advantage by hiring the Employee;
  - (e) the authority and influence possessed by Employee while with the City; and/or
  - (f) any other consideration at the discretion of City Council.
- (6) In the event of termination of the Employee's employment for any reason, the Employee:
  - (a) hereby undertakes to cooperate with the City following the termination of the Employee's employment in all matters related to the conclusion of ongoing works or projects and to facilitate an orderly transfer of the

Employee's responsibilities, functions and duties hereunder as may be required by the City;

- (b) shall deliver to the City all documents, books, materials and information (on whatever media and wherever located) relating to the business of the City, or related to any other companies or entities that have had any relationship with the City. The Employee shall not be entitled to retain any copies of such documentation; and
- (c) shall deliver to the City all the objects that the Employee has received from the City, including but not limited to, cellular phone, laptop, hardware and software, credit cards, keys to the workplace, etc. as well as any other property belonging or relating to the City which may be in the Employee's possession or control.

#### **AMENDMENT**

- 14. This Agreement constitutes all of the terms and conditions of employment of the Employee. This Agreement constitutes the full agreement between the City and the Employee and no change may be made except by written agreement of the parties.

#### **WAIVER**

- 15. No provision of this Agreement shall be deemed to be waived unless such waiver is in writing. Any waiver of any default committed by any of the parties is limited to such default and shall not extend to any other default.

#### **SEVERABILITY**

- 16. In the event that any provision or part of this Agreement shall be deemed void or invalid by a court of competent jurisdiction, the remaining provisions, or parts of it, shall be and remain in full force and effect.

#### **CONSENT TO RECEIVE, USE AND DISCLOSE PERSONAL INFORMATION**

- 17. The Employee authorizes the City to collect, use and disclose the Employee's personal information for all lawful purposes relating to the Employee's employment with the City.

#### **DEDUCTIONS AND WITHHOLDINGS**

- 18. All compensation in this Agreement is expressed in gross amounts. The City shall be entitled to make such deductions and withholdings from the Employee's remuneration as are by law required to be made, and as may be required by the Employee's participation in any of the benefit programs mentioned herein.

## **SURVIVAL OF TERMINATION**

19. The following terms of this Agreement shall survive termination of this Agreement for any reason: Articles 3(3)(e), 11, 12, 13, 15, 16, 17, 18.

## **GOVERNING LAW**

20. This employment agreement shall be interpreted according to the laws of the Province of Saskatchewan and be subject to the jurisdiction of the courts of the Judicial District of Regina in the event of any dispute.

## **WITHHOLDINGS AND DEDUCTIONS**

21. All compensation in this Agreement is expressed in gross amounts. The City shall be entitled to make such deductions and withholdings from the Employee's remuneration as are by law required to be made, and as may be required by the Employee's participation in any benefit programs mentioned herein.

## **ENTIRE AGREEMENT**

22. This Agreement constitutes the entire agreement between the City and the Employee with respect to the Employee's employment and cancels and supersedes any prior understandings and agreements between the parties with respect to the Employee's employment. There are no representations, warranties, conditions, undertakings or collateral agreements, express or implied, between the parties other than expressly set forth in this Agreement.

## **COUNTERPARTS**

23. This Agreement may be executed in counterparts and such counterparts together shall constitute a single instrument. Delivery of an executed counterpart of this Agreement by electronic means, including, without limitation, by facsimile transmission or by electronic delivery in portable document format (.pdf), shall be equally effective as delivery of a manually executed counterpart hereof. The parties hereto acknowledge and agree that in any legal proceedings between them respecting or in any way relating to this Agreement, each waives the right to raise any defence based on the execution hereof in counterparts or the delivery of such executed counterparts by electronic means.

## **EXECUTION BY PARTIES**

24. The Employee confirms that she has been afforded an opportunity to obtain independent legal and financial advice about this Agreement and that she does not rely on any statement outside of this contract.

*[Rest of page intentionally left blank; signature page to follow]*

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the date and year first above written.

**CITY OF REGINA**

\_\_\_\_\_  
Date

Per: \_\_\_\_\_  
Name: [insert name]  
Title: [Position]

SIGNED and DELIVERED  
in the presence of:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Nicol Anderson

\_\_\_\_\_  
Witness – Print Name

\_\_\_\_\_  
Witness – Signature



## Regina Exhibition Association Limited - Board Member Appointment

<b>Date</b>	September 28, 2022
<b>To</b>	City Council
<b>From</b>	City Manager's Office
<b>Service Area</b>	Office of the City Manager
<b>Item No.</b>	CM22-27

### RECOMMENDATION

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That City Council appoint Colina Paul as a member of the Board of Directors for Regina Exhibition Association Limited (REAL) for a term to expire April 30, 2024.

### ISSUE

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A vacancy on REAL's Board of Directors has occurred as a result of a resignation. In accordance with Article 4.8 of the Unanimous Members Agreement (UMA), the City Manager has been apprised of this development and has requested the City, as the sole voting member, to appoint another director to fill this vacancy.

### IMPACTS

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Filling of this vacancy will bring REAL's Board of Directors to a complement of thirteen (13) voting members in addition to three (3) ex-officio non-voting members. This is alignment with UMA Article 4.2, as approved by City Council on June 29, 2022.

### OTHER OPTIONS

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Three options are available to City Council:

1. Direct REAL to undertake a public nomination process.
2. Appoint a different individual.

3. Leave the director position vacant.

## COMMUNICATIONS

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Pending Council's decision, REAL will notify Ms. Paul of her appointment.

## DISCUSSION

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REAL apprised the Interim City Manager of the resignation of Kathleen McCrum from the Board of Directors in August 2022. In accordance with Article 4.8 of the UMA, a request was made to appoint Ms. Colina Paul to fill the remainder of Ms. McCrum term, set to expire on April 30, 2024.

In late 2021, the Governance and Nominating Committee completed a gap analysis and recommended that the top priority skills for recruitment included:

- Finance
- Human Resources
- Branding & Communications
- Sport, Entertainment & Recreation
- Commercial & infrastructure Development

Ms. Paul applied during the 2022-23 recruitment process. She has extensive experience in the human resources field, including a Masters Degree in Human Resource Management, and this, complemented by her varied work experience, will be beneficial to REAL during this time of labour market challenges. REAL's Chair, and the Governance and Nominating Committee Chair, discussed the situation with all members of the Board and consensus was achieved respecting Ms. Paul's nomination.

With Ms. Paul's appointment, the Board of REAL will be comprised of the following thirteen (13) voting directors:

<b>REAL Board of Directors</b>	<b>Term of Office Expires</b>
Wayne Morsky, Chair	April 30, 2025
David Sinclair	April 30, 2025
Collin Pullar	April 30, 2025
Edmund Bellegarde	April 30, 2025
Ken Budzak	April 30, 2023
Jim Hopson	April 30, 2023
Cathy Warner	April 30, 2023



Rosanne Hill-Blaisdell	April 30, 2023
Tiffany Stephenson	April 30, 2024
Kenric Exner	April 30, 2024
Ahmed Malik	April 30, 2024
June Zimmer	April 30, 2024
Colina Paul	April 30, 2024

## DECISION HISTORY

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The recommendation contained in this report requires City Council approval.

Respectfully Submitted,

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

Jim Nicol  
Interim City Manager



## 2023-2025 City of Regina Leisure Fees

<b>Date</b>	September 28, 2022
<b>To</b>	Mayor Masters and City Councillors
<b>From</b>	Executive Committee
<b>Service Area</b>	Parks, Recreation & Cultural Services
<b>Item #</b>	CR22-106

### RECOMMENDATION

---

That City Council:

1. Approve the leisure fees and charges as outlined in Appendix A, Schedules A-I;
2. Delegate authority regarding fee discounts and distribution of passes to the Director of Parks, Recreation and Cultural Services as further described in this report;
3. Delegate authority regarding the Employee Leisure Discount Program to the City Manager or designate as further described in this report;
4. Approve the Affordable Fun Policy as outlined in Appendix D; and
5. Instruct the City Solicitor to prepare the necessary bylaw changes to give effect to the recommendations described in this report, to be brought forward to the meeting of City Council following approval of these recommendations by City Council.

### HISTORY

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At the September 21, 2022, meeting of Executive Committee, the Committee considered report EX22-102 from the City Planning & Community Development Division.

The Committee adopted a resolution to concur in the recommendation contained in the report, with an amendment to Schedule I of Appendix A to reflect an effective seasonal fees date of April 1 for 2023, 2024, and 2025.

Recommendation #6 in the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE



Amber Ackerman, Interim City Clerk 9/22/2022

**ATTACHMENTS**

EX22-102 - 2023-2025 Leisure Fees  
Appendix A - Leisure Fee Schedules  
Appendix B - Non-Inflationary Fee Schedule Changes  
Appendix C - Facility Revenue and Cost Recovery  
Appendix D - Affordable Fun Policy



## 2023 - 2025 City of Regina Leisure Fees

<b>Date</b>	September 21, 2022
<b>To</b>	Executive Committee
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Parks, Recreation & Cultural Services
<b>Item No.</b>	EX22-102

### RECOMMENDATION

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The Executive Committee recommends that City Council:

1. Approve the leisure fees and charges as outlined in Appendix A, Schedules A-I;
2. Delegate authority regarding fee discounts and distribution of passes to the Director of Parks, Recreation and Cultural Services as further described in this report;
3. Delegate authority regarding the Employee Leisure Discount Program to the City Manager or designate as further described in this report;
4. Approve the Affordable Fun Policy as outlined in Appendix D;
5. Instruct the City Solicitor to prepare the necessary bylaw changes to give effect to the recommendations described in this report, to be brought forward to the meeting of City Council following approval of these recommendations by City Council; and
6. Approve these recommendations at its meeting on September 28, 2022.

### ISSUE

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The City of Regina's fees for sport, culture, golf, and recreation facilities are renewed regularly to ensure stable cost recovery levels and equitable user fees. Due to the COVID-19 pandemic and its

impact on recreation facilities, Administration has not brought forward an amendment to *The Community Services Fees Bylaw, 2011* ("the Bylaw") since 2018, through which Council approved recreation fees through the end of 2020. Recreation services are now returning to near pre-pandemic levels and the costs of providing recreation services are increasing. As such, Administration is proposing an inflationary increase based on the Consumer and Municipal Price Indexes. The proposed increase will assist in maintaining cost recovery levels while ensuring that prices remain affordable for Regina residents. The Affordable Access and Employee Discount Programs are related to the Bylaw and changes to those programs are included for consideration.

## IMPACTS

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### **Accessibility Impact**

The City of Regina (City) offers an Affordable Access Program for residents who experience financial barriers to accessing recreation programs. Amendments to this program are proposed in Appendix D.

### **Financial Impact**

Implementation of the proposed fee schedules will result in approximately \$675,000 in new revenue over three years.

### **Policy and/or Strategic Impact**

The recommendations support the *Recreation Master Plan*, the *Community Safety and Well-being Plan*, and the *Accessible Recreation Plan* by providing opportunities that aim to enhance the community well-being of all citizens by ensuring leisure fees set by the City are fair, equitable, and encourage participation for all ages and abilities.

The recommendations outlined in this report align with the City's priority of improving financial sustainability by balancing community needs with cost to ensure residents have access to services at an affordable price while ensuring the services offered have cost recovery levels that are consistent with the benefits model.

## OTHER OPTIONS

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### **1. No Fee Increase**

Keeping leisure fees unchanged from current levels, would keep prices fixed at a cost that is lower than inflation, decreasing cost recovery over time; however, this option would respond to the feedback heard from some user groups on the negative impact of COVID-19 on their organizations.

### **2. Higher Fee Increase**

The proposed leisure fee increases strike a balance between cost recovery and ensuring financial accessibility for recreation services in line with the benefits model pricing principles; however, the

modest inflationary increase does not fully offset the rapid inflation that has occurred since April 2022 or recognize that no increase has occurred in recent years. An additional increase would help alleviate the additional operating costs associated with rapidly rising costs. Council could direct Administration to undertake additional work to propose new fees that achieve a higher cost recovery level. This approach would require further engagement with the community to assess the impacts on participation levels.

## **COMMUNICATIONS**

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Administration meets with user groups throughout the year to discuss numerous topics including leisure fees. The proposed changes were brought forward to user groups in early 2022, and there were no significant concerns raised regarding the current fee strategy. Upon approval of the Bylaw, Administration will ensure customers have advance notice of the leisure fee changes through the City's website, public notices at facilities, and direct communication with user groups. The implementation dates for the proposed increases will provide organizations and groups with adequate time to plan their programs and if necessary, adjust their fees to reflect the new City fees.

Once approved, updates and changes to the Affordable Fun Policy will be made available on Regina.ca and supported through the development and implementation of a communications strategy for the program.

## **DISCUSSION**

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### **2023-2025 Leisure Fees**

The recommended leisure fee schedules are consistent with the guiding principles and pricing objectives previously approved by Council. Accordingly, the fee schedule associated with a particular facility or service area is determined by a market-based pricing strategy and/or cost-recovery-based pricing strategy. An overview of the benefits principle and cost recovery levels for the City of Regina's recreation facilities can be found in Appendix C.

Based on the Canadian Price Index (CPI) and Municipal Price Index (MPI) numbers provided to the City and increased operational costs post-pandemic, an inflationary increase of two per cent in 2023, and three per cent in both 2024 and 2025, is being recommended for the 2023-2025 leisure fees outlined in Schedules A-I of Appendix A. The proposed fee increase ensures cost recovery levels will remain relatively stable, customer impact will be minimized, and consistency with other providers and municipalities will be maintained.

Administration works with the Conference Board of Canada to calculate a respective Regina and City of Regina CPI and MPI annually. Since calculating these numbers in April 2022, inflation has risen significantly. While an additional increase to the leisure fee schedules in Appendix A would

improve cost recovery levels, Administration is recommending maintaining the moderate inflationary increase of two and three per cent between 2023 and 2025. A lower inflationary increase is better aligned with previous leisure fee schedules approved by Council and minimizes the impact on user groups and customers.

In developing the 2023-2025 leisure fees, a review of leisure fees from other recreation providers in Regina and other municipalities was conducted. The review indicated that the City's rates for leisure and rental fees were comparable to those charged by other major municipalities such as Saskatoon, Calgary, Edmonton, Winnipeg, Victoria, Sudbury, Thunder Bay, and London. It must be noted that direct comparisons with other local providers or regional municipalities are difficult due to the variety of amenities offered.

In addition to this inflationary increase, Administration is recommending several small changes as explained in Appendix B (these changes are reflected in Appendix A). These changes are intended to address:

- new facilities that will become available for use during the time period of the report;
- evolving operational practices/requirements;
- cost recovery levels;
- changes in the marketplace; and
- parity across user groups and facilities.

The proposed fee schedules associated with sport, culture, golf, and recreation facilities will begin to take effect on January 1, 2023. Different effective dates are utilized for different fee schedules to simplify the rental and cost estimation processes for user groups.

### **Affordable Access & Affordable Fun**

For almost forty years, the City has assisted residents in accessing leisure services, and, since 1996, has had a specific strategy to assist residents who experience financial barriers to participate in sport, culture, and recreation programs and services through the Affordable Fun program. Originally called Leisure Access in 1986, the Affordable Fun program has undergone significant growth and changes over the years. The umbrella resident affordability program is called Affordable Access, which provides residents with both Affordable Fun and Affordable Transit through a single application.

As the City looks to implement the *Community Safety and Well-being Plan*, Administration is recommending the adoption of a formal Affordable Fun Policy which will balance the objectives of the current Affordable Fun program and overarching Affordable Access program with operational demands. The Affordable Fun Policy in Appendix D formalizes the existing program and proposes increasing the discounted rate offered under the program for Leisure Passes (from 50 per cent to 80

per cent), expanding the qualification criteria of Group Affordable Access for non-profit organizations that support the objectives of the *Community Safety and Well-being Plan*, and the introduction of discounted single admissions. Single admissions are not currently included in the Affordable Fun program, and their inclusion would further decrease the barriers to participation for low-income residents.

In addition to the Affordable Fun program, the City of Regina offers free swimming, skating, and drop-in children's programming throughout the year to ensure that all residents have access to recreation. The City's free recreation programming is targeted toward individuals, areas of the City, and communities that have traditionally experienced barriers to participation. In alignment with the Recreation Master Plan, *Community Safety and Well-being Plan*, and Accessible Recreation Plan, Parks, Recreation and Cultural Services has substantively increased its free programming over the past few years. Highlights of the City's free programming include Free Summer Kids Program, My Time, inclusive recreation programming (Adapted Leisure Swim, Adapted Group Swimming Lessons, Inclusive Dance Class, Adapted Sports Jam, etc), the summer 2022 free outdoor pool programming at Buffalo Meadows and Maple Leaf outdoor pools (Sports Clinics, Lifesaving Sport, Surprise and Swim, etc), and the City's 2021 and 2022 outdoor Winter programming (Snowshoeing, Storytelling, Hot Chocolate and Toboggan, etc). Parks, Recreation and Cultural Services is committed to providing all residents access to recreation by ensuring free programming remains a cornerstone of the City's recreation programming.

### Bylaw Changes

Two edits to the body of the Bylaw are outlined in the following table:

Existing provision	Proposed provision	Explanation
The Director of Community Services is authorized to approve of and administer promotions designed to increase participation through fee discounts on leisure passes and admissions.	The Director of Parks, Recreation and Cultural Services is authorized to approve and administer fee discounts on leisure passes and admissions in connection with price promotions, community support, customer service, or other operational purpose.	Administration is requesting that the Director, of Parks, Recreation & Cultural Services authority be expanded, to be more inclusive, support the current <i>Community Safety and Well-being Plan</i> Plan outcomes, offer discounts for unforeseen operational reasons, and create more robust donation and pass practices that satisfy current community needs for both individuals and groups.



Existing provision	Proposed provision	Explanation
n/a Report CR07-83 introduced a pass discount for City Employees	The City Manager or designate is authorized to adopt or amend any policy in relation to or approve any contracts relevant to the City of Regina Employee Leisure Discount Program, including, but not limited to: making changes to the rate of discount, qualifying facilities, or extending the Program to employees of other City of Regina related entities.	In 2007, Regina City Council approved the creation of a Leisure Pass discount for City of Regina employees. The Employee Discount program was established outside of the scope of the leisure fees and charges strategy to derive the range of benefits realized by employers who offer employee wellness programs. Over the subsequent fifteen years, Administration has managed and made small adjustments to this program however this bylaw change is intended to clarify authority for making changes to the program.

## DECISION HISTORY

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At its meeting on May 28, 2007, City Council considered report CR07-83: Regina *in motion* and City of Regina Healthy Workplace Strategy and concurred in the recommendation contained within after amending #3 to read as follows:

“3. The City of Regina introduce a pass discount of 50% for City employees at City of Regina fitness and leisure facilities effective July 1, 2007”.

At its meeting on June 25, 2007, City Council approved guiding principles and pricing objectives (adopted as a statement of policy by the Parks and Community Services Committee) with respect to setting leisure services fees and charges. PCS 07-35 2008-2010 Leisure Services Fees & Charges: Guiding Principles & Pricing Objectives

At its meeting on June 25, 2018, City Council approved the 2018 - 2019 Community Services Fees and Charges still in effect today.

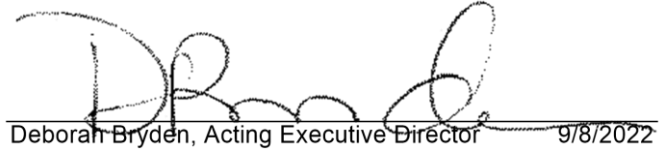
Respectfully Submitted,

Respectfully Submitted,



Laurie Shalley, Director, Parks, Recreation & Cultural Services

8/30/2022



Deborah Bryden, Acting Executive Director

9/8/2022

Prepared by: Melissa Coderre, Coordinator, Business Services, Parks Recreation and Cultural Services and  
MacKenzie Hamon, Market Research Analyst, Parks, Recreation and Cultural Services

### **ATTACHMENTS**

- Appendix A - Leisure Fee Schedules
- Appendix B - Non-Inflationary Fee Schedule Changes
- Appendix C - Facility Revenue and Cost Recovery
- Appendix D - Affordable Fun Policy

**SCHEDULE "A"**  
**Community Services Fees & Charges**  
**Single Admission and Bulk Tickets**  
**(Applicable Taxes Not Included)**

Fee Category	Effective Date		
	1-Jan 2023	1-Jan 2024	1-Jan 2025
<b>Single Admissions:</b>			
Adult (25-64)	6.76	6.98	7.21
Young Adult (19-24) & Senior (65+)	5.18	5.41	5.63
Youth (13-18)	4.50	4.73	4.96
Child (2-12)	2.93	3.15	3.38
Family	13.51	13.96	14.41
<b>Bulk Tickets – 10 Admissions @ 10% Discount</b>			
Adult (25-64)	60.84	62.82	64.89
Young Adult (19-24) & Senior (65+)	46.62	48.69	50.67
Youth (13-18)	40.50	42.57	44.64
Child (2-12)	26.37	28.35	30.42
Family	121.59	125.64	129.69
<b>Bulk Tickets – 20 Admissions @ 15% Discount</b>			
Adult (25-64)	114.92	118.66	122.57
Young Adult (19-24) & Senior (65+)	88.06	91.97	95.71
Youth (13-18)	76.50	80.41	84.32
Child (2-12)	49.81	53.55	57.46
Family	229.67	237.32	244.97

**Notes:**

Group Admissions - Groups of 10 or more individuals paying single admissions (excluding those receiving the family rate) will receive a 10% discount.

**(#2014-52, s. 4, 2014)**

**SCHEDULE "B"**  
**Community Services Fees & Charges**  
**Passes - Indoor and Outdoor Aquatics, Fitness, Fieldhouse and Skating**  
**(Applicable Taxes Not Included)**

<b>Fee Category</b>	<b>One Month</b>	<b>Three Month</b>	<b>Six Month</b>	<b>One Year</b>
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**January 1 - 2023 Fee (Applicable Taxes Not Included)**

**Leisure Pass:**

Adult (25-64)	\$ 55.22	149.09	281.62	496.98
Young Adult (19-24) & Senior (65+)	41.42	111.83	211.24	372.78
Youth (13-18)	33.13	89.45	168.96	298.17
Child (2-12)	24.85	67.10	126.74	223.65
Family	107.68	290.74	549.17	969.12

<b>Fee Category</b>	<b>One Month</b>	<b>Three Month</b>	<b>Six Month</b>	<b>One Year</b>
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**January 1 - 2024 Fee (Applicable Taxes Not Included)**

**Leisure Pass:**

Adult (25-64)	\$ 56.88	153.58	290.09	511.92
Young Adult (19-24) & Senior (65+)	42.66	115.18	217.57	383.94
Youth (13-18)	34.13	92.15	174.06	307.17
Child (2-12)	25.60	69.12	130.56	230.40
Family	110.92	299.48	565.69	998.28

<b>Fee Category</b>	<b>One Month</b>	<b>Three Month</b>	<b>Six Month</b>	<b>One Year</b>
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**January 1 - 2025 Fee (Applicable Taxes Not Included)**

**Leisure Pass:**

Adult (25-64)	\$ 58.59	158.19	298.81	527.31
Young Adult (19-24) & Senior (65+)	43.94	118.64	224.09	395.46
Youth (13-18)	35.15	94.91	179.27	316.35
Child (2-12)	26.37	71.20	134.49	237.33
Family	114.25	308.48	582.68	1028.25

**(#2014-52. s. 4, 2014)**

**SCHEDULE "C"**  
**Community Services Fees & Charges**  
**Aquatic Rentals**  
**(Applicable Taxes Not Included)**

Fee Category	Effective Date		
	Sep-01 2023	Sep-01 2024	Sep-01 2025
<b>Indoor Pool Rentals (Per Hour):</b>			
<b>Sandra Schmirler Leisure Centre:</b>			
All Pools	226.00	232.78	239.76
Leisure Pool	179.66	185.05	190.60
Teach or Swirl Pool	43.03	44.32	45.65
25 Metre Lane (Base)	14.10	14.50	14.95
Strength & Conditioning Area	33.08	34.07	35.09
Lobby	30.41	31.32	32.26
Birthday Party Room	27.05	27.86	28.70
Activity Room	25.74	26.51	27.30
Social (Non-Profit/Private) (125% of Activity Room Charge)	32.17	33.14	34.13
<b>North West Leisure Centre:</b>			
Leisure Pool (Including Swirl Pool)	143.68	147.99	152.43
25 Metre Lane (Base)	14.10	14.50	14.95
Strength & Conditioning Area	33.08	14.46	14.89
Lobby	30.41	31.32	32.26
<b>Meeting Rooms 1 and 2 (Per Hour):</b>			
City of Regina and Program Partners	0.00	0.00	0.00
Non-Profit Organizations (50% of Private Rate)	12.87	13.25	13.65
Private	25.73	26.50	27.30
Social (Non-Profit/Private) (125% of Private Activity Room Charge)	32.16	33.13	34.13
<b>Meeting Room 3 (Per Hour):</b>			
City of Regina and Program Partners	0.00	0.00	0.00
Non-Profit Organizations (50% of Private Rate)	11.91	12.26	12.63
Private	23.81	24.52	25.26
Social (Non-Profit/Private) (125% of Private Activity Room Charge)	29.76	30.65	31.58
<b>Gymnasiums (Per Hour):</b>			
City of Regina and Program Partners	0.00	0.00	0.00
Non-Profit Organizations	27.57	28.39	29.24
Private	55.13	56.78	58.48
Social (Non-Profit/Private) (125% of Private Activity Room Charge)	68.91	70.98	73.10

Fee Category	Effective Date		
	Sep-01 2023	Sep-01 2024	Sep-01 2025
<b>Indoor Pool Rentals (Per Hour):</b>			
<b>Lawson:</b>			<b>70.44</b>
Teach or Swirl Pool	<b>43.03</b>	<b>44.32</b>	<b>45.65</b>
Main Pool (65 Metre Pool Only)	<b>241.93</b>	<b>249.19</b>	<b>256.67</b>
Whole Pool (65 Metre Pool, Teach Pool and Swirl Pool)	<b>278.90</b>	<b>287.27</b>	<b>295.89</b>
Whole Building (Whole Pool, Classrooms and Lobby)	<b>306.72</b>	<b>315.92</b>	<b>325.40</b>
Per Lane:			
5 Metre Lane (Base Charge)	<b>2.82</b>	<b>2.90</b>	<b>2.99</b>
15 Metre Lane (3 X 5 Metre)	<b>8.46</b>	<b>8.70</b>	<b>8.97</b>
25 Metre Lane (5 X 5 Metre)	<b>14.10</b>	<b>14.50</b>	<b>14.95</b>
30 Metre Lane (6 X 5 Metre)	<b>16.92</b>	<b>17.40</b>	<b>17.94</b>
50 Metre Lane (2 X 25 Metre)	<b>28.20</b>	<b>29.00</b>	<b>29.90</b>
18.5 Metre Width Lane	<b>10.43</b>	<b>10.73</b>	<b>11.06</b>
Strength & Conditioning Area (Full Room, Exclusive)	<b>66.40</b>	<b>68.39</b>	<b>70.44</b>
Strength & Conditioning Area (1/2 Room, Shared)	<b>33.20</b>	<b>34.20</b>	<b>35.22</b>
Classrooms 1 & 2 (each)	<b>25.74</b>	<b>26.51</b>	<b>27.30</b>
Lobby	<b>30.41</b>	<b>31.32</b>	<b>32.26</b>
Deck (When no pool space is rented)	<b>14.04</b>	<b>14.46</b>	<b>14.89</b>
Outdoor Deck	<b>14.04</b>	<b>14.46</b>	<b>14.89</b>
<b>Competitive Meets - Pool Rental Rates for High Performance Clubs:</b>			
Daily Pool Rate	<b>1534.83</b>	<b>1580.87</b>	<b>1628.30</b>
<b>Outdoor Pool Rentals (Per Hour):</b>			
Massey/Regent	<b>179.66</b>	<b>185.05</b>	<b>190.60</b>
Per Lane:			
1 Width Lane	<b>12.63</b>	<b>13.01</b>	<b>13.40</b>
Dewdney	<b>107.40</b>	<b>110.62</b>	<b>113.94</b>
Maple Leaf	<b>143.68</b>	<b>147.99</b>	<b>152.43</b>
Wascana	<b>489.03</b>	<b>503.70</b>	<b>518.81</b>
Per Lane:			
25 Metre Lane	<b>14.10</b>	<b>14.50</b>	<b>14.95</b>
Lap Pool Area	<b>175.00</b>	<b>180.25</b>	<b>185.66</b>
Leisure Pool Area	<b>271.00</b>	<b>279.13</b>	<b>287.50</b>
Swirl Pool Area	<b>43.03</b>	<b>44.32</b>	<b>45.65</b>
Activity Room Area	<b>23.81</b>	<b>24.52</b>	<b>25.26</b>

**Notes:**

1. A discount of 23% in 2023, 21% in 2024 and 19% in 2025 will be applied to pool rental rates, weekday early mornings (prior to 7:30 a.m.) and Sunday evenings (after 5:00 p.m.), for competitive training.
2. All pool rental rates for competitive training receive a discount of 4% in 2023, 3% in 2024 and 2% in 2025, except for those times noted above.
3. The rate charged to commercial users will be 1.5 x the applicable adult or private rate.
4. Rentals on statutory holidays will be charged 1.5x the applicable rate.
5. A Damage Deposit, Cleaning Fee, Security Fee, Guard Fee, and/or Setup/Take down Fee may be charged at the discretion of the City.

(#2014-52, s. 4, 2014)

**SCHEDULE "D"**  
**Community Services Fees & Charges**  
**Fieldhouse Rentals**  
**(Applicable Taxes Not Included)**

<b>Fee Category</b>	<b>Effective Date</b>		
	<b>Sep-01 2023</b>	<b>Sep-01 2024</b>	<b>Sep-01 2025</b>
<b>Rentals (Per Hour):</b>			
Strength and Conditioning Area (Full Room, Exclusive)	<b>66.39</b>	<b>68.38</b>	<b>70.43</b>
Strength and Conditioning Area (1/2 Room, Shared)	<b>33.20</b>	<b>34.19</b>	<b>35.22</b>
Fitness Area (Cycle Area)	<b>33.76</b>	<b>34.77</b>	<b>35.81</b>
Infield (4 Tennis Courts, 2 Badminton Courts)	<b>117.39</b>	<b>120.91</b>	<b>124.54</b>
Cell (Infield, Track – All Lanes, 3 Badminton Courts)	<b>226.98</b>	<b>233.79</b>	<b>240.80</b>
Fieldhouse - Whole Building (Cell, Classrooms 1 and 2, Lounge and Hallway)	<b>278.12</b>	<b>286.46</b>	<b>295.05</b>
Track - Per Lane	<b>19.73</b>	<b>20.32</b>	<b>20.93</b>
Track - All Lanes	<b>100.79</b>	<b>103.81</b>	<b>106.92</b>
Tennis Court	<b>26.43</b>	<b>27.22</b>	<b>28.04</b>
Badminton Court	<b>16.27</b>	<b>16.76</b>	<b>17.26</b>
Lounge and Hallway	<b>30.41</b>	<b>31.32</b>	<b>32.26</b>
Parking Lot	<b>101.22</b>	<b>104.26</b>	<b>107.39</b>
Classroom 1	<b>30.41</b>	<b>31.32</b>	<b>32.26</b>
Social (Non-Profit/Private) (125% of Classroom 1 Charge)	<b>38.01</b>	<b>39.15</b>	<b>40.33</b>
Classroom 2	<b>25.79</b>	<b>26.56</b>	<b>27.36</b>
Social (Non-Profit/Private) (125% of Classroom 2 Charge)	<b>32.24</b>	<b>33.20</b>	<b>34.20</b>

**Notes:**

1. A discount of 8% in 2023, 6% in 2024, and 4% in 2025 will be applied to all rental rates for competitive training.
2. Rental groups receive a 50% discount on the rental rates during the summer months (June, July and August).
3. The rate charged to commercial users will be 1.5x the applicable adult or private rate.
4. Rentals on statutory holidays will be charged 1.5x the applicable rate.
5. The maximum daily rental fee for competitive events shall be no more than the cost of 12 hours of rental.
6. A Damage Deposit, Cleaning Fee, Security Fee, and Setup/Take down Fee may be charged at the discretion of the City.

**(#2014-52, s. 4, 2014)**

**SCHEDULE "E"**  
**Community Services Fees & Charges**  
**Indoor Arenas and Speed Skating Oval**  
**(Applicable Taxes Not Included)**

Fee Category	Effective Date		
	Sep-01 2023	Oct-01 2024	Oct-01 2025
<b>Indoor Arena Ice Rental Rates (Per Hour):</b>			
<b>Winter Ice Use:</b>			
<b>Adult/Private</b>			
Prime Time	261.03	268.86	276.93
Non-Prime Time	156.40	161.09	165.92
<b>Minor (Youth/Child)</b>			
Base Allocation	156.40	161.09	165.92
Regina High School Athletic Association Program	121.52	125.17	128.93
<b>Cooperators City Ice</b>	160.00	168.00	177.00
<b>Community Associations</b>			
Prime Time	156.40	161.09	165.92
Stat Holiday Public Skating	0.00	0.00	0.00
<b>Spring/Summer/Fall Ice Use:</b>			
Per Hour	261.03	268.86	276.93
<b>Rental of Boarded Areas (No Ice)</b>			
<b>Program Use (Per Hour):</b>			
All Users	47.27	48.69	50.15
<b>Socials (Per Hour):</b>			
All Users	157.56	162.29	167.16
<b>Speed Skating Oval (Per Hour):</b>			
<b>Exclusive Use:</b>			
Adult	38.67	39.83	41.02
Youth/Child (65% of Adult Rate)	25.14	25.89	26.66
<b>Shared Use:</b>			
Adult (50% of Exclusive Use)	19.34	19.92	20.51
Youth/Child (50% of Exclusive Use)	12.57	12.95	13.33
<b>Arena Activity Rooms (Per Hour):</b>			
City of Regina Program Partners	0.00	0.00	0.00
Non-Profit Organizations (50% of Private Rate)	11.91	12.26	12.63
Private	23.81	24.52	25.26
Social (Non-Profit/Private) (125% of Private Activity Room)	29.76	30.65	31.58
<b>Parking Lot Fee (Per Hour):</b>	101.22	104.26	107.39



**Notes:**

1. Minor sport ice rentals that are in addition to the base allocation are charged the adult rates less 15%.
2. According to the Joint Use Agreement between the City of Regina and the Regina Public and Regina Catholic School Divisions, the City will not charge an admission fee for School Use at City Joint Use Facilities when the booking occurs during school hours. In addition, the City will not charge a rental fee to the Regina High School Athletics Association for up to 375 hours of use outside of School Hours.
3. The Arena Activity Room rate charged to commercial users will be 1.5x the applicable private rate.
4. Rentals on statutory holidays will be charged 1.5x the applicable rate, excluding Community Associations, who may book public skate space for free events at no charge during statutory holidays.
5. A Damage Deposit, Cleaning Fee, Security Fee, and Setup/Take down Fee may be charged at the discretion of the City.

**(#2014-52, s. 4, 2014)**

**SCHEDULE "F"**  
**Community Services Fees & Charges**  
**Neil Balkwill Civic Arts Centre**  
**(Applicable Taxes Not Included)**

Fee Category	Effective Date		
	Sep-01 2023	Sep-01 2024	Sep-01 2025
<b>Open Studio Rates (Per Person/Hour):</b>			
Digital Media/Jewellery/Lampwork/Woodworking	15.78	16.25	16.74
Printmaking/Drawing/Fibre/Painting	9.48	9.76	10.05
<b>Program Use (Per Hour):</b>			
Specialized Studios (i.e. Woodworking, Digital Media, Jewellery, and Lampwork)	25.22	25.98	26.76
Craft Rooms (Stained Glass, Fibre, Printmaking, Painting, Drawing)	16.90	17.41	17.93
Courtyard	22.07	22.73	23.41
Gallery	31.53	32.48	33.45
<b>Meeting Use (Per Hour):</b>	10.55	10.87	11.20

**Notes:**

1. The rate charged to commercial users will be 1.5x the applicable adult or private rate.
2. Rentals on statutory holidays will be charged 1.5x the applicable rate.
3. A Damage Deposit, Cleaning Fee, Security Fee, and Setup/Take down Fee may be charged at the discretion of the City.

**(#2014-52, s. 4, 2014)**

**SCHEDULE "G"**  
**Community Services Fees & Charges**  
**Neighbourhood and Recreation Centres & City Hall Meeting Spaces**  
**(Applicable Taxes Not Included)**

Fee Category	Effective Date		
	Sep-01 2023	Sep-01 2024	Sep-01 2025
<b>Activity and Multipurpose Rooms (Per Hour):</b>			
<b>Multipurpose Rooms (Large)</b>			
City of Regina and Program Partners	0.00	0.00	0.00
Non-Profit Organizations (50% of Private Rate)	23.39	24.09	24.81
Private	46.77	48.17	49.62
<b>Social/Fundraiser</b>			
Social (Non-Profit/Private) (125% of Private Activity Room charge)	58.46	60.21	62.03
<b>Activity &amp; Multipurpose Rooms (Medium)</b>			
City of Regina and Program Partners	0.00	0.00	0.00
Non-Profit Organizations (50% of Private Rate)	12.87	13.25	13.65
Private	25.73	26.50	27.30
<b>Social/Fundraiser</b>			
Social (Non-Profit/Private) (125% of Private Activity Room charge)	32.16	33.13	34.13
<b>Activity Rooms (Small)</b>			
City of Regina and Program Partners	0.00	0.00	0.00
Non-Profit Organizations (50% of Private Rate)	11.91	12.26	12.63
Private	23.81	24.52	25.26
<b>Social/Fundraiser</b>			
Social (Non-Profit/Private) (125% of Private Activity Room charge)	29.76	30.65	31.58
<b>Board Rooms (Per Hour):</b>			
City of Regina and Program Partners	0.00	0.00	0.00
Non-Profit Organizations (50% of Private rate)	11.34	11.68	12.03
Private	22.68	23.36	24.06
<b>Social/Fundraiser</b>			
Social (Non-Profit/Private) (125% of Private Activity Room charge)	28.35	29.20	30.08
<b>Gymnasiums (Per Hour):</b>			
City of Regina and Program Partners	0.00	0.00	0.00
Non-Profit Organizations (50% of Private rate)	27.57	28.39	29.24
Private	55.13	56.78	58.48
<b>Social/Fundraiser</b>			
Social (Non-Profit/Private) (125% of Private Activity Room charge)	68.91	70.98	73.10

Fee Category	Effective Date		
	Sep-01 2023	Sep-01 2024	Sep-01 2025
<b>Kitchens (Per Hour):</b>			
<b>Class 1</b>			
City of Regina and Program Partners	0.00	0.00	0.00
Non-Profit Organizations (50% of Private rate)	12.87	13.25	13.65
Private	25.73	26.50	27.30
<b>Social/Fundraiser</b>			
Social (Non-Profit/Private) (125% of Private Activity Room charge)	32.16	33.13	34.13
<b>Class 2</b>			
City of Regina and Program Partners	0.00	0.00	0.00
Non-Profit Organizations (50% of Private rate)	11.34	11.68	12.03
Private	22.68	23.36	24.06
<b>Social/Fundraiser</b>			
Social (Non-Profit/Private) (125% of Private Activity Room charge)	28.35	29.20	30.08

**Notes:**

1. All rentals serving alcohol, as well as rentals with over 100 attendees will be charged a Security Fee.
2. When a user group is deemed responsible for a call-out to a facility, a Call Out Fee will be charged.
3. The rate charged to commercial users will be 1.5x the applicable adult or private rate.
4. Rentals on statutory holidays will be charged 1.5x the applicable rate.
5. A Damage Deposit, Cleaning Fee, Security Fee, and Setup/Take down Fee may be charged at the discretion of the City.

(#2014-52, s. 4, 2014)

**SCHEDULE "H"**  
**Community Services Fees & Charges**  
**Athletic Fields & Parks**  
**(Applicable Taxes Not Included)**

Fee Category	Effective Date		
	Jan-01 2023	Jan-01 2024	Jan-01 2025
<b>Mosaic Stadium</b>			
Adult/Private Allocations (Including Regina Rams)	110.46	113.77	117.18
Youth/Child Governing Sport Body Allocations (65% of Adult Rate)	71.80	73.95	76.17
Stair/Ramp Program Rate	30.16	31.06	31.99
<b>Leibel Field</b>			
Adult/Private	91.08	93.81	96.62
Youth/Child Governing Sport Body Allocations (65% of Adult Rate)	59.20	60.98	62.80
<b>Currie Field</b>			
Adult /Private	70.38	72.49	74.66
Youth/Child Governing Sport Body Allocations (65% of Adult Rate)	45.75	47.12	48.53
Adult Tournament Rate	35.19	36.25	37.33
Youth Tournament Rate (65% of Adult Tournament Rate)	22.87	23.56	24.26
<b>Kaplan and Rambler Fields</b>			
Adult/Private	63.53	65.44	67.40
Youth/Child Governing Sport Body Allocations (65% of Adult Rate)	41.29	42.54	43.81
Adult Tournament Rate	31.76	32.71	33.69
Youth Tournament Rate (65% of Adult Tournament Rate)	20.64	21.26	21.90
<b>Class 1 (Per Hour)</b>			
Adult /Private	55.32	56.98	58.69
Youth/Child Governing Sport Body Allocations (65% of Adult Rate)	35.96	37.03	38.15
<b>Class 2 (Per Hour)</b>			
Adult /Private	24.43	25.16	25.91
Youth/Child Governing Sport Body Allocations (65% of Adult Rate)	15.88	16.35	16.84
<b>Class 3 &amp; 4 (Per Hour)</b>			
Facility Permit Fee (Single use and/or seasonal)	18.22	18.77	19.33
<b>All Parks, Picnic Sites, and Gazebos</b>			
Facility Permit Fee (Single use)	18.22	18.77	19.33
<b>Outdoor Rinks, Outdoor Shelters, Outdoor Basketball Courts</b>			
Facility Permit Fee (Single use and/or seasonal)	18.22	18.77	19.33

Fee Category	Effective Date		
	Jan-01 2023	Jan-01 2024	Jan-01 2025
<b>Victoria Park</b>			
Major (500+ attendees or ½ or more of park is fenced/partially fenced)	748.00	770.44	793.55
Minor (Less than 500 attendees and one to three sections of park fenced/partially fenced)	374.00	385.22	396.78
<b>Facility Permit Fee - Single use</b> (less than 500 attendees and park not fenced)	18.22	18.77	19.33
<b>City Hall Courtyard</b>	0.00	0.00	0.00
<b>Canadian Games Athletics Complex (Track and Infield) (Per Hour):</b>			
<b>Exclusive Use</b>			
Adult /Private	40.71	41.93	43.19
Youth/Child Governing Sport Body Allocations (65% of Adult Rate)	26.46	27.25	28.07
<b>Shared Use</b>			
Adult/Private (50% of exclusive use)	20.36	20.97	21.60
Youth/Child (50% of exclusive use)	13.23	13.63	14.04
<b>Outdoor Racquet Courts (Per Hour/Per Court)</b>			
<b>Synthetic Courts</b>			
Adult /Private	9.23	9.51	9.80
Youth/Child Governing Sport Body Allocations (65% of Adult Rate)	6.00	6.18	6.37
<b>Asphalt Courts</b>			
Facility Permit Fee (Single use and/or seasonal)	18.22	18.77	19.33
<b>Kiwanis Waterfall (Per Hour)</b>	43.23	44.53	45.87
<b>Facility Permit Fee (Single use and/or seasonal)</b>	18.22	18.77	19.33
<b>Parking Lot Fee (Per Hour)</b>	101.22	104.26	107.39

**Notes:**

1. The rate charged to commercial users will be 1.5x the applicable adult or private rate.
2. The maximum daily rental fee for competitive events shall be no more than the cost of 12 hours of rental.
3. According to the Joint Use Agreement between the City of Regina and the Regina Public and Regina Catholic School Divisions, the City will not charge an admission fee for School Use at City Joint Use Facilities when the booking occurs during school hours. In addition, the City will not charge a rental fee to the Regina High School Athletics Association for up to 375 hours of use outside of School Hours. School owned athletic fields will be reserved for school use M-F from 6 am - 6 pm and schools.
4. Lighting, security, and staffing charges (both demand and per hour) will be charged at cost recovery levels.

(#2012-74, s. 4, 2012; #2013-50, s. 5, 2013, #2014-52, s. 4, 2014)

**SCHEDULE "I"**  
**Community Services Fees & Charges**  
**Golf**  
**(Applicable Taxes Not Included)**

Fee Category	Effective Date		
	April-01 2023	April-01 2024	April-01 2025
<b>Single Admissions:</b>			
<b>Murray and Tor Hill</b>			
Weekends - All Players	55.00	56.75	58.50
Senior - Monday to Thursday (85% of adult weekend)	46.75	48.25	49.75
Young Adult - Monday to Thursday (65% of adult weekend)	35.75	37.00	38.00
Youth - Monday to Thursday (60% of adult weekend)	33.00	34.00	35.00
Twilight - All Players (70% of adult weekend)	38.50	39.75	41.00
Nine Hole - Morning Only (50% of adult weekend)	27.50	28.25	29.00
Late Twilight - 2.5 Hours 9 Hole (50% of adult weekend)	27.50	28.25	29.00
Mid Afternoon - 18 Hole (85% of adult weekend)	46.75	48.25	49.75
Daytime - 9 Hole (70% of adult weekend)	38.50	39.75	41.00
<b>Joanne Goulet - 18 Holes</b>			
Weekends - All Players	45.00	46.25	47.75
Adult - Monday to Thursday (85% of adult weekend)	38.25	39.50	40.75
Senior - Monday to Thursday (85% of adult weekend)	38.25	39.50	40.75
Young Adult - Monday to Thursday (65% of adult weekend)	29.25	30.00	31.00
Youth - Monday to Thursday (60% of adult weekend)	27.00	27.75	28.50
Early Twilight (70% of adult weekend)	31.50	32.50	33.50
Late Twilight - 2 Hours (50% of adult weekend)	22.50	23.25	24.00
<b>Joanne Goulet - 9 Holes</b>			
Weekends - All Players (70% of adult weekend 18 holes)	31.50	32.50	33.50
Adult - Monday to Thursday (85% of adult weekend 9 holes)	26.75	27.50	28.25
Senior - Monday to Thursday (85% of adult weekend 9 holes)	26.75	27.50	28.25
Young Adult - Monday to Thursday (65% of adult weekend 9 holes)	20.50	21.25	21.75
Youth - Monday to Thursday (60% of adult weekend 9 holes)	19.00	19.50	20.00
<b>Lakeview Par 3</b>			
Adult	17.25	17.75	18.25
Senior (85% of adult)	14.75	15.25	15.75
Young Adult (80% of adult)	13.75	14.25	14.50
Youth (75% of adult)	13.00	13.50	14.00
Twilight - 1.5 Hours (70% of adult)	12.00	12.25	12.50
Child - with an adult (60% of adult)	10.25	10.50	10.75

Fee Category	Effective Date		
	April-01 2023	April-01 2024	April-01 2025
<b>Passes:</b>			
<b>Dual Play (Murray/Tor Hill)</b>			
<b>Adult</b>			
Unrestricted (42 adult weekend rounds)	2310.00	2383.50	2457.00
Restricted (4/7th X Adult Dual Pass)	1320.00	1363.00	1404.00
<b>Senior</b>			
Unrestricted (21 senior weekend rounds + 21 senior weekday rounds)	2136.75	2205.00	2273.25
Restricted (4/7th X Senior Dual Pass)	1221.00	1260.00	1299.00
Young Adult Restricted (14 young adult weekday rounds)	500.50	518.00	532.00
Youth Restricted (14 youth weekday rounds)	462.00	476.00	490.00
<b>Joanne Goulet</b>			
<b>Adult</b>			
Unrestricted (20 adult weekend rounds + 20 adult weekday rounds)	1665.00	1715.00	1770.00
Restricted (4/7th X Adult Pass)	951.50	980.00	1011.50
<b>Senior</b>			
Unrestricted (20 senior weekend rounds + 20 senior weekday rounds)	1665.00	1715.00	1770.00
Restricted (4/7th X Senior Pass)	951.50	980.00	1011.50
Young Adult Restricted (14 young adult weekday rounds)	409.50	420.00	434.00
Youth Restricted (14 youth weekday rounds)	378.00	388.50	399.00
<b>Lakeview Par 3</b>			
Adult Restricted (Adult rate X 40 rounds X 6/7th)	591.50	608.50	625.75
Senior Restricted (Senior rate X 40 rounds X 6/7th)	505.75	522.75	540.00
Young Adult Restricted (Young Adult rate x 24 rounds x 6/7th)	282.75	293.25	298.25
Youth Restricted (Youth rate X 24 rounds X 6/7th)	267.50	277.75	288.00

**Notes:**

1. Unrestricted pass means golf can be played all 7 days of the week.
2. Restricted pass means golf can only be played from Monday to Thursday, excluding Statutory Holidays.
3. For Lakeview Par 3, Restricted pass means pass cannot be used on Saturday, Sunday, or Statutory Holidays between 9:00 a.m. and 5:00 p.m.

(#2014-52, s. 4, 2014)



## Appendix B: Non-Inflationary Fee Schedules Changes

The changes outlined below are in addition to the overall inflationary increases that are added to every schedule in 2023-2025 as outlined in the report above.

### Schedule C – Aquatic Rentals

Current	Fee Schedule Change	More Information
<b>Note 1:</b> A 25% discount is applied to pool rental rates, early weekday mornings (prior to 7:30 a.m.), and Sunday evenings (after 5:00 p.m.), for competitive training.	Reduction of early morning rental discount by 2% per year (23% in 2023, 21% in 2024 and 19% in 2025).	Historically, an early morning training discount was applied to rentals to swimming groups, as pool supervisory practice at the time didn't require lifeguards to be present during swim club training. Pool safety supervisory standards have changed, and the City has been slowly rolling back this discount to reflect the required supervision.
<b>Note 2:</b> All pool rental rates for competitive training receive a 5% discount, except for those times noted above.	Competitive training discount reduced by 1% per year (4% in 2023, 3% in 2024 and 2% in 2025).	A training discount for competitive user groups was initially offered at the Sportplex to encourage broader participation and club development however, this discount does not apply at other facilities or for other sports outside of aquatics and athletics. To ensure a fair and equitable approach for user groups across all City of Regina facilities, the City is reducing the competitive training discount.
<b>Outdoor Pool Rentals:</b> Existing rates	Addition of Massey and Regent width lane fee and addition of Maple Leaf rental fee, Wascana pool fees.	These changes were made to support current practices and new infrastructure.

### Schedule D – Fieldhouse Rentals

Current	Fee Schedule Change	More Information
<b>Note 1:</b> A 10% discount is applied to all rental rates for competitive training.	Competitive training discount reduced by 2% per year (8% in 2023, 6% in 2024 and 4% in 2025).	In line with research into other municipalities' approach to rental discounts, and in an effort to ensure a fair and equitable approach for user groups across all City of Regina facilities, the City is reducing the competitive training discount.

**Schedule E – Indoor Arenas & Speed Skating Oval**

Current	Fee Schedule Change	More Information
Current rate for Cooperators City Ice of \$153.33/hour.	Fees adjusted to align with the initial intent of a 40% discount. As this would be a relatively big change, Administration is proposing a phased implementation from the current rate of \$153.33/hr as outlined in Schedule E.	When the Cooperators was built, the City agreed to subsize ice rentals for minor groups by 40% to ensure the facility remained accessible for groups. The result was that minor user groups would pay the same for the Cooperators as they would for a City arena. Over the past several years, Cooperators rates – set by REAL – have increased at a rate that is faster than the City's rates. As a result, the City is now subsidizing ice by 47%.
	Notes updated to reflect free ice for Community Associations on Stat Holidays for free events, as well as the new Joint Use Agreement changes	Administrative update to reflect previous council direction and approvals.

**Schedule G – Neighbourhood and Recreation Centres & City Hall Meeting Spaces**

Current	Fee Schedule Change	More Information
One price for all Activity Rooms, Multipurpose Rooms and Gymnasiums regardless of size.	<p>Combined Activity Room/Multipurpose Room fees and categorized by Small/Medium/Large.</p> <ul style="list-style-type: none"> <li>• Small Activity Room/MP: 2023 Kitchen/Board price +5%</li> <li>• Medium Activity Room/MP: 2023 Kitchen/Board price +10%</li> <li>• Large Activity Room/MP: former Multipurpose Room fee with inflation</li> </ul>	<p>Adjustments required to support the addition of the Municipal Justice Building spaces to the schedule.</p> <p>Previously only one Multipurpose and Activity Room fee, regardless of the size of the room available for rent.</p>
Kitchens and Board Rooms priced the same as Activity Rooms.	Added new pricing for Board Rooms and Kitchens. Based on previous Activity Room fee with inflation.	Previously the price for these spaces was the same as Activity Rooms, despite the smaller capacity and limited use of space.

**Schedule H – Athletic Fields & Parks**

Current	Fee Schedule Change	More Information
Currie and Kaplan Fields were the same price.	Separated Currie and Kaplan fields, and combined Kaplan and Rambler instead.	This change was made to more correctly reflect the amenities offered at each of the facilities.
Parks and Picnic sites booked seasonally.	Parks and picnic sites are now charged for a single use.	Single-use bookings better reflect usage of the space and are reflective of best practices in other municipalities.
Current Victoria Park fees include Special Event Major and Facility Permit Fees, but no fees for anything in between.	Addition of small, medium, and large event pricing for Victoria Park.	Over recent years, there has been an increase in events that fall between a large-scale event and a small gathering. The fees presented in this schedule provide a scale for large, medium and small sized events, ensuring users are charged appropriately based on the impact their events have on the park and on public access.
No current Gazebo pricing.	Addition of Gazebo pricing.	Change to reflect the new Victor Cicansky Gazebo.
Queen Elizabeth II Courtyard charged a Facility Permit Fee.	Reduction of Courtyard fee to zero dollars.	Due to the small-scale involvement of the City in these events and programs it is no longer necessary to charge a permit fee.

**Schedule I – Golf**

Current	Fee Schedule Change	More Information
No young adult fee.	Addition of a young adult fee for ages 19-24. This proposal sets the rate at 65% for Murray, Tor Hill and Joanne Goulet and 80% for Lakeview Par 3.	Other golf courses in the Regina area have a separate fee for young adults to increase patronage and encourage youth and young adults to take up the sport. This fee addition is intended to allow City golf courses to stay competitive with other Regina area courses and encourage growth of the sport.

## Appendix C: Facility Revenue and Cost Recovery

Consistent with the Guiding Principles and Pricing Objectives previously adopted by Council in report *2008-2010 Leisure Services Fees & Charges: Guiding Principles & Pricing Objectives*, recommended fees and charges have been developed to enable as many residents as possible to participate in leisure activities of their choice, while responsibly balancing the subsidization of such services through tax revenues with the customer's obligation to pay for services that they directly benefit from. A benefits-based approach had been used to create this balance.

The benefits-based approach recognizes that the role of the municipality is to provide a base level of service that enables the majority of citizens to participate in a range of leisure services; however, those who benefit from a particular City service are expected to pay for that service according to the level of value or benefit received. Specifically, this approach suggests that when the community benefits from an individual's use of a program or services (i.e., services provided to children or youth), all citizens should pay for the program or service through higher levels of subsidization. When an individual benefits from the use of a program or service (i.e., advanced levels of instruction or programs and services that are targeted for adults), individuals should pay through user fees.

To reflect this approach, cost recovery levels for services that are less specialized and targeted mostly at children and youth – including outdoor pools, athletic fields, and neighbourhood centres – have lower cost recovery levels, with the community as a whole sharing a greater percentage of the cost through municipal taxes. Cost recovery levels for services that are more specialized – such as fitness and aquatic facilities, arenas and the Neil Balkwill Civic Arts Centre – are higher, with the community as a whole subsidizing a lesser percentage of the cost through municipal taxes.

TABLE 1: Revenue 2016-2021

Facility or Service Area	2017	2018	2019	2020	2021	2019/2016 % Change*
Indoor Fitness & Aquatics	\$3,662,755	\$3,621,279	\$3,736,834	\$1,752,905	\$2,008,955	+2.0%
Neil Balkwill	\$179,385	\$154,049	\$162,605	\$80,365	\$104,263	-10.3%
Athletic Fields	\$375,040	\$401,642	\$401,546	\$110,299	\$233,957	+6.6%
Outdoor Pools*	\$207,028	\$147,178	\$136,398**	\$(131.23)	\$105,218	-51.8%
Neighbourhood Centres	\$176,269	\$175,812	\$161,139	\$49,702	\$50,980	-9.4%
Indoor Arenas	\$1,560,268	\$1,557,336	\$1,618,030	\$977,154	\$1,063,753	+3.6%
Golf Courses	\$2,945,457	\$2,735,410	\$3,022,413	\$3,426,080	\$4,109,905	+2.5%
Total	\$9,106,202	\$8,792,706	\$9,238,965	\$6,396,374	\$7,677,031	+1.4%

\*% change numbers do not reflect 2020 and 2021 due to the large impact COVID – 19 had on facility revenues and expenses.

\*\*2019 Outdoor Pool season did not include Maple Leaf, which reopened in 2021, and was the last season to include Wascana, which was free. Cost recovery fluctuates year to year as the operation is weather dependant.

Revenues across City of Regina recreational facilities have declined over the past six years. While a large part of the decline is due to the COVID-19 pandemic, there was a pre-pandemic decline across several facilities, with the exception of indoor arenas and athletic fields, which saw a slight increase in revenue. Golf courses saw a large increase in revenue, due to the COVID-19 travel restrictions in place throughout 2020 and 2021 which increased usage. Over the past decade, Regina has seen a very significant increase in the number of competitors in the gym and arts programming market; fifteen years ago, there were very few fitness providers outside of the City of Regina, the University of Regina, and the YMCA, and almost no private art studios. While Administration has been responsive to this change by continuously refreshing programming, more competition has led to a decrease in gym and art facility usage.

TABLE 2: Cost Recovery Levels (corporate overhead included)

Facility or Service Area	2017	2018	2019
<b>Indoor Fitness &amp; Aquatics</b>	41.8%	40.1%	43.8%
<b>Neil Balkwill</b>	37.5%	32.6%	34.5%
<b>Athletic Fields</b>	16.3%	16.5%	16.1%
<b>Outdoor Pools</b>	15.9%	11.4%	11.4%
<b>Neighbourhood Centres</b>	15.0%	17.4%	14.5%
<b>Indoor Arenas</b>	58.0%	51.8%	55.2%
<b>Golf Courses</b>	100%	100%	100%

Cost recovery levels tend to fluctuate slightly year-to-year due to several factors. Outdoor facility cost recovery tends to fluctuate based on the weather; which impacts the length of season, available booking hours, and costs to operate and maintain. Additionally, cost recovery levels include facilities costs for maintenance; therefore, facilities will experience higher costs in some years when compared to others depending on the level of maintenance required.

<b>Policy Title:</b>	<b>Applies to:</b>	<b>Reference #</b>
<b>Affordable Fun Policy</b>	Parks, Recreation and Cultural Services Department	###-XXX-##
<b>Approved by:</b>	<b>Dates:</b>	<b>Total # of Pages</b>
City Council	<b>Effective:</b> 01-Jan-2023	6
	<b>Last Review:</b> n/a	
	<b>Next Review:</b> 01-July-2025	
<b>Authority:</b> Director of Parks, Recreation and Cultural Services (as delegated by Council in the Community Services Fees Bylaw report [2022]); The City of Regina Leisure Fees Bylaw		

## 1.0 Purpose

The Affordable Fun Policy sets forth the parameters of the Affordable Access Program with respect to recreation programs and leisure passes, where the purpose of this program is to assist residents with financial barriers in accessing recreation, leisure, and cultural programs and services.

The Affordable Fun Policy further establishes the types of recreation and leisure services offered under the Affordable Access Program, including eligibility criteria, process for application, privileges offered for approved individuals and families and non-profit group under the program.

## 2.0 Scope

This policy applies to qualifying residents, non-profit organizations, and City of Regina Parks, Recreation, and Cultural Services (PRCS) director, staff, recreation facilities, and applicable classes and programs.

Additional recreation access programs offered by PRCS in collaboration with the Ministry of Social Services are not included under the Affordable Fun Policy.

## 3.0 Definitions

For the purpose of this policy:

1. *Basic necessities* – refers to food, shelter, and clothing.
2. *Equity* – refers to the pursuit of fairness, justice, and a focus on outcomes that are most appropriate for a given group, recognizing different challenges, needs, and abilities.

3. *Leisure pass* – refers to the City of Regina pass offered by the City of Regina. All regular applicable policies related to the use, cancellation, and temporary suspension still apply under the Affordable Access Program.
4. *Low-income* – as defined by the Low-Income Cut-offs determined annually by Statistics Canada based on community size.
5. *Privileges* – benefits or subsidies received by an individual, family, or group when a successful application has been granted under the Affordable Access Program.
6. *Registered programs* – refers to classes and programs offered by the City of Regina that require pre-registration. Current offerings of registered programs can be found in the City of Regina Leisure Guide.

## 4.0 Policy

The City is committed to providing inclusive, affordable services and programs for all residents. The Affordable Fun Policy supports the equity objectives of the Affordable Access Program in ensuring residents who are likely to devote a larger share of their income on basic necessities than the average and face increased barriers to participation have increased opportunity to participate in recreation, leisure, and cultural programs and services offered by the City of Regina.

### 1. Individuals & Families

#### 1. Eligibility

A resident or family is eligible for the Affordable Access Program given they reside in Regina, SK and if their household income is less than the Low Income Cut-offs, as determined annually by Statistics Canada.

#### 2. Application

- Applicants must complete the Affordable Access Program Application Form and include proof of income verification to apply for the Affordable Access Program.
- Acceptable forms of income verification include one of the following:
  - Canada Revenue Agency Notice of Assessment from the previous year prior to an application being made for all persons 18 years of age or older living in the household;
  - A letter from a Registered Social Worker on letterhead that includes:
- A list of all applicants (including dependents);
- That the writer is aware of the income eligibility rates noted in the Affordable Access Program and confirms that the applicant(s) qualify; and
- The writer's contact information and title;
  - Confirmation of Permanent Residence or Refugee Protection Claimant Documents, with arrival dates within one year for each person applying;

- Monthly statement of income for CPP Disability (including the income verification for a spouse/partner); or
- Confirmation of Saskatchewan Assured Income for Disability (SAID).
- Forms must be complete with all required information in order to be processed.
- Applications can be made by one of the following methods:
  - In person: deliver in person 7 days a week (except holidays) to one of the following major recreation facilities:
    - North West Leisure Centre, 1127 Arnason St
    - Sportplex, 1717 Elphinstone St
    - Sandra Schmirler Leisure Centre, 3130 East Woodhams Drive;
  - Fax: 306-777-6831; or
  - Email: [affordableaccess@regina.ca](mailto:affordableaccess@regina.ca).
- New applications are accepted throughout the year, however, approved, applicants are only registered for the year in which they apply with program privileges expiring on December 31 of each year.
- Re-application must be made annually to the program. Those re-applying to the program can re-apply in December each year.

### 3. Program Privileges

Under the Affordable Access program, a number of privileges are offered for those approved under the program that include discounts on the following programs and services:

- *Leisure Passes*
  - 80% off the regular general admission price for 1-, 3-, 6-, and 12-month leisure passes.
  - Leisure passes are non-transferable and must be presented when entering a leisure centre or recreation site where admission is required.
- *Single Admission*
  - 50% off on general single admission fees.
- *Registered Programs*
  - 80% off the regular price (to maximum of \$160 discount per family member) is offered on registered programs, including swimming, arts and crafts, and sports and fitness registered programs.
  - The discount does not apply to the cost of program materials or supplies.

## 2. **Groups**

### ○ Eligibility

Through the Affordable Access Program, groups that support individuals that are low income, experience barriers to participation, and/or play a strategic role in addressing the priorities identified in the Community Safety & Well-Being Plan are eligible to apply for



privileges under the Affordable Access Program. To be eligible groups must meet the following criteria:

- Must be a **registered non-profit community organization** that is operating with an active status, and that has been incorporated with Information Services Corporation for at least one year at the time of application;
  - The majority of the participants supported by the agency must be individuals whose household income is below the Low-Income Cut-offs, as determined annually by Statistics Canada; and
  - The organization's mandate must directly align with one or more of the following criteria:
    - Providing recreation and leisure opportunities;
    - Supporting individuals who experience significant barriers to participation; and/or
    - Plays a strategic role in addressing the priorities identified in the Community Safety & Well-Being Plan.
- Application
- Groups must complete the Affordable Access Program Group Application Form and submit all requested supporting documentation to apply for the Affordable Access Program.
  - Forms must be complete with all required information in order to be processed.
  - Applications can be made by one of the following methods:
    - In person: deliver in person 7 days a week (except holidays) to one of the following major recreation facilities:
      - North West Leisure Centre, 1127 Arnason St
      - Sportplex, 1717 Elphinstone St
      - Sandra Schmirler Leisure Centre, 3130 East Woodhams Drive;
        - Fax: 306-777-6831; or
        - Email: [affordableaccess@regina.ca](mailto:affordableaccess@regina.ca).
    - New applications are accepted throughout the year, however, approved, applicants are only registered for the year in which they apply with program privileges expiring on December 31 of each year.
    - Re-application must be made annually to the program. Groups re-applying to the program can re-apply in December each year.
    - Approval of application is conditional on satisfactory information provided in the Affordable Access Program Group Application Form.
    - In the event the number of applications poses a concern to service provision or otherwise, priority will be determined at the discretion of the PRCS Director. Organizations are encouraged to work with individuals and families to apply directly to the Affordable Fun program.

- Program Privileges

Qualifying groups can access a number of privileges when supporting clients that include discounts on the following programs and services:

- *Leisure Passes*
  - 50% off the regular general admission price for one-, 3-, 6-, and 12-month leisure group passes.
  - Group Affordable Fun Passes are transferable within the organization, and Leisure Pass cards must be presented when entering a leisure centre or recreation site where admission is required.
  - One Affordable Fun Pass entitles a group to bring up to 10 members of their organization, as long as there are at least two staff members and no more than 8 participants per pass entry.
- The PRCS Director reserves the ability to approve, revoke, or suspend privileges for groups related to the Affordable Fun Policy at their discretion.

## 5.0 Roles & Responsibilities

### PRCS Director

- Delegate authority for program administration and review to PRCS staff.

### PRCS Staff

- Annually review, update and revise application forms and processes through the lens of efficient, effective, and equitable customer service.
- Annually review the registered program subsidy. The program cap will be increased when 20% of the Child and / or Youth recipients exhaust their annual registered program subsidy.
- Promote, inform, and support residents in applying to the Affordable Access Program, including providing direction to applicants when information may be missing from an application.
- Approve applications for Affordable Access Program.
- Approve group applications to Affordable Access Program as they relate to the Affordable Fun Policy.
- Ensure all income documents are destroyed as soon as information has been verified for program eligibility.
- Work to process applications within 2-3 weeks of receiving an application.

### Residents

- Review Affordable Access Program details, eligibility, and application information prior to application.
- Submit completed application with supporting documentation, as outlined in this policy.
- Re-apply annually to the Affordable Access Program.

#### Groups/Non-Profit Organizations

- Review Affordable Access Program details, eligibility, and application information prior to application.
- Submit completed application with supporting documentation, as outlined in this policy.
- Re-apply annually to the Affordable Access Program.

## 6.0 Related Forms

Affordable Access Program Application Form

Affordable Fun Program Groups Application Form

## 7.0 Reference Material

Community Safety & Well-Being Plan

Recreation Master Plan

Affordable Access Program page on [Regina.ca](https://www.regina.ca)

## 8.0 Revision History

Date	Description of Change	(Re)-Approval Required (y/n)
01-01-2023	Initial Release.	Yes



## Intensification Annual Report & Initiatives Update

<b>Date</b>	September 28, 2022
<b>To</b>	Mayor Masters and City Councillors
<b>From</b>	Executive Committee
<b>Service Area</b>	Planning & Development Services
<b>Item #</b>	CR22-107

### RECOMMENDATION

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That City Council:

1. Authorize the City Manager, or designate, to implement additional incentive programs to advance intensification and revitalization efforts as described in Appendix A, and amended as follows:
  - a) Expand the target area for the revitalization and intensification incentive programs to include the Heritage and North-Central neighbourhoods, in addition to the City Centre;
  - b) Add construction costs as an eligible project cost under the intensification incentive program;
  - c) Add costs to demolish an existing building and replace it with a new building of the same land use (i.e. "like for like") as an eligible cost under the revitalization incentive program; and
  - d) Allow any building that undergoes interior improvements for the purposes of building or fire code compliance to be eligible for funding under the Revitalization Incentive Program, even if the improvements are not to accommodate an imminent "change in land use" or new development in the building;
2. Authorize the Executive Director, City Planning & Community Development, or designate, to incorporate funding for future grants available under the programs described in Appendix A through future budget allocations;

3. Direct Administration to report back to City Council by the end of Q4, 2022 with a report regarding refocusing the scope of the neighbourhood planning program to:
  - a) Focus on the revitalization of strategic areas and corridors, rather than defined neighbourhood boundaries;
  - b) Consider improvements to streetscapes and the public realm;
  - c) Analyze infrastructure opportunities and constraints related to possible intensified development opportunities; and
  - d) Identify key sites within a specific area for potential zoning bylaw amendments to accommodate higher intensity land uses;
4. Approve an amendment to *The Development Application Fee Bylaw, 2008* to waive:
  - a) Zoning bylaw amendment application fees for applications involving rezoning sites to accommodate an intensified development in the City Centre, Heritage and North Central neighbourhoods;
  - b) Discretionary use application fees for applications involving an intensified development in the City Centre, Heritage and North Central neighbourhoods; and
  - c) Official Community Plan amendment application fees for applications supporting intensification opportunities in the City Centre, Heritage and North Central neighbourhoods;
5. Instruct the City Solicitor to prepare an amendment to *The Development Application Fee Bylaw, 2008*, to give effect to recommendation #4, to be brought forward to a subsequent meeting of City Council following approval of these recommendations by City Council and the required public notice; and
6. Remove item CR21-86 from the Outstanding Items List for City Council.

## HISTORY

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At the September 7, 2022, meeting of Executive Committee, the Committee considered the attached EX22-88 report from the City Planning & Community Development Division.

Stu Niebergall, Regina & Region Home Builders' Association, Regina, SK, addressed the Committee.

The Committee adopted a resolution to table the report, and related amendments, to the September 21, 2022, meeting.

At the September 21, 2022, meeting of Executive Committee, the Committee continued consideration of report EX22-88 and adopted a resolution to concur in the recommendation contained in the report, with the following amendments:

1. That Appendix A from Recommendation #1 be amended by:
  - a) Expanding the target area for the revitalization and intensification incentive programs to include the Heritage and North-Central neighbourhoods, in addition to the City Centre;
  - b) Adding construction costs as an eligible project cost under the intensification incentive program;
  - c) Adding costs to demolish an existing building and replace it with a new building of the same land use (i.e. "like for like") as an eligible cost under the revitalization incentive program; and
  - d) Allowing any building that undergoes interior improvements for the purposes of building or fire code compliance to be eligible for funding under the Revitalization Incentive Program, even if the improvements are not to accommodate an imminent "change in land use" or new development in the building;
2. That Recommendation #4 be amended by:
  - a) Waiving official community plan amendment application fees for applications supporting intensification opportunities in addition to discretionary use and zoning bylaw amendment application fees; and
  - b) Expanding the target area for the fee waivers to include Heritage and North Central, in addition to the City Centre; and
3. That the date in Recommendation #7 be amended to read September 28, 2022.

Recommendation #8 in the attached report does not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE

  
Amber Ackerman, Interim City Clerk 9/22/2022

**ATTACHMENTS**

EX22-88 - Intensification Annual Report & Initiatives Update

Appendix A - Intensification & Revitalization Programs Overview

Appendix B - Incentive Program Jurisdictional Review

Appendix C - OCP Growth Plan

Appendix D - Established Area vs Greenfield Growth

Appendix E - Consultation Summary

Appendix F - Market Analysis

Appendix G - Market Analysis Study Area

Appendix H - Consumer Housing Survey



## Intensification Annual Report & Initiatives Update

<b>Date</b>	July 6, 2022 September 7, 2022
<b>To</b>	Executive Committee
<b>From</b>	City Planning & Community Development
<b>Service Area</b>	Planning & Development Services
<b>Item No.</b>	EX22-88

### RECOMMENDATION

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The Executive Committee recommends that City Council:

1. Authorize the City Manager, or designate, to implement additional incentive programs to advance intensification and revitalization efforts as described in Appendix A.
2. Authorize the Executive Director, City Planning & Community Development, or designate, to incorporate funding for future grants available under the programs described in Appendix A through future budget allocations.
3. Direct Administration to report back to City Council by the end of Q4, 2022 with a report regarding refocusing the scope of the neighbourhood planning program to:
  - a) Focus on the revitalization of strategic areas and corridors, rather than defined neighbourhood boundaries;
  - b) Consider improvements to streetscapes and the public realm;
  - c) Analyze infrastructure opportunities and constraints related to possible intensified development opportunities; and
  - d) Identify key sites within a specific area for potential zoning bylaw amendments to accommodate higher intensity land uses.



4. Approve an amendment to *The Development Application Fee Bylaw, 2008* to waive:
  - a) Zoning bylaw amendment application fees for applications involving rezoning sites to accommodate an intensified development in the City Centre; and
  - b) Discretionary use application fees for applications involving an intensified development in the City Centre.
5. Instruct the City Solicitor to prepare an amendment to *The Development Application Fee Bylaw, 2008*, to give effect to recommendation #4, to be brought forward to a subsequent meeting of City Council following approval of these recommendations by City Council and the required public notice.
6. Remove item CR21-86 from the Outstanding Items List for City Council.
7. Approve these recommendations at its meeting on July 13, 2022.

## ISSUE

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*Design Regina: The Official Community Plan (OCP)* directs “at least 30 per cent of new population to existing urban areas as the City’s intensification target.” This report provides annual intensification reporting for 2021 and recommendations to accelerate progress on the intensification<sup>1</sup> goals and targets from the OCP, priorities identified by the Recovery & Efficiency Task Force and City Centre Core Framework goals.

## IMPACTS

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### Financial Impact

#### Incentive Programs

The future incentive programs summarized in Appendix A will initially target the City Centre<sup>2</sup> only. The incentive programs are intended to offer eligible applicants the choice of a tax exemption or lump-sum grant incentive.

Grant funding for the future incentive programs will be requested through the 2023 budget cycle and, if approved, will be available to fund projects in 2023 and 2024. The funding requirements for

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<sup>1</sup> The terms ‘intensification’ and ‘intensified development’ may be used interchangeably and are defined in the OCP as: “Construction of new buildings or addition to existing buildings on serviced land within existing built areas through practices of building conversion, infill or redevelopment”.

<sup>2</sup> The City Centre is identified on OCP Map 1 – Growth Plan (Appendix C) and includes Downtown, Centre Square, REAL District and portions of neighbourhoods surrounding Downtown such as Warehouse District, Cathedral, North-Central and Heritage.

grants are based on similar programs from other jurisdictions, as identified in the Intensification Incentive Discussion Paper presented to City Council in May 2021 (CR21-86) and jurisdictional research attached as Appendix B.

Per the Development Charges Policy, 'tax lift'<sup>3</sup> from intensified development within established areas of the city is used to fund intensification-related projects. As such, tax exemptions provided under each future program will delay the collection and allocation of tax revenue from intensified development in the City Centre to fund intensification-related infrastructure projects, however, it is fully intended to be collected after the exemption period ends.

Staff resources for administering each incentive policy will be found within existing staff complements.

#### Waiver of Fees

Waiving zoning bylaw amendment and discretionary use applications fees for projects involving intensified development within the City Centre will have minimal impact on yearly planning application fee revenue. Zoning bylaw amendment application fees are set at \$3,500 for minor applications and \$5,400 for major applications. Discretionary use application fees are set at \$2,500 and \$5,000 for minor and major applications, respectively. This can be revisited at a later date and fees may be re-instated when incentives are no longer required.

#### **Policy/Strategic Impacts**

The report recommendations align with OCP intensification policy and certain Recovery & Efficiency Task Force priorities, such as: Priority 1 – *A Liveable, Sustainable, and Vibrant Downtown*, Priority 2 – *Attracting Investment with a Focus on Service Delivery and Community Responsibility* and Priority 3 – *Sustainable and Resilient Growth*.

In addition, the report recommendations complement City Centre Core Framework goals of prioritizing City Centre development for intensification and investing in infrastructure to support City Centre Core development.

The recommendations align with the policies, priorities and goals noted above as they are designed to support and facilitate economic growth and intensification opportunities within the City Centre by allowing development in the City Centre a more viable option from financial, regulatory and procedural perspectives.

Intensification is a key component of certain actions recommended in the Energy and Sustainability

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<sup>3</sup> The term 'tax lift' refers to the difference in municipal taxes on a property before new development occurs and the taxes after new development is completed.

Framework (ESF) to reach Regina's energy and emissions reduction goal by 2050. Action 8.5 (Spatial densification: Residential) and Action 8.6 (Spatial densification: Commercial) involve adapting the City's growth plan to allocate 15 per cent of new population to City Centre, 50 per cent to intensification areas (i.e. specific zones along transit nodes) and 35 per cent to new neighbourhoods.

The recommendations may accelerate progress on current OCP intensification targets and assist with alignment with ESF targets. The recommendations also support and maximize the benefits of other key areas of the ESF, known as the "Seven Big Moves", for actions necessary to achieve Regina's energy and emissions reduction goals, specifically, *Big Move Six, Action 6.1: Increase Active Transportation and Transit Use*.

### **Environmental Impact**

Intensification in established areas of cities is generally known to contribute to the reduction of energy consumption and associated greenhouse gas emissions in various ways, such as: reducing travel distances, encouraging active transportation and use of transit, creating a more compact city by building up existing areas and making more efficient use of land and infrastructure already developed and in place.

## **OTHER OPTIONS**

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1. Do not proceed with the recommendations and maintain the status quo. Under this option, intensification would still be supported through existing, ongoing and planned initiatives, programs and services (e.g., Underutilized Land Improvement Strategy), however, developers would not receive any additional financial relief for developing in the City Centre. This may continue the trend of developers prioritizing greenfield areas for new development over established areas, as developing in greenfield areas can provide more certainty (e.g., infrastructure capacity, zoning) and relatively fewer development barriers and costs.
2. Expand the target area for these recommendations (i.e., City Centre) to other core area neighbourhoods, such as Heritage and North-Central. Expanding the target area for the recommendations may diminish the momentum and cumulative benefits of increased intensification and revitalization that can be present when targeting more specific and concentrated areas alone, such as the City Centre. In addition, there would be a degree of risk associated with expanding the target area without first having appropriate consultation with impacted areas related to sites and land uses appropriate for intensification at the neighbourhood-scale. Administration does anticipate bringing forward future plans for incentivizing development in surrounding neighbourhoods, see next steps sections of this report for more details.

## COMMUNICATIONS

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Stakeholders and other interested parties have received a copy of the report and notification of the meeting to appear as a delegation and will receive written notification of City Council's decisions. Stakeholders were consulted on intensification incentives, the density target for new neighbourhoods and three intensification-related discussion points from CR21-86.

Regina housing consumers were engaged as a part of the statistical market analysis through a housing survey conducted via telephone and online related to housing type and locational preferences. This approach ensured that residents from each Ward completed the survey.

This report contains a 2021 update on the implementation of the Underutilized Land Improvement Strategy. More detailed results from the implementation of the strategy in 2021 will be posted on the 'growth & intensification' webpage on Regina.ca.

Public notice of the public hearing required when Council considers the proposed bylaw amendment to *The Development Application Fee Bylaw, 2008* to waive certain planning fees for intensified development will be given in accordance with *The Public Notice Bylaw, 2020*.

## DISCUSSION

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Planned, strategic growth of a city can result in positive impacts, such as job creation, increased income, additional tax revenue and higher property values. Specifically, revitalization efforts and intensification growth can generate additional community investment and increase the efficiency of City services (e.g. transit), infrastructure (e.g. water, sewer) and amenities (e.g. parks and recreation facilities) supporting well-being and quality of life for residents.

### **Intensification Annual Reporting**

The OCP manages the city's growth to a population of 300,000 and provides a Growth Plan (Appendix C) for achieving a population of 300,000 through development and population growth in greenfield and established areas of the city. The Growth Plan is partially influenced by two intensification-related targets from the OCP which the City has been reporting on since the implementation of the OCP in 2014:

1. *Intensification Target* – 30 per cent of all new population growth is to occur through intensification in established areas; and
2. *City Centre Population Target* – 10,000 in population growth is to occur within the boundaries of the City Centre.

Progress on the current OCP intensification target is estimated annually based on building permit data and is calculated by measuring the proportion of growth in greenfield areas against growth in established areas. The most recent annual estimate of residential intensification indicates that the intensification rate in 2021 was -5.2 per cent. Although greenfield growth dropped from 2020 to 2021 (Appendix D), the intensification rate decreased during this period due to demolition permits in established areas outpacing permits for new intensified residential development. This brings the cumulative residential intensification rate since the implementation of the OCP in 2014 to 11.2 per cent, as shown in Table 1 below.

**TABLE 1 – Tracking the Intensification Rate – 2014 to 2021\***

	2014	2015	2016	2017	2018	2019	2020	2021
Intensification Rate:	26.3%	11.8%	10.6%	5.0%	4.1%	5.4%	4.5%	-5.2%
Cumulative Average:	26.3%	20.5%	17.4%	14.0%	13.4%	13.0%	12.2%	11.2%

\*See Appendix D for a detailed breakdown of established area growth vs greenfield growth from 2014 to 2021.

Cumulative City Centre population growth between 2014 to 2021 is estimated to be 81. This data is an estimate based on building permit activity and average household sizes. Detailed data from the 2021 Census will be used to verify and update progress on these targets when it is released in late-2022 or early-2023.

### **Underutilized Land Improvement Strategy Reporting**

The Underutilized Land Improvement Strategy (ULIS) was approved by City Council in July 2019 (CR19-72) and finalized in December 2019. The content was informed by the findings of the 2018 Underutilized Land Study (CR18-126). The ULIS addresses barriers to the redevelopment of underutilized lands. Implementation of the ULIS is reported annually over the strategy's 10-year lifespan (2020-2030).

The ULIS contains several goals, each with strategic actions to be initiated over four timeframes:

- Immediate (2019);
- Short-term (2020 to 2021);
- Medium-term (2022 to 2024); and
- Long-term (2025 to 2030).

The ULIS goals capture strategic actions related to regulations, process improvements, financial considerations, promotional aspects of intensification and overall monitoring to determine impact over time. The ULIS contains a total of 48 strategic actions, with 26 to be initiated within the first three years (2019 to 2021) of implementation. Table 2 below, provides progress on the immediate, short-term, and medium-term strategic actions.

**TABLE 2 – 2021 Progress on Immediate, Short-term and Medium-term Strategic Actions**

	15 Immediate (2019)			11 Short-term (2020-2021)			15 Medium-term (2022-2024)		
Status	Complete	In-Progress	Not Started	Complete	In-Progress	Not Started	Complete	In-Progress	Not Started
2020	6	7	2	3	6	2			
2021	7	8	0	4	6	1	0	10	5

2021 implementation highlights include:

- The Development Levy Bylaw was amended in December 2021 (CR21-73) to repeal the Intensification Levy and instead fund intensification-related infrastructure through ‘tax lift’ from any intensified development within established areas.
- A customer interface portal called ‘eBuild’ was developed allowing applicants to submit and track building permits online.
- The methodology for maintaining the Underutilized Land Inventory was refined to provide for more accurate management and reporting on the inventory going forward. As a result, the 752 underutilized sites identified in the initial 2018 inventory have been updated to 755. The updated inventory is summarized in Table 3 below.

**TABLE 3 – Underutilized Land Inventory as of December 31, 2021**

Land Type:	Vacant Lots	Surface Parking	Parking Attached	Commercial Storage	Double Lot	Vacant Building *	Misc. Use**	Total :
# of Lots:	358	153	104	63	47	22	8	755

\*Administration will further refine the methodology for capturing the inventory of vacant buildings in 2022. This number is based on the 2018 inventory.

\*\*This number is based on the 2018 inventory of locations that have suitable temporary uses, including private playgrounds and community gardens.

Ongoing initiatives underway supporting the ULIS include:

- Advancement of the Neighbourhood Land-Use Planning Program;
- Dewdney Avenue Corridor Rehabilitation;
- Implementation of City Centre Core Framework;
- Implementation of The Yards Neighbourhood Plan; and
- A report exploring the regulation of temporary uses is targeted for Q4, 2022. This report will consider findings from stakeholder consultation to inform potential zoning bylaw amendments to allow and regulate a range of temporary uses in certain areas of the city.

### **Consultation on Intensification Incentive & Discussion Points and Market Analysis**

During the deliberation on the Intensification Incentive Discussion Paper (CR21-86), City Council authorized Administration to consult stakeholders on an intensification incentive and three related discussion points:

- *Discussion Point #1* – Incentivizing temporary and public usage of vacant sites;
- *Discussion Point #2* – Restrictions and/or disincentives on where certain housing types can be built (e.g. higher-density development) in an effort to compel particular development in the neighbourhoods or other newer or existing subdivisions assigned in this report; and
- *Discussion Point #3* – Expanding the City's land development strategy to include the recruitment of certain development and development types in the assigned neighbourhoods.

In addition, an independent market analysis and housing survey were undertaken to understand consumer housing and locational preferences in the city.

Consultation on the density target for new neighbourhoods was directed by City Council on August 11, 2021 (MN21-8) and was added to the scope of this consultation due to the interrelated nature of the topics. Reporting on the density target will come in a separate report.

### Stakeholder Consultation

Stakeholder consultation on an intensification incentive, the density target for new neighbourhoods and the three related discussion points from CR21-86 were completed through several touchpoints, which are detailed below.

#### *Session with Land, Social and Economic Development Stakeholders*

A virtual information session and workshop were held on December 14, 2021. Approximately 120 stakeholders from Regina's land, social and economic development communities were invited to the session. Before the session, stakeholders were provided with a discussion paper package that included background information and research. 29 stakeholders attended the session.

After the session, a virtual questionnaire on the consultation topics was provided to all stakeholders invited, regardless of whether they attended or not. The City received 22 responses to the questionnaire with representation from each stakeholder community. Feedback from the session with the various stakeholder communities and the associated questionnaire include: (see Appendix E for full results):

- Identification of a preferred intensification incentive program that includes a grant covering costs unique to intensification projects (e.g. demolition of derelict buildings, site remediation).
- Temporary uses can be incentivized by allowing and regulating them through clear and easy-to-understand policy.
- Opposition to potential policies intended to restrict new greenfield development to compel new development to core areas instead.

- Any type of development should be recruited to core areas. However, improvements to infrastructure, streetscapes, additional commercial amenities and revitalization of core area neighbourhoods are needed before new development will occur.
- When looking to redevelop within existing vacant buildings, there can be costly challenges associated with upgrading the building to meet building and fire code standards to support a new development or land use change.

### *Be Heard Regina*

Additionally, engagement was offered through Be Heard Regina targeted to community associations, neighbourhood school stakeholders and those signed up for the City's Design Regina interested parties list, which has more than 500 individuals registered to receive email updates. The Be Heard Regina engagement included an overview of the project, access to a discussion paper package providing background on consultation topics and a non-statistical survey. The survey was open from January 6 to January 16, 2022 and was completed by 213 respondents.

Findings from the Be Heard survey include (see Appendix E for full results):

- There is overall interest in the City regulating a wide range of temporary land-use types with specific development standards and an indifference as to whether temporary uses are regulated through the Zoning Bylaw or a separate policy.
- Respondents generally oppose potential policies intended to restrict new greenfield development to compel new development to core areas instead.
- The City needs to make improvements to streetscapes, beautification, clean-up and overall revitalization in core areas before areas will intensify with more people and development.

### Market Analysis

The market analysis (Appendix F) consisted of two phases: statistical data-driven analysis and a housing survey.

#### *Phase One: Statistical Analysis*

A statistical market analysis was completed by consultant, Intelligence House, at the end of November 2021. It reviewed supply and demand dynamics of housing products using current market data to identify current market drivers that influence consumer preference toward certain housing types and locations.

Data from the analysis is segmented by city areas/zones (Appendix G) to provide a detailed account of consumer demographics and to understand preferences and conditions across different areas of the city. The analysis included a focus on the core/central area, specifically some of the factors that may be contributing to a lack of intensification.

Findings from the statistical analysis include:



- Some neighbourhoods within the central area of the city are hindered by a lack of attractive housing supply and need commercial amenity and neighbourhood improvements to support intensification and development. As a result, there currently is little demand for consumers to relocate to the central area of the city. To address the lack of demand, the market analysis hypothesizes that incentives may be needed to kick-start the development of higher quality housing in the area in concert with targeted enhancement of neighbourhood amenities and spaces.
- There is a mismatch between new housing products supplied to the market (e.g. multi-family dwelling) in greenfield areas and current consumer preference which shows a preference for single-family dwellings.
- The analysis indicates that if single-family dwellings are not available within greenfield areas, consumers are willing to pursue already-built single-family homes in certain mature neighbourhoods which may inflate the prices of these types of homes.
- The market analysis suggests certain core neighbourhoods have conditions that are conducive towards intensification opportunities, based on various demographic and locational factors.

#### *Phase Two: Survey*

A housing survey (Appendix H) was undertaken to supplement the statistical analysis by testing the findings of the analysis and identifying other gaps in the housing market where preference-oriented demand is currently unmet. Survey questions were designed based on the findings of the market analysis and included a focus on the intensification of established areas of the city.

The survey began in late November and concluded in mid-December. Survey respondents were provided with an option to provide telephone or web-based responses based on their preferences. The sampling strategy targeted all 10 wards of the City, with top-ups in target neighbourhoods. A total of 528 residents completed the survey.

Findings from the housing survey include:

- Respondents ranked lot size (23 per cent), adequate square footage/space (22 per cent) and preferred style of garage (21 per cent) as the top three most important property features for a household.
- Respondents ranked proximity to shopping/amenities (46 per cent), parks and playgrounds (33 per cent) and neighbourhood safety (19 per cent) as the top three most important community features for a household.
- 41 per cent of respondents (or a friend or family member) are planning to move or buy a home in the next five years.
- 53 per cent of respondents who identified as 'movers' indicated they would prefer to move within the City of Regina, while 32 per cent of these respondents indicated they would prefer to move outside of Regina. Of those who indicated they would prefer to move outside of

Regina, 50 per cent specified they are most likely to pursue other communities in Saskatchewan.

- Respondents who identified as ‘movers’ or ‘recent movers’ were asked what factors would have to be offered in central neighbourhoods for them to live there. The top three responses were:
  - Reduced criminal activity/safer environment (28 per cent);
  - Nothing – respondent would not consider moving here (19 per cent); and
  - Proximity to amenities, stores and services (18 per cent).

### **Recommendations:**

Based on annual intensification reporting, intensification consultation and market analysis, several actions are recommended to advance progress on the City’s intensification and City Centre growth targets.

#### **1. Intensification and Revitalization Incentive Programs**

The establishment of future intensification and revitalization incentive programs initially targeted to the City Centre is recommended to encourage both intensification and revitalization of core areas. An overview of the programs is attached as Appendix A for reference.

Prior to stakeholder consultation on incentives, there had been a focus on developing a program to incentivize intensification on underutilized sites. However, findings from stakeholder consultation, market analysis and the housing survey indicate a shared sentiment that revitalization of core areas is also needed to encourage new development, businesses and amenities. A revitalization incentive program providing financial compensation to building owners and businesses may assist in catalyzing the revitalization of existing buildings within core areas, which in turn may attract intensified development opportunities.

Both incentive programs offer eligible applicants the choice of a lump-sum grant or tax exemption incentive calculated based on defined eligible costs incurred during an intensification or revitalization project.

#### **2. Expanding the Scope of the Neighbourhood Land Use Planning Program**

The Neighbourhood Land Use Planning Program entails updating 12 neighbourhood plans in existing areas and creating plans for 19 neighbourhoods that currently do not have a neighbourhood plan. Prioritization of this work is defined in the Neighbourhood and Corridor Sequencing Plan (PPC19-2).

Neighbourhood plans are secondary plans providing detailed land use, urban design and infrastructure policies at a neighbourhood scale. Most recently, the Al Ritchie Neighbourhood Land Use Plan was completed and approved by City Council (CR22-29). Work on the Hillsdale

Neighbourhood Land Use Plan is currently in-progress.

Experience from the neighbourhood planning process and findings from the consultation, market analysis and housing survey described in this report suggest there may be a need to re-focus neighbourhood plans to consider additional factors related to intensification. For instance, infrastructure capacities play a role in determining whether intensification is viable in an area. Additionally, the overall quality of streetscapes, natural amenities and the public realm in area can impact private sector investment in the area. As such, it is recommended that Administration report back to City Council regarding re-focusing the scope of the neighbourhood plan to address additional factors related to intensification and revitalization:

- A. Focusing on the revitalization of strategic areas and corridors, rather than defined neighbourhood boundaries;
- B. Considering improvements to streetscapes and the public realm;
- C. Analyzing infrastructure capacities related to possible intensified development opportunities within a defined area; and
- D. Identifying key sites within a specific area for potential zoning bylaw amendments to accommodate higher intensity land uses.

The review will also examine whether the City Centre and other core areas should be further prioritized for this work, as they collectively have the highest concentrations of underutilized sites in the city.

### 3. Waiver of Fees

To help support intensification opportunities and reduce regulatory barriers, Administration recommends City Council waive zoning bylaw amendment application fees for applications that involve rezoning a site to a zoning district that accommodates a higher intensity of land use to support a specific intensified development proposal. An example of this could be a developer who needs to rezone a site zoned for single-family development to a zoning district that accommodates a proposed multi-family development.

Additionally, intensified development applications can require discretionary use approval depending on the nature of development and current zoning for the site. As such, it is recommended that discretionary use application fees are also waived for intensified development.

It is recommended that the waiver of these fees be targeted to the City Centre initially. Prioritizing the City Centre is recommended to facilitate the development of the high number of underutilized sites in the area and to bring the City closer to the OCP City Centre population target of 10,000 new residents.

**Next Steps:**

The recommendations initially target the City Centre only. Surrounding core neighbourhoods also have high concentrations of underutilized sites and market potential for intensification, as identified in the market analysis (e.g. Heritage). However, since these surrounding neighbourhoods are predominantly comprised of residential land uses, consultation with residents is recommended to understand community needs and what sites, areas and land uses should be targeted for intensification and renewal through incentives, plans and related policy. For instance, there are current plans for analysis of housing data and consultation with communities on built form and land use. Data and consultation of this nature can be used to help tailor future incentive programs and policies to ensure they meet community needs.

As each recommendation is implemented, Administration will track performance measures, such as number of applications, the construction costs, property assessment growth, etc., related to the overall impact the programs are having on proliferating intensification and revitalization within the City Centre. After evaluating performance and completing further consultation with core area neighbourhoods, Administration will report back to City Council with recommendations related to the continuation or alteration of incentive programs and policies. This report will also consider whether the target area should be expanded to other core areas to better target intensification and community renewal.

The administration of the proposed incentive programs, as well as the existing housing and heritage incentive programs, will be coordinated and resourced to ensure customers are provided upfront and continued support throughout their projects. The incentive programs will be stackable and both tax exemptions and grants may be accessed from different programs, if projects are eligible. This approach will be more efficient than having multiple business areas administer similar incentive programs separately and will allow staff to work with applicants to identify opportunities to maximize the benefits offered in all programs.

**DECISION HISTORY**

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*Design Regina: The Official Community Plan (OCP)* was adopted by City Council in December 2013 (CR13-173) and received Ministerial Approval from the Province in March 2014.

In 2016, City Council passed motion *MN16-9 – Neighbourhood Plans*, directing the City to prioritize the completion of new ‘neighbourhood plans’, which form a part of the OCP (Part B) and outline growth policy for specific neighbourhoods. In 2019, the Planning & Priorities Committee was presented with a Neighbourhood & Corridor Sequencing Plan for completing these new neighbourhood plans (PPC19-2), which included direction for:

- The area of the city that would be subject to new neighbourhood plans (Intensification Area);

- When a particular neighbourhood receives a new neighbourhood plan (Neighbourhood Corridor & Sequencing Plan);
- Establishing neighbourhood plans boundaries that align with Community Association boundaries; and
- Defining the scope and intent of neighbourhood plans.

On December 17, 2018, City Council endorsed the Underutilized Land Study and directed Administration to develop an Underutilized Land Improvement Strategy (CR18-126). The Underutilized Land Improvement Strategy was developed and approved by City Council on July 29, 2019, with the following amendments:

- That neighbourhood clean-up campaigns be included in the strategy;
- That tax legislation changes be included in the strategy; and
- That investment in innovative transit be included in the strategy (CR19-72).

On April 14, 2021, City Council approved the City Centre Core Framework (CR21-48) which provides a collective vision between the City of Regina, Regina Downtown Business Improvement District, Regina Warehouse Business Improvement District and Regina Exhibition Association Limited for coordinated processes, complementary land uses and the infrastructure required to support and connect development in the land areas comprising the 'City Centre Core'.

An Intensification Incentive Discussion Paper (Discussion Paper) was presented to City Council on May 12, 2021 (CR21-86), where Administration was authorized to consult stakeholders on incentive options from the Discussion Paper with three incentive options serving as a starting point for consultation:

1. Development Charge [Intensification Levy] Rebate;
2. Choice of Tax Increment Equivalent Grant or Tax Exemption; and
3. Annual Tax Increment Equivalent Grants Covering Eligible Project Costs.

During their deliberation on the Discussion Paper, City Council added the undertaking of a market analysis to the project and consultation on three related discussion points:

1. Incentivizing temporary, public usage (community gardens and public spaces);
2. Restrictions and/or disincentives on where certain housing types can be built in an effort to compel particular developments in the neighbourhoods or other newer or existing subdivisions assigned in this report; and
3. Expanding the City's land development strategy to include the recruitment of certain developments and development types in the assigned neighbourhoods (CR21-86).

The repeal of the Intensification Levy in November 2021 and the introduction of a policy that would fund intensification-related infrastructure through tax lift from intensified development changed the nature of some of the incentive options outlined in the Discussion Paper. As such, Council removed

the Development Charge Rebate option from the scope of this consultation through their approval of the recommendation to repeal the Intensification Levy (CR21-161).

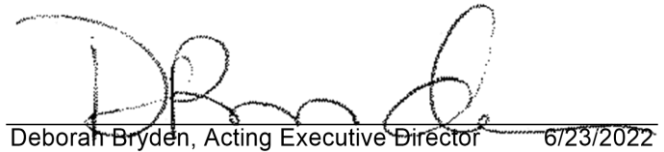
Respectfully Submitted,

Respectfully Submitted,



Autumn Lawson, Director, Planning & Development Services

6/22/2022



Deborah Bryden, Acting Executive Director

6/23/2022

Prepared by: Luke Grazier, Coordinator, Integration & Stakeholder Relations

### **ATTACHMENTS**

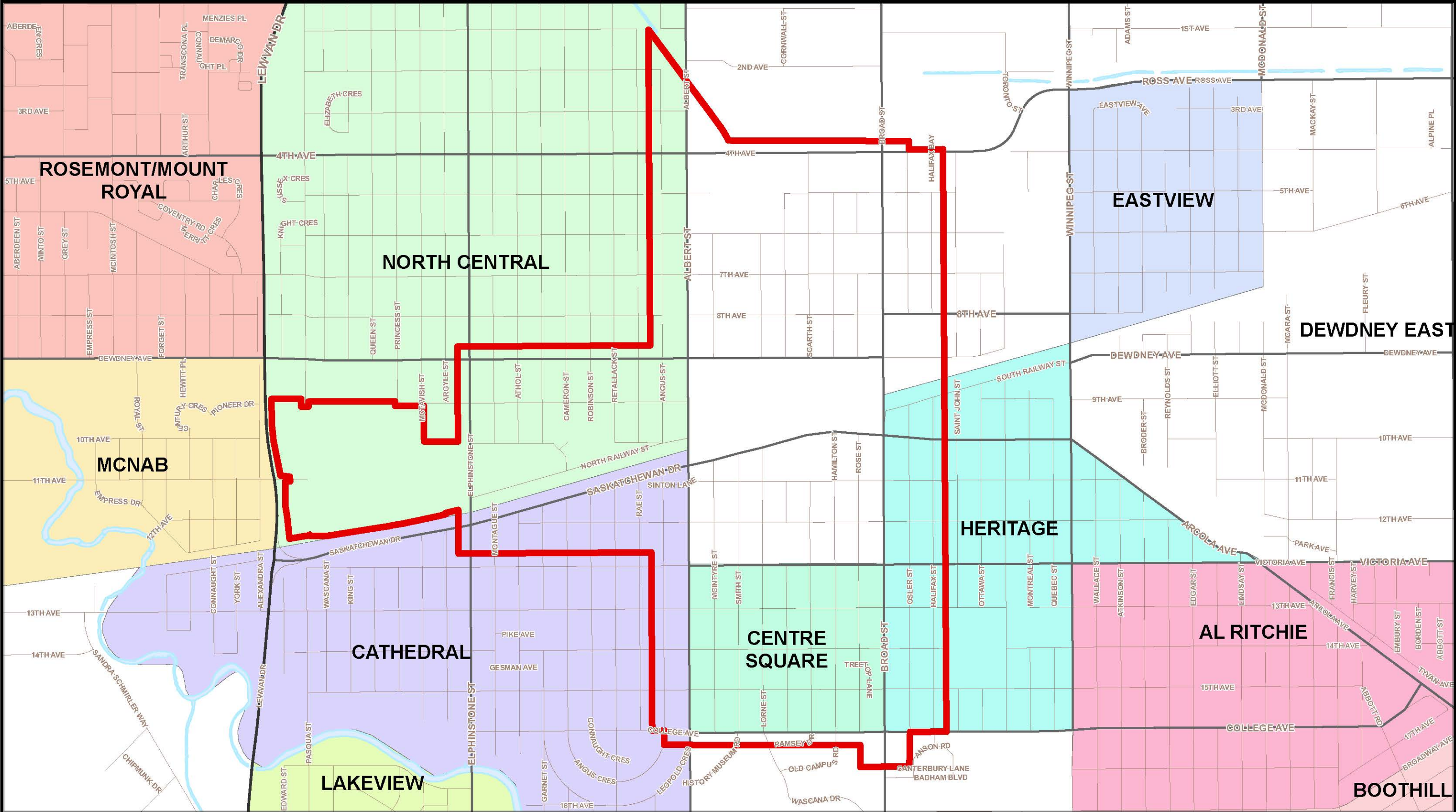
Appendix A - Intensification & Revitalization Programs Overview  
Appendix B - Incentive Program Jurisdictional Review  
Appendix C - OCP Growth Plan  
Appendix D - Established Area vs Greenfield Growth  
Appendix E - Consultation Summary  
Appendix F - Market Analysis  
Appendix G - Market Analysis Study Area  
Appendix H - Housing Survey

## Appendix A

### Incentive Programs Overview:

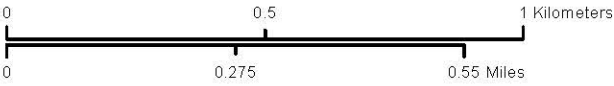
	<b>Intensification Incentive Program:</b>	<b>Revitalization Incentive Program</b>
<b>Intent:</b>	To encourage residential, commercial and mixed-use intensification in core areas by providing financial incentives to assist developers with financing intensification projects.	To financially support property and business owners with certain exterior (e.g. façade improvement) or interior building code compliance improvements contributing to revitalization, beautification and reinvestment of properties.
<b>Program Description:</b>	Eligible applicants may select their choice of a lump-sum grant incentive capped at \$50,000 or an annual tax exemption incentive not exceeding total annual property taxes (similar to the Heritage Incentive Policy), calculated based on eligible project costs incurred as a result of an intensification project.	Eligible applicants may select their choice of a lump-sum grant incentive capped at \$50,000 or an annual tax exemption incentive not exceeding total annual property taxes (similar to the Heritage Incentive Policy), calculated based on eligible project costs incurred as a result of a revitalization project.
<b>Target Area:</b>	Both incentive programs are initially targeted to the City Centre, as identified on <i>Official Community Plan Map 1 – Growth Plan</i> and shown on the next page of this appendix.	
<b>Eligibility Requirements:</b>	Must be a residential, commercial, mixed-use or adaptive reuse development that results in the intensification of a site or building in the incentive target area.	Must be a multi-unit residential, commercial or mixed-use building within the incentive target area that incurs over \$5,000 in total eligible project costs through a revitalization project.
<b>Eligible Project Costs:</b>	<p>Incentives offered under this program are intended to help compensate developers for additional costs (e.g. upgrading water lines) incurred as a result of an intensification project. These costs are intended to be exclusive to intensification projects and do not include general development costs, such as permit fees or construction materials/labour. Eligible project costs include:</p> <ul style="list-style-type: none"> <li>- Site serviceability studies or reports;</li> <li>- Environmental consulting fees for any required environmental reports;</li> <li>- Site remediation costs to support development on a contaminated or brownfield site;</li> <li>- Constructing or upgrading an on-site or off-site infrastructure improvement required to fulfill a condition of a planning approval; and</li> <li>- Demolition costs.</li> </ul>	<p>Eligible project costs include:</p> <ul style="list-style-type: none"> <li>- Building façade or exterior improvements (e.g. entryway improvements); and</li> <li>- Interior improvements required to bring a building into compliance with building and/or fire codes to support a building permit for a “change of land use” or new development in an existing building or space. <ul style="list-style-type: none"> <li>o A building code assessment or related report may be eligible if needed to support a building permit for a “change of land use” or new development in an existing building or space.</li> </ul> </li> </ul>
<b>Program Funding:</b>	\$300,000 to fund grants offered under both programs annually (\$150,000 per program).	
<b>Intake Period:</b>	Incentive applications under both programs will be accepted starting January 1, 2023. Lump-sum grant incentives will be available on a first-come, first-serve basis until annual program budgets are depleted.	





**LEGEND**

-  City Center
-  Water Body



**LOCATION MAP**

INCENTIVE TARGET AREA

Sustainable Infrastructure





## Appendix B

### Intensification & Revitalization Incentive Program Jurisdictional Review

Municipality:	Incentive Program Type:	Budget Details:	Duration:	Uptake:
Red Deer	<u>Residential and Mixed-Use Development Grant:</u> A lump-sum grant between \$50,000 to \$250,000 for newly constructed residential and/or mixed-use projects in the greater downtown area.	\$500,000 budget for 2021 and 2022.	Jun. 2021 to Dec. 31, 2022	During the previous two intake periods, five applications were approved and awarded a total of approximately \$300,000 in grants. These projects added 15 new residential units to the downtown area.
Grande Prairie	<u>Business Revitalization Grant:</u> A grant matching 50 per cent of construction costs up to a maximum grant amount of \$25,000 for any business that wishes to revitalize its property by enhancing the aesthetic appeal, access or safety of the building.	\$1.3 million in funding is allocated towards this program, a municipal fee rebate and a residential infill grant in 2021 and 2022.	Jul. 2021 to Dec. 31, 2022	Three applications were approved and awarded a total of approximately \$57,000 in grants. These projects had a total construction value of approximately \$195,000.
Medicine Hat	<u>Infill Incentive Program:</u> The program consists of five separate grants designed to support the local home building industry and support infill development. Applicants may be eligible to receive a maximum of \$25,000 in funding for any one grant or a combination of multiple grants. Grants include: <ol style="list-style-type: none"> <li>1. Zoning Bylaw Amendment Application Fee Grant;</li> <li>2. Residential Densification &amp; Renewal Grant;</li> <li>3. Hazardous Materials Survey &amp; Abatement Grant;</li> <li>4. Professional Design Services Grant; and</li> <li>5. Eligible Utility Infrastructure Grant.</li> </ol>	\$300,000 program budget for all five grant opportunities.	Aug. 2020, to Nov. 2021	Five applications were approved during the intake period. These applications did not fully deplete the program budget.  In 2022, the City of Medicine Hat will be bringing a report to the newly elected City Council regarding the continuation of the program.
Calgary	<u>Downtown Development Incentive (Phase 1):</u> A lump-sum grant up to a maximum of \$10 million per property for office to residential conversions. Grant recipients receive \$75 per square foot of the gross building area of existing office space being converted to residential.	\$100 million in funding has been approved for phase 1 of the program.  Funding for phase 2 of the program will be announced later in 2022.	Phase 1 of the program was open from Aug. 15, 2021 to Sept. 15, 2021.  Phase 2 of the program is expected to begin later in 2022.	To date, under phase 1 of the program, three projects have been approved for funding totalling approximately \$31 million. The three projects are expected to remove 414,000 ft <sup>2</sup> of office space and create an estimated 401 homes.

## Intensification & Revitalization Incentive Program Jurisdictional Review

Municipality:	Incentive Program Type:	Budget Details:	Duration:	Uptake:
Niagara Falls	<p><u>Commercial Building &amp; Façade Improvement Grant</u> A grant applicable to the downtown area to promote the improvement of facades of commercial and mixed-use buildings and the maintenance and physical improvement of existing buildings.</p> <p>The grant includes two funding opportunities:</p> <ol style="list-style-type: none"> <li>1. Façade Improvement – A grant equal to 50 per cent of the cost of eligible façade improvement works, up to a maximum of \$10,000; and</li> <li>2. Building Improvement – A grant equal to 50 per cent of the cost of eligible interior and exterior building rehabilitation and improvement works to a maximum of \$10,000.</li> </ol>	A “Special Purpose Community Improvement Plan Reserve” is used to fund multiple grant programs in various areas of Niagara Falls.	2017 to present	From 2017 to 2020, five applications were approved and approximately \$62,000 in grants were awarded to successful applicants.
Hamilton	<p><u>Revitalization Grant (Barton/Kenilworth)</u> A grant of up to a maximum of \$50,000 paid on a matching basis (50/50) for eligible property improvement costs supporting new development and the revitalization of existing commercial, mixed-use commercial, multi-residential or institutional buildings within the “Barton/Kenilworth Community Improvement Plan Area”.</p>	Part of a larger Community Improvement Plan incentive program budget.	The grant has been in place since 2016 and is available year-round, subject to budget availability.	<p>Between 2016 and 2020, 26 grant commitments have been made or paid out, totalling approximately \$1 million.</p> <p>The total construction value of projects that received the grants is approximately \$2.4 million.</p>
London	<p><u>Façade Improvement Loan</u> A no-interest, 10-year loan for up to \$50,000 to assist property owners with making façade improvements and other exterior improvements needed to bring the property into compliance with the City of London <i>Property Standards Bylaw</i> and <i>City Design Guidelines</i>.</p>	Programs are funded through applicable “Community Improvement Plan” reserves.	2017 to present (comprehensive incentive program review occurring in 2022)	Between 2017 and 2020, 28 Façade Improvement Loans were issued.
Clarington	<p><u>Upgrade to Building Code Program (Bowmanville):</u> A maximum grant of \$10,000 is provided to property owners in the “Bowmanville Community Improvement Plan Area” to assist with certain eligible property improvement costs to bring a building into compliance with the <i>Ontario Building Code</i>.</p>	Funding comes from a larger Community Improvement Plan budget that funds incentives and improvements in the target area.	2018 to present	17 total Building Code Upgrade Grants have been approved over the duration of the program.

## Intensification & Revitalization Incentive Program Jurisdictional Review

Municipality:	Incentive Program Type:	Budget Details:	Duration:	Uptake:
Saskatoon	<p><u>Vacant Lot &amp; Adaptive Reuse Program</u> An incentive for development on vacant lots or adaptive reuse development with Saskatoon's downtown area and other surrounding core areas. The incentive amount is based on the estimated municipal tax lift that a project will generate and project scoring on a design criteria scorecard.</p> <p>Successful applicants are given their choice of a lump-sum grant or a five-year tax exemption. Lump-sum grants are capped as follows:</p> <ul style="list-style-type: none"> <li>o \$200,000 maximum for commercial, industrial or mixed-use developments;</li> <li>o \$75,000 maximum for multi-unit residential developments; and</li> <li>o \$15,000 for one- or two-unit residential developments.</li> </ul>	<p>\$30,000 per year is allocated to the program reserve.</p> <p>Tax lift from projects that received a lump-sum grant is directed back into the program budget to recoup the cost of the grant.</p>	2011 to present	<p>Between 2011 and 2022, 76 applications have been approved. The estimated amount committed to these incentives totals about \$9.26 million (grants and forgone tax revenue).</p> <p>Approved projects represent investments of more than \$428 million in program neighbourhoods.</p>
Saskatoon	<p><u>Façade Conservation &amp; Enhancement Incentive</u> Eligible commercial property owners within a defined area may be eligible for a grant of up to 50 per cent of the total costs of façade improvements up to a maximum of \$16,000.</p>	The program currently receives \$30,000 per year from the "Urban Design Streetscape Operating Budget".	2013 to present (two intake periods per year)	From 2014 to 2021, 47 projects have received funding.
Wood Buffalo	<p><u>Downtown Revitalization Incentives (Phase 1):</u> Four separate grant funding opportunities are available and are intended to beautify and revitalize the downtown area. Funding opportunities include:</p> <ul style="list-style-type: none"> <li>• Façade Improvement Grant – up to \$100,000 per building;</li> <li>• Interior Improvement Grant – up to \$60,000 per building;</li> <li>• Patio Grant – up to \$10,000 per building;</li> <li>• Beautification Projects &amp; Mural Grant – up to \$5,000 per building for beautification projects, up to \$30,000 for murals; and</li> <li>• Premise Improvement Grant – up to \$40,000 per building.</li> </ul>	<p>Council allocated \$5 million to fund incentives from June 2020 to April 2022.</p> <p>In April 2022, Council approved allocating an additional \$3.71 million to fund the program from May 2022 to May 2023.</p>	Jun. 2020 to May 2023 (multiple intake periods have taken place and are planned for this timeframe)	<p>Between June 2020 and April 2022, 113 applications have been approved and received a total of approximately \$4.3 million in funding.</p> <p>Approved projects represent a total investment of approximately \$12.35 million.</p>



Appendix C

Map 1  
GROWTH PLAN

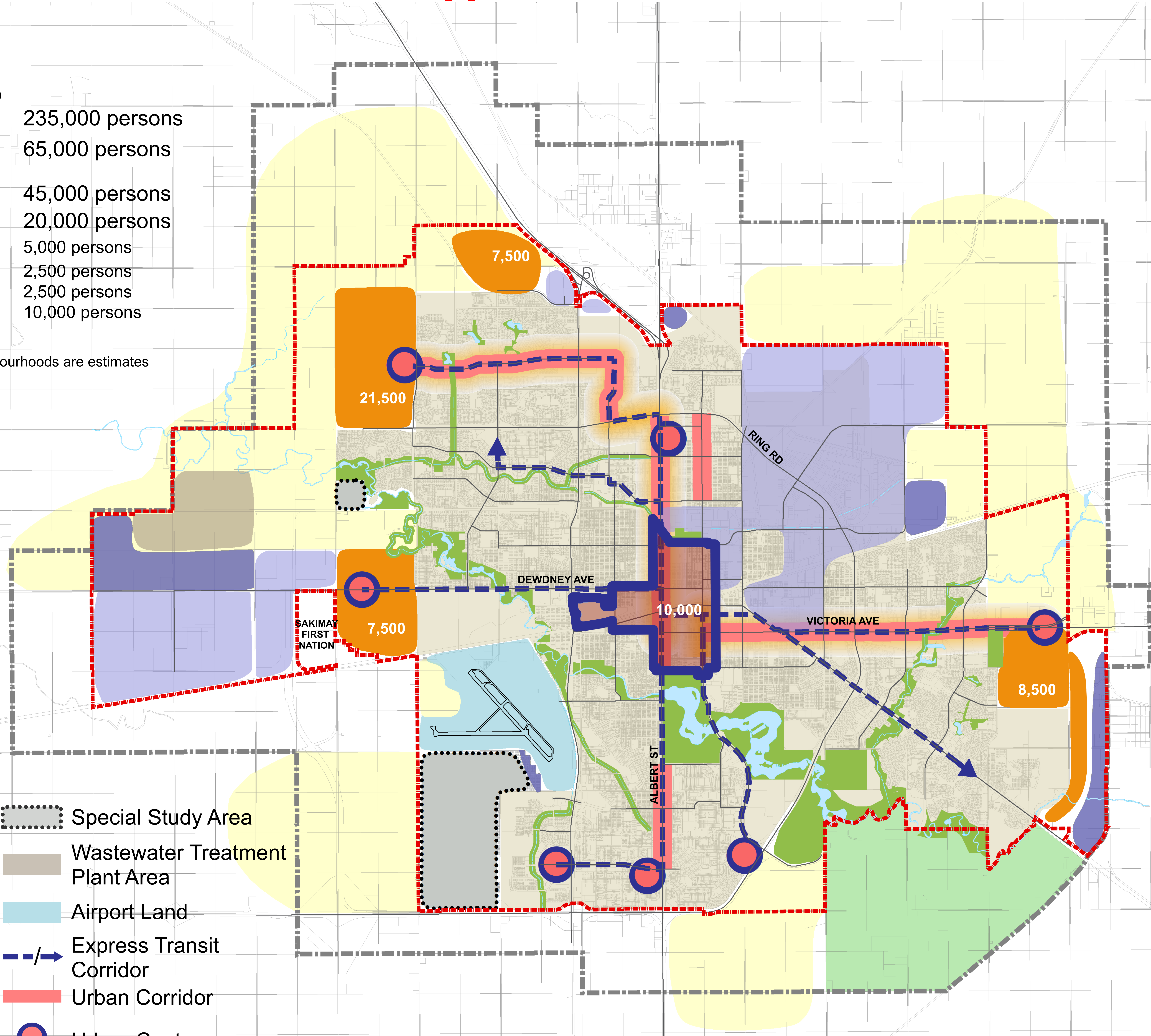
WITHIN BUILT OR APPROVED NEIGHBOURHOODS:	235,000 persons
TO REACH 300,000:	65,000 persons
New Neighbourhoods:	45,000 persons
Intensification:	20,000 persons
Clty Centre - Downtown:	5,000 persons
Clty Centre - RRI:	2,500 persons
Clty Centre - Elsewhere:	2,500 persons
Other Parts of the City:	10,000 persons

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





## Appendix D

### Intensification Rate and Growth Plan Update – 2014 to 2021

#### Intensification Rate

Below, the cumulative intensification rate from 2014 to 2021 is summarized by units developed and estimated equivalent population growth with a breakdown between greenfield and established areas.

In Q1 of 2023, the City expects to receive custom datasets from Statistics Canada which will allow the City to compare established area versus greenfield population growth and City Centre population growth using data from the 2016 and 2021 censuses.

	UNITS			POPULATION		
	Established Area	Greenfield (GF)	Annual Rate	Established Area	Greenfield (GF)	Annual Rate
<b>2014</b>	573	1,405	29.0%	1,281	3,590	26.3%
<b>2015</b>	202	1,164	14.8%	386	2,886	11.8%
<b>2016</b>	225	1,389	13.9%	394	3,317	10.6%
<b>2017</b>	125	1,884	6.2%	217	4,162	5.0%
<b>2018</b>	22	428	4.9%	44	1,018	4.1%
<b>2019</b>	12	381	3.1%	53	922	5.4%
<b>2020</b>	51	774	6.2%	81	1,731	4.5%
<b>2021</b>	-29	514	-6.0%	-64	1,305	-5.2%
<b>Total</b>	<b>1,181</b>	<b>7,939</b>		<b>2,392</b>	<b>18,931</b>	
<b>Cumulative Rate</b>	<b>13%</b>	<b>87%</b>		<b>11.2%</b>	<b>88.8%</b>	

#### Growth Plan

Overall progress on the OCP Growth Plan is estimated in the below table using building permit data from 2014 to 2021. This data will be updated in 2023 when the City receives its custom datasets from Statistics Canada.

	Target:	Status* (as of 12/31/21)
<b>Total Greenfield Growth</b>	<b>45,000 (70%)</b>	<b>18,931</b>
235K Neighbourhoods**	n/a	13,051
New Neighbourhoods	45,000 (70%)	5,880
<b>Total Intensification Growth</b>	<b>20,000 (30%)</b>	<b>2,392</b>
City Centre	10,000 (15%)	81
Other Established Areas	10,000 (15%)	2,311

\*Since the start of the implementation of the OCP in 2014

\*\*The term "235K Neighbourhoods" refers to new and developing neighbourhoods that were approved as of 2013 when the OCP was finalized. These include: Maple Ridge, Hawkstone, Somerset, Kensington Green, Greens on Gardiner, The Creeks, Towns South, Riverside and Harbour Landing.

## Appendix E

### Stakeholder and Public Consultation Summary

#### *Preface*

- The tables on the following pages summarize what was asked to stakeholders and the public through consultation, as well as any recommendations from the *Intensification Annual Report and Initiatives Update* that relate to a specific ‘discussion point’.
- Feedback is summarized by ‘discussion point’ (e.g. incentives) and related questions/topics.
- Feedback is segmented into individual columns.
  - While any resident could comment on the public engagement piece, outreach focused on: residents who are signed up for regular updates on the Official Community Plan (approx. 500 email addresses), Community Associations and neighbourhood school representatives.
  - Stakeholder groups consisted of a wide cross-section of Regina’s social, land and economic development communities.
- The feedback shown in the table is an aggregate of responses received, with the most prevalent or reoccurring comments and themes displayed.
- In total, 22 responses were received from stakeholders through a consultation session and related survey.
- In total, 213 responses were received from the broader public through the “Be Heard” portal on the City’s website.

## Discussion Point: Intensification Incentive

Topic/Question:	Stakeholder Consultation Comments:	Broader Public Consultation Comments:	Resulting recommendation from report (if applicable):
<p><u>Intensification incentive options:</u> Respondents were asked to rate the following incentive programs by how effective they would be at encouraging intensification in established areas of Regina:</p> <ol style="list-style-type: none"> <li>Grants covering eligible project costs</li> <li>Lump-sum grant based on tax lift and design criteria</li> <li>Brownfield revitalization program</li> <li>Utility upgrade fees/serviceability study grant</li> <li>Other: [respondents could input their own option]</li> </ol>	<p>A “grant covering eligible project costs” was rated the most effective incentive program for encouraging intensification (28% of respondents). A lump-sum grant based on design criteria had the next highest rating (22% of respondents).</p> <p>Some respondents indicated that other methods to incentivize intensification are needed, such as:</p> <ul style="list-style-type: none"> <li>Reduction of required parking spaces for new development</li> <li>Full property tax abatements</li> <li>Addressing impacts of NIMBYism</li> <li>Providing infrastructure and development approval certainty</li> </ul>	<p>N/A – this question was only posed as a part of the stakeholder consultation with members of Regina’s social, land and economic development communities.</p>	<p>This report contains a recommendation to implement additional incentive programs to advance intensification and revitalization efforts.</p> <ul style="list-style-type: none"> <li>Each of the recommended programs provide incentives that are calculated based on certain eligible costs incurred as a result of an intensification or revitalization project.</li> <li>Additionally, these programs offer eligible applicants the choice of the incentive type that best suits their needs; a lump-sum grant or annual tax exemptions.</li> </ul>
<p><u>Incentive program target area:</u> Respondents were asked whether they felt any areas needed to be added or removed from the preliminary incentive program target area defined in the Intensification Incentive Discussion Paper, which consists of: City Centre, Heritage and North-Central.</p>	<p>40% of respondents felt that the preliminary incentive program target area was sufficient.</p> <p>60% of respondents felt that the program target area should be revised by either removing or adding areas.</p> <ul style="list-style-type: none"> <li>Nearly half of these respondents indicated that an intensification incentive should be available in all established areas of Regina.</li> <li>Others indicated that the target area should include areas that have the highest likelihood for investment, development and intensification.</li> </ul>	<p>44.9% of respondents indicated that the preliminary incentive program target area was sufficient.</p> <p>55.1% of respondents felt the program target area should be revised by either removing or adding areas.</p> <ul style="list-style-type: none"> <li>28% of these respondents felt that the program area should be expanded to include all established areas.</li> <li>Others felt that more areas surrounding the core need to be added: Cathedral, Boothill, Gladmer Park, Al Ritchie, Northeast, Coronation Park and Lakeview.</li> </ul>	<p>The report recommends to initially target additional incentive programs to the City Centre only. After the impact of the incentive programs is evaluated in concert with further consultation with core area residents, there may be an opportunity to expand the target area to include other core areas such as Heritage and North-Central.</p>

## Discussion Point: Incentivizing Temporary, Public Usage

Topic/Question:	Stakeholder Consultation Comments:	Broader Public Consultation Comments:	Resulting recommendation (if applicable):
<u>Temporary use types</u> Respondents were asked which temporary use types they felt would be most suitable for Regina: <ol style="list-style-type: none"> <li>Temporary events on vacant sites</li> <li>Pop-up uses in vacant buildings</li> <li>Temporary patio for restaurants or outdoor shopping space for retail</li> <li>Other</li> </ol>	Temporary patios for restaurants or outdoor shopping space for retail was ranked to be the most suitable (37% of respondents) temporary use type.  Temporary events on vacant sites (30%) and pop-up/interim uses in vacant buildings (28%) were ranked second and third, respectively.	Temporary events on vacant sites were ranked to be the most suitable temporary use type.  The average ranking for each option was close. An additional theme was that many respondents felt that parking lots should not be allowed as a temporary use type.	This report does not contain a specific recommendation related to temporary uses.  A report exploring the regulation of temporary uses is targeted for Q4, 2022. The report will consider findings from this consultation to inform potential zoning bylaw amendments to allow and regulate a range of temporary uses in specified areas of the city.
<u>Temporary use regulation</u> Respondents were asked how they felt temporary uses should be regulated (i.e. through the Zoning Bylaw or separate policy/permitting).	Respondents were mixed: <ul style="list-style-type: none"> <li>34% felt temporary uses should be regulated on vacant sites/buildings by easing certain regulations.</li> <li>30% were supportive of adding temporary uses to the Zoning Bylaw, similar to how they were regulated under the former Zoning Bylaw.</li> <li>30% felt a separate permitting system would be appropriate.</li> </ul> Some respondents felt that it didn't matter how temporary uses were regulated, but that the regulations and process were easily understandable, expedient and ensured public safety.	48.6% of respondents indicated that they did not care how temporary uses were regulated (i.e. zoning bylaw vs separate policy). <ul style="list-style-type: none"> <li>26.2 % of respondents felt temporary uses should be regulated through the zoning bylaw with appropriate conditions.</li> <li>18.1% of respondents indicated that temporary uses should be regulated through a policy separate from the zoning bylaw.</li> <li>7.1% of respondents felt that the City should not regulate temporary uses.</li> </ul>	
<u>Temporary use conditions</u> Respondents were asked what types of conditions need to be regulated for temporary uses, such as: <ol style="list-style-type: none"> <li>Operating hours</li> <li>Siting/positioning/setbacks</li> <li>Urban form (shape, size, etc.)</li> <li>Other [respondents could input their own option]</li> </ol>	Overall, noise was the predominant temporary use element that respondents felt should be regulated (76% of respondents), followed by operating hours (62% of respondents).	Noise (79.4% of respondents) and operating hours (65.7% of respondents) were the two most common temporary use elements that respondents felt should be regulated.	



## Discussion Point: Restrictions and/or disincentives on where certain housing types can be built to compel development to established neighbourhoods

Topic/Question:	Stakeholder Consultation Comments:	Broader Public Consultation Comments:	Resulting recommendation(s) (if applicable):
<p><u>Limiting density in greenfield areas</u>  Respondents were asked if higher-density neighbourhoods and development types (e.g. apartments) should be limited in newer greenfield areas to push higher density development to core areas.</p>	<p>68% of respondents were against limiting high-density development in greenfield neighbourhoods, while 32% were in favour.</p> <p>Many respondents felt that the market should ultimately determine densities in newer areas and that a policy restricting density would have unintended impacts, such as diminishing the housing supply and inflating housing prices.</p>	<p>59% of respondents were against limiting high-density development in greenfield neighbourhoods, while 41% were in favour.</p>	<p>This report does not contain a recommendation related to this discussion point as the majority of respondents were against limiting higher-density greenfield development.</p> <p>An informational report regarding the Official Community Plan density target for new neighbourhoods will be presented at the July 5, 2022 meeting of Regina Planning Commission.</p>
<p><u>Other measures to disincentivize/restrict higher density greenfield development</u>  Respondents were asked about possible other measures that the City could undertake to restrict or disincentivize higher-density greenfield development until the Official Community Plan intensification targets are achieved.</p>	<p>Comments on this question varied, but some of the prevalent themes were:</p> <ul style="list-style-type: none"> <li>• Improvements and amenities are what is needed to attract people and development to core areas; limiting development in greenfield areas will not result in more people locating in the core.</li> <li>• Limiting development in greenfield areas will push consumers to surrounding communities.</li> </ul>	<p>Comments on this question varied, but some major themes include:</p> <ul style="list-style-type: none"> <li>• Use financial incentives to draw development to core areas.</li> <li>• Core areas need to be revitalized and beautified first before development and people will come.</li> <li>• Policies restricting new high-density development in greenfield areas are the best way to achieve OCP intensification targets.</li> <li>• The City should invest in amenities and improvements in strategic areas to draw development types currently missing from the core.</li> </ul>	

**Discussion Point: Expanding the City's development strategy to recruit certain developments to core areas.**

Topic/Question:	Stakeholder Consultation Comments:	Broader Public Consultation Comments:	Resulting recommendation (if applicable):
<p><u>Land-uses missing from core areas</u> Respondents were asked which land-uses are missing from Regina's core areas and need to be recruited to the area.</p>	<p>Re-occurring themes related to this topic include:</p> <ul style="list-style-type: none"> <li>Any type of new land-use, business or development should be recruited to the core; however, new development will only occur if the right infrastructure and amenities (e.g. attractive streetscapes, bike lanes, transit) are in place.</li> <li>Entertainment, nightlife, retail and related land-uses are needed to help draw people to core areas outside of work hours.</li> </ul>	<p>Responses to this question varied, however, the most common land use respondents felt was missing was higher-density residential. Other re-occurring themes for this topic include:</p> <ul style="list-style-type: none"> <li>Entertainment, nightlife and attractions are all needed to draw people to the area.</li> <li>Grocery stores and other commercial retail are needed.</li> <li>There needs to be a good mix and integration between commercial and residential land uses.</li> <li>Any type of new land-use, business or development is positive.</li> </ul>	<p>This report contains a recommendation to report back to City Council regarding refocusing the scope of the neighbourhood planning program to:</p> <ul style="list-style-type: none"> <li>Focus on the revitalization of strategic areas and corridors, rather than defined neighbourhood boundaries;</li> <li>Consider improvements to streetscapes and the public realm;</li> <li>Analyze infrastructure opportunities and constraints related to possible intensified development opportunities; and</li> <li>Identify key sites within a specific area for potential zoning bylaw amendments to accommodate higher intensity land uses.</li> </ul> <p>Re-focusing the neighbourhood planning program may help address many of the comments received on this discussion point.</p>
<p><u>Incentivizing or attracting development to core areas</u> Respondents were asked what measures are needed to encourage and draw development to the core, such as a financial incentive or investments to revitalize core areas (e.g. streetscape improvement).</p>	<p>Re-occurring themes related to this question include:</p> <ul style="list-style-type: none"> <li>The City needs to make appropriate investments ( e.g. streetscapes) before new development will occur.</li> <li>The City needs to make infrastructure investments to reduce infrastructure uncertainty on infill sites in core areas.</li> <li>Developing in existing buildings can be costly as many buildings need to be upgraded to meet building code requirements.</li> </ul>	<p>The major theme from respondents was that core areas need to be revitalized to attract development through streetscape improvements and overall beautification. Other re-occurring themes include:</p> <ul style="list-style-type: none"> <li>Safety improvements and neighbourhood clean-up are needed to draw development and people to the core.</li> <li>Core areas need to have more active transportation opportunities through added bike lanes, sidewalk repairs and expanded transit.</li> </ul>	

## Appendix F



HOUSING PREFERENCES & URBAN INTENSIFICATION

# REGINA MARKET HOUSING ANALYSIS CONDENSED VERSION

REGINA, SASKATCHEWAN



UPDATED  
14 JANUARY 2022



UNITED STATES



CANADA



## Scope & Purpose

**Intelligence House** would like to thank the **City of Regina** for engaging us to prepare this Market Housing Analysis in response to Request for Quotations No. 5704.

- IH produced an exploratory statistical analysis to quantify current market dynamics across Regina, developed with best-use analysis of offerings in applicable housing markets. We integrated both primary and secondary data sources to generate actionable business intelligence.
- We analyzed the supply and demand dynamics of relevant housing products to identify macroeconomic determinants of market conditions that influence consumer preference towards housing types and locations.
- We examined the consumer population, segmenting census data by Neighbourhood Community Association (NCA) boundaries to compile a detailed account of household composition. Based on our review of market drivers and consumer demographics, we evaluated the level of present market affordability using consumers' power-of-purchase as a function of household income.
- The results of our analysis serve to help determine Regina's propensity for specific types of residential development according to consumer preference and consumption trends. Simultaneously, we use census data to identify or otherwise validate existing and potential target markets for different housing types and locations across the city.



Response to  
**Request for Quotations No. 5704**

Prepared by Intelligence House Ltd.  
For The City of Regina

**Originally Delivered:**  
**26 November 2021**

**Final Version:**  
**14 January 2022**

## Hypotheses & Conclusions

The **City of Regina** requested a list of the key hypotheses identified throughout our research. Those hypotheses outlined below are intended for further discussion and potential jumping-off points for future research initiatives.

- We hypothesize that one of the reasons for which urban densification has not been sufficiently achieved in and around Regina's central areas is the limited supply of attractive housing with respect to specific consumer preferences. As a result, renters and first-time buyers would stretch their affordability limits in search of specific housing in other areas. We believe that Regina's Central Zone, specifically, is undesirable to residents due to its relatively high crime rate, absence of new or attractive housing supply, and lack of lifestyle amenities typical to other city centers.
- Extrapolating from the comparable levels in housing prices we observed between newly constructed homes and slightly aged stock, Reginaian homebuyers may find residential areas with a homogeneous mix of low housing densities preferable as these areas typically facilitate sizeable single-family lots. This would drive demand towards slightly older homes that fit this profile, and away from new residential areas with smaller single-family lots and a mix of housing densities.
- We hypothesize that the controlling share of greenfield development and townhomes across recent permit issuances has motivated or otherwise extended an influx of multi-family dwelling types developed in new suburbs. With respect to the above point, this could cause prices in older, homogeneously lower-density neighbourhoods to rise.
- We speculate that densification could be achieved in the Central Zone with focused investment in lifestyle features and commercial spaces, including greenspaces, shops and restaurants, and transit access points. This investment could create amenity-rich pockets of real estate, attracting increased foot traffic and larger, higher-income families as residents while incentivizing new housing development with a revitalized business case.
- It is our impression that Heritage shows the most promise of the neighbourhoods in the Central Zone. With respect to the above point, public and private investment in the Heritage neighbourhood could be the first step towards urban intensification and the revitalization of Regina's core.

# Regina Market Housing Analysis

## Housing Preferences & Urban Intensification

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CANADA

UNITED STATES



REGINA

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# Introduction

BACKGROUND & SUMMARY



# Background

HOUSING MARKET EVOLUTION



## End of the For-purchase Cycle

- A macroenvironmental shift in the housing market from purchasing to renting has occurred over the last decade.
- Regina has long been one of the most affordable major cities in Canada to own a home. However, a drop in oil prices in late 2014 created difficult economic conditions for the city and the province of Saskatchewan; the oil price crash resulted in reduced capital investment, a rise in unemployment, and a drop in interprovincial migration.
- Economic expansion and quality job prospects attract new residents who primarily buy homes. As such, the worsened industrial prospects of the oil price crash greatly hurt the for-purchase housing market in Regina. This effectively ended the market's for-purchase cycle and motivated a transition to renting.
- The housing markets in Canada's prairie provinces were hit particularly hard by the oil price crash. The mortgage stress test requirements introduced in 2016 by CMHC caused the situation to worsen. The test requires buyers to qualify at an elevated mortgage rate to create a financial buffer; household purchasing power dropped by ~17% as a direct result of its introduction.
- This change in affordability pushed in-market homebuyers away from single-detached homes towards, e.g., townhomes or duplexes. Households who were renting while attempting to save for a down payment had good reason to continue renting, as their options for a home had become considerably more limited.
- Homeownership became less attainable in general, and the demand for rental housing increased as a result. Real estate developers adapted, and the size and occupancy levels of the primary rental universe grew consistently throughout the 2010s.

## The Effect of the Pandemic

- We believe that the macroeconomic fallout from the pandemic accelerated or otherwise solidified the structural changes that were already pushing more people into the rental market.
- Interest rate reductions implemented by the Bank of Canada at the onset of the pandemic, meant to protect the Canadian economy, dropped mortgage rates to record lows. In addition, household savings rates rose dramatically; these factors set the stage for an explosion in housing market activity across Canada.
- Mortgage lenders needed to restrict approvals to prospects in good financial standing to reduce the risk associated with a smaller margin at such low rates. As a result, higher-income buyers could readily purchase homes while households with moderate incomes were more likely to be turned away.
- Housing prices spiked, responding to a surge in demand from ideal buying prospects. Moderate-income households faced higher prices and more mortgage debt when entering the for-purchase market and were pushed towards less-expensive housing products or to remain renting.
- The Canadian money supply had increased sharply as a result of monetary stimulus, leading to an eventual rise in inflation levels which became especially prominent in late 2021. In tandem with inflation, widespread supply chain issues coupled with increased demand are placing further upward pressure on pricing on many goods, namely housing.
- Increasing prices are further limiting housing affordability. CMHC regulations have failed to address the issue of rising prices adequately, with an attempt in July 2020 to limit household debt from new mortgages that was dropped one year later due to lost market share. We expect the demand for rentals to continue growing in the wake of these structural changes

## Background on Housing Market Evolution

### Changing Consumer Preferences

- The pandemic shifted many income earners to a work-from-home model. As a result, their priorities for selecting a home, such as a short commute, shifted towards a need for space and livability. Larger floor plans offering dedicated home offices are likely to prove popular in both rental and for-purchase markets.
- Low-rise apartments and townhomes in rental markets typically offer more space than higher-density options; these products can compete on price without the premium of, typically, highly demanded central locations.
- Access to outdoor and recreational amenities may also prove important in attracting residents. These features address the need for personal space in the wake of the pandemic's negative effect on social interaction and the interruption of many public activities or attractions.
- Developers will need to adapt their offerings to respond to the permanent changes in wealth concentration and consumer behaviour created by the pandemic.
- Such an adaptation likely includes a greater focus on developing purpose-built rental housing that can offer greater living space and privacy in addition to moving away from creating centrally-located towers that leverage an attractive downtown lifestyle to achieve price premiums.
- It is the responsibility of municipal governments and real estate developers working in cooperation to provide a pathway towards both rental and ownership housing options, with careful consideration given to the phasing of developments between purpose-built rental projects and a variety of for-purchase homes offered to residents.



# Summary

REGINA MARKET HOUSING ANALYSIS

## Summary – Demographic Analysis & Household Composition

### Population & Segmentation

- The geographic Catchment Area of study created for this project (“**Regina**”) captures the relevant Neighbourhood Community Association (NCA) boundaries across the city with a total population of ~215,000 as per the last Canadian Census in 2016. Regina is segmented into five directional zones according to NCA boundaries (referred to as “Areas”); the key area of interest is Area 1, the “**Central Zone**,” which is analyzed in greater detail in a subsequent section.
- Regina generally has low levels of international migration, with 68% of new migrants having moved from within Canada or Saskatchewan in the preceding year. However, international migration is markedly higher (41%) in the South Zone (Area 4).
  - **Tip:** Click any hyperlinked metric to jump to that data in the report.

### Household Demographics

- Regina’s population is generally balanced between the major age cohorts, with a slightly larger 24% of its population belonging to the Millennial cohort (25–39) while Generation X (40–54) and Baby Boomers (55–74) represent 19% and 20%, respectively. Regina is generally diverse, with 19% of its total population belonging to a visible minority group; visible minority representation is most prominent in the South Zone, at 27%, likely corresponding to its higher levels of international migration.
- 39% of Regina’s population over the age of 15 is unmarried, either single (never married) or living common law. This is a key market for renters attracted to higher-density living options, typically in the city centre; the Central Zone itself has a majority (52%) of unmarried residents.
- 63% of households in Regina have only one or two members; the average household size across Regina is 2.3 people, ranging from 2.0 in the Central Zone up to 2.5 in the East Zone (Area 3) and West Zone (Area 5). The single largest proportion across family types in Regina are one-person households (29%), which readily represent an existing market potential for high-density multi-family housing, particularly in the Central Zone where nearly half (46%) of households have just one occupant. Furthermore, 26% of census families in Regina live as couples without children, and another 5% live with roommates. These are more *renter-typical* family structures that support urban intensification around multi-family housing that offers accessible price points high flexibility complementary to an earlier life stage.

## Summary – Demographic Analysis & Household Composition

### Household Demographics (Cont'd)

- 35% of households in Regina live inside multi-family dwelling types, ranging from 24% in the West Zone to 48% in the Central Zone. Low-rise apartments alone account for 20% of all households. Multi-family dwelling types support urban intensification and increasing population density, particularly in central areas. At the time of the census, 21% of households lived inside dwellings constructed in the 21<sup>st</sup> century, led by a large share of recent (2000+) construction in the East Zone (32%).
- 30% of Regina's population over the age of 15 is university-educated, attaining a Bachelor's degree or higher; this proportion is highest in the South Zone, at 44%. Another 10% of individuals in Regina hold a trades certificate.

### Primary Rental Universe

- The latest data from CMHC collected in Q3 2020 details ~15,000 primary rental units in apartments and townhomes across Regina. 94% of these units are apartments (13,864), and rental cost and vacancy data were not available for townhome (row) units.
  - The geographic area of study for this component of our analysis is segmented by census tracts instead of NCA boundaries; CMHC data was unavailable for NCA-based geography. The geographic shape of the Areas differs from the Census Overview section.
- Across all types and ages, the average vacancy rate across primary rental apartments in Regina is 6%; vacancy rates range from 4% for unit configurations with 3+ bedrooms to 8% for Studio/Bachelor units. The average monthly rental cost is \$1,071, ranging from \$727 for a Studio/Bachelor unit to \$1,361 for a 3B+ configuration.
- The majority of primary rental apartments in Regina are 2B configurations, at 54%. 2B units represent the largest share of each Area in Regina outside of the Central Zone, wherein a combined 70% of primary rental apartments are Studio or 1B units. While 26% of primary rental apartments were built after 2000, this recent construction is concentrated in census tracts around Harbour Landing, Arcola East, and Lakeridge, with very little new development in the Central Zone. Nonetheless, most units overall were built pre-1980 (67%).
- Townhomes account for 897 primary rental units; 66% of primary-market townhomes are 3B+ configurations, allowing for greater individual household density. The Central Zone accounts for 39% of townhomes in Regina; however, 92% of the Central Zone's townhomes were built pre-1960.

## Summary – Demographic Analysis & Household Composition

### Income, Tenure & Housing Preferences

- 48% of households in Regina have a total pre-tax household income of \$30–100K. This is a key income bracket that captures typical short- to mid-term renters in the \$30–60K range in addition to premium long-term renters in the \$60–100K range who may be ambivalent about entering the for-purchase market, especially given its recent rise in activity in part caused by low interest rates.
- A healthy rental market is a key contributor to urban intensification and population centralization. Rentals leverage high-density structures and attractive amenities to amplify the lifestyle appeal of central areas to business professionals and urbanites on account of their proximity to office space, public transport, recreational amenities, and cultural hotspots.
- While we cannot segment the income levels of renters and homeowners, we may attempt to use household size as a proxy. The median household income for one-person households in Regina is \$51K; at this level, an individual could hypothetically afford to spend \$1,275 on monthly shelter costs according to CMHC guidelines (up to 30% of income), which is comparable to the median shelter cost for rented households in Regina (\$1,264). However, across almost 30,000 rented households in Regina, 44% exceed this guideline.
- Meanwhile, the median income for households with two or more persons is \$103K, at which level the household maintainers could afford to spend \$2,575 per month on a rental, purchase a condo up to ~441K, or a freehold home up to ~455K (based on a \$100K income level). Owned households in Regina do not appear to face significant affordability pressures to the extent of renters, with only 13% exceeding the CMHC guideline.
- It is possible that, due to the lack of attractive rental options in the Central Zone, renters are searching for living options in the suburbs where shelter costs are higher, leading to affordability pressures despite their moderate income levels. Furthermore, renters may be pursuing homeownership in the suburbs as soon as their marital status or family type shifts to accommodate such a move. This withdrawal to the suburbs has a negative effect on centralized urban intensification and instead contributes to continued suburban sprawl.
- Renting has several universal advantages over homeownership, including generally smaller financial commitments, lower maintenance and upkeep, and a flexible timeframe with typical one-year leases. Understanding definitively what aspects outside of these advantages would motivate a consumer to pursue a hypothetical new rental development, e.g., in the Central Zone, instead of immediately moving to the suburbs or entering the for-purchase market could inform a strategy to greatly support urban intensification.

## Summary – Demographic Analysis & Household Composition – Central Focus

### Central Focus

- We analyzed the census demographics in the Central Zone specifically, with a key focus on the City Centre, North-Central, and Heritage neighbourhoods. The purpose of analyzing these neighbourhoods in isolation is to identify any discernable trends in household demographics that could inform hypotheses about either housing preferences or possible explanations for the lack of population growth in the city's core.

### City Centre

- The **City Centre** neighbourhood is peculiar in that its family structures, dwelling composition, and household sizes are perfectly oriented to accommodate high-density rental developments. While 97% of the households in City Centre live in apartments, the neighbourhood has a very small population outside of Centre Square neighbourhood, in addition to the lowest income levels of the Central Zone overall and a lack of new construction in the primary rental market and in general.
- The largest age group in the City Centre is Baby Boomers (31%), ahead of Millennials at 27%; however, given its smaller population, this composition could be significantly affected by hypothetical new developments targeted at specific age demographics. A downtown core is typically a hotspot for business professionals and urbanites looking for rental options, but the City Centre appears to lack sufficient appeal to encourage either high-quality intra-municipal migration to the core or meaningful new development of attractive high-density or infill housing. Such development would likely bring younger individuals from the Millennial or Generation X cohorts.

### North Central

- The **North-Central** neighbourhood is comprised of mostly pre-1960 housing stock (63%) and a surprising abundance of single-detached homes (84%), given its proximity to the downtown core. In contrast to its dwelling type composition, the majority (51%) of North-Central's households are renter-occupied, with 62% of its rented households exceeding CMHC guidelines for affordability at a median monthly shelter cost of \$1,220.
- Despite having the largest proportion of unmarried individuals in the Central Zone, household sizes in North-Central are the largest, with an average of 2.5 persons per household. The average median income of households of two or more in North-Central is only \$61K.



## Summary – Demographic Analysis & Household Composition – Central Focus

### North-Central (Cont'd)

- In analyzing its income distribution, lack of post-secondary educated individuals, sporadic distribution of family types, and low dwelling values, we may conclude that the North-Central neighbourhood does not have a stable appeal to any specific target market and is a somewhat undesirable place to live. This undesirability is further supported by crime statistics, which indicate that North Central had the highest instance of total crime in 2020 and is on track to repeat this unfortunate feat in 2021.
- North-Central presents a challenge in the context of leveraging housing preferences to stimulate urban intensification. The area's adjacency to the city centre provides marketable aspects like shorter commutes, convenient access to public transit, and nearby access to downtown amenities without *being* downtown. However, the lack of new construction in the neighbourhood's primary rental market and in general reflects apprehension to develop new housing stock there despite these aspects.
- Instead, North-Central is well suited for developing affordable rental housing to address the two-thirds of its renter-occupied households exceeding CMHC shelter cost guidelines. Development of new, quality rental stock at discounted-from-market rates could provide a crucial source of shelter to struggling families, such as lone-parent households (23%), while also serving as a stepping stone towards future at-market housing developments.

### Heritage

- Heritage is the most ethnically diverse neighbourhood in the Central Zone based on its representation of visible minorities (29%). It's also the youngest, with 31% of its total population belonging to the Millennial cohort. Outside of the City Centre, Heritage has the largest relative share of households living in multi-family dwelling types (60%), one- and two-person households (75%), renter-occupied households (67%), and families living alone or with roommates (59%). While its income levels are about as low as North-Central's, the household composition of Heritage resembles a typical renter market wherein such low power of purchase makes sense.
- Heritage's proximity to the downtown core, Regina Hospital, Regina Office of the College of Medicine and the University of Regina (College Avenue Campus is nearby and has convenient access to the Main Campus), in addition to greenspace features and numerous amenities, make the neighbourhood an attractive place for individuals in the renter market. Heritage could be emphasized as a key renter-oriented neighbourhood with the specific purpose of stimulating intensification in the area. New construction of high-density apartments in the neighbourhood could be targeted at university-aged individuals and new grads, as well as young professionals and urbanites.

## Summary – Housing Market Dynamics

### Permit Activity

- In our analysis of recent permit activity across Regina, we believe we have identified an incongruous distribution of approved dwelling types and actual for-purchase housing transactions that is changing homebuying trends and affecting affordability.
- Greenfield developments represent 87% of permits issued in 2018–2020; in 2020 specifically, townhomes and row homes accounted for the majority (55%) of permits issued. This distribution of permit issuance creates the conditions for new suburbs with an influx of multi-family dwelling types that may not fit their general appeal.

### Demand for New Construction

- Using sales volume and price elasticity as market-driven proxies for the expression of housing preferences, we would expect new construction to achieve a premium over older inventory; however, this is not the case in all suburban areas. The mismatch in new product supplied and product demanded has resulted in difficulty achieving absorption and price premiums for new construction over older, preferred dwellings and locations.
- Mid-age products (up to 24 years old) have consistently achieved comparable price levels to New Construction homes outside of the Central Zone. Whereas the Central Zone’s older construction consists mainly of low-quality dwellings, product age appears to be less detrimental to homes elsewhere. As a result, product preference, such as location and dwelling type, is a more powerful price determinant outside the Central Zone than product age.
- The resulting skew of demand towards older products that more closely align with consumer preferences is observable in sales volume. Resale products represent 83% of for-purchase housing transactions from 2017–2020; additionally, we observed a 48% drop in new construction sales during the same period.

## Summary – Housing Market Dynamics

### Preference-driven Market Effects

- We hypothesize that a general preference for spacious single-family homes (on larger lot sizes and located in suburban areas with a relatively homogeneous mix of housing densities) has driven demand towards slightly older homes of good quality. By emphasizing new multi-family construction in greenfield areas, single-family homebuyers are being driven towards older products that fit the preferences no longer being served by new construction.
- Increased density in new construction could cause housing prices for attractive resale homes to reach unaffordable levels as demand concentrates on limited high-quality stock. Simultaneously, a lack of preference-matching dwelling types in greenfield areas will reduce developer confidence in the prices that are achievable, threatening the benchmark of quality provided for new housing developments. Additionally, greenfield areas that mix single- and multi-family dwellings could struggle to find consumers without an integral focus on one target market. The appeal of new single-family homes will be reduced by the presence of multi-family developments that are placed in suburban areas instead of their typical central environments.
- Policy and investment concerning housing development should always be market-driven and supply-driven. Permits for multi-family dwelling types should be refocused away from suburban areas towards the city centre to avoid a devaluation of newly constructed housing resulting from an incompatible mix of density; this will also serve to quell rising prices for resale homes. Greenfield areas can shift their focus towards low-density residential products that fit the preferences of single-family homebuyers for space and privacy.

### Years of Supply

- The key indicators discussed in this study result from supply and demand dynamics; a crucial tool for monitoring these dynamics is the measure of *years of supply*, which could provide valuable insight for development planning.
  - Years of supply calculates the total number of empty lots and homes built in speculation available for immediate sale to the end-consumer divided by the total number of new-construction presale and speculation home sales in the preceding 12 months.
- Regina currently has ~0.36 years of supply; we consider this to be a healthy ratio given the prevailing market conditions. However, this is a measure across all product types; a segmented measure of years of supply by product may better reveal undersupplied pressure points in the housing market.
- We believe years of supply is a crucial measure when monitoring housing markets in relation to new housing developments.

## Summary – Moving Forward

- We believe that the City of Regina can achieve sustained intensification and population growth in the Central Zone by encouraging the addition of mid- to high-income households to stimulate new housing supply, specifically in the Heritage neighbourhood.
- The City could address the lack of high-income households by creating specific residential areas that leverage feature-dependent housing preferences to enhance desirability. Such areas need to focus on relatively higher-income households and households of two or more persons to minimize the prevalence of unaffordability. Desirable areas must provide safe environments adjacent to commonly desirable amenities, such as greenspaces, shops and restaurants, access to public transit, and long-term prospects such as hospitals, schools, and universities. Housing developed in these areas could attract the target consumers away from the suburbs, whether low- or high-density, for-purchase or rental.
- A particular obstacle to urban intensification is that Regina's core lacks the lifestyle appeal that other downtowns typically offer. Downtown living is typically known for elevated rental costs, added difficulty in owning a vehicle, and a lack of space and privacy compared to suburban locations. However, these aspects are expected and justified by convenient access to lifestyle amenities, nightlife, social and cultural hotspots, and day-to-day necessities such as public transportation, grocery shopping and retail hubs.
- If the Central Zone cannot offer the positive aspects of living downtown, demand is unlikely to be stimulated in the absence of attractive housing supply. We believe the targeted enhancement of specific areas can address this issue and create a business case for new real estate development, inviting higher-income households to live there and creating excess buying power for developers to capture. Still, it may be necessary to further support private housing development through grants and incentives to simultaneously kickstart the supply of higher quality housing and the Central Zone's marketability to attract new residents.
- We believe that focused, market- and supply-driven public and private investment in Heritage to enhance its natural and commercial amenities, attract new residents, and develop new housing supply is the first essential step towards urban intensification and the revitalization of Regina's residential core. Proving the appeal of the central area to consumers and real estate developers alike, starting with Heritage, could snowball into the long-term urban improvement of the entire Central Zone. The City must lead this effort, working closely with real estate developers and other stakeholders to find realistic solutions to the issues identified in this analysis.



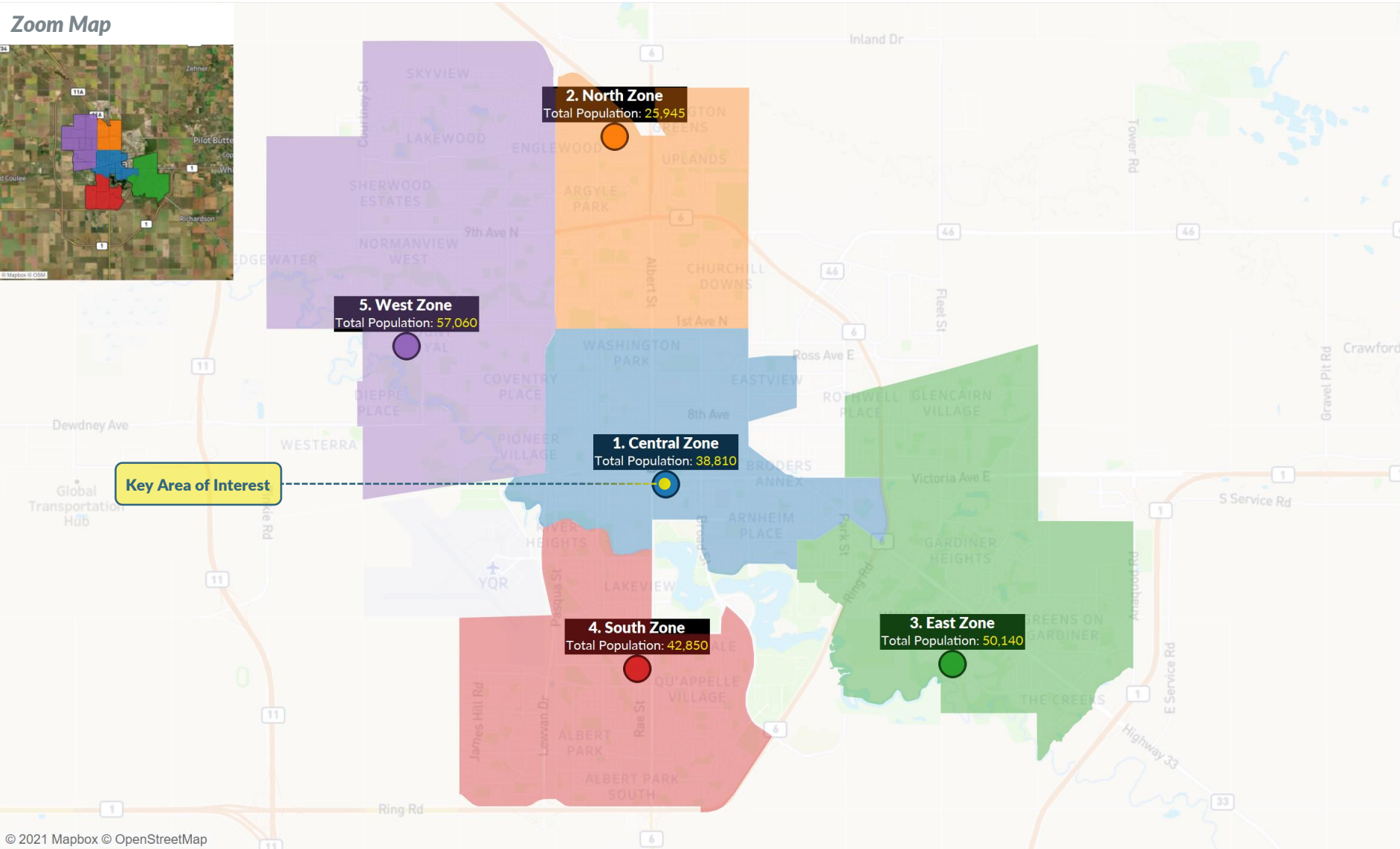
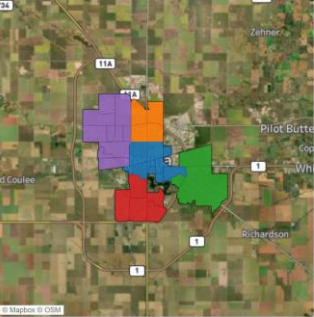
# Demographics & Composition

## MARKET DEPTH STUDY

*This section has been condensed from the original study.  
Some content has been removed for conciseness.*

## Catchment – Areas of Interest

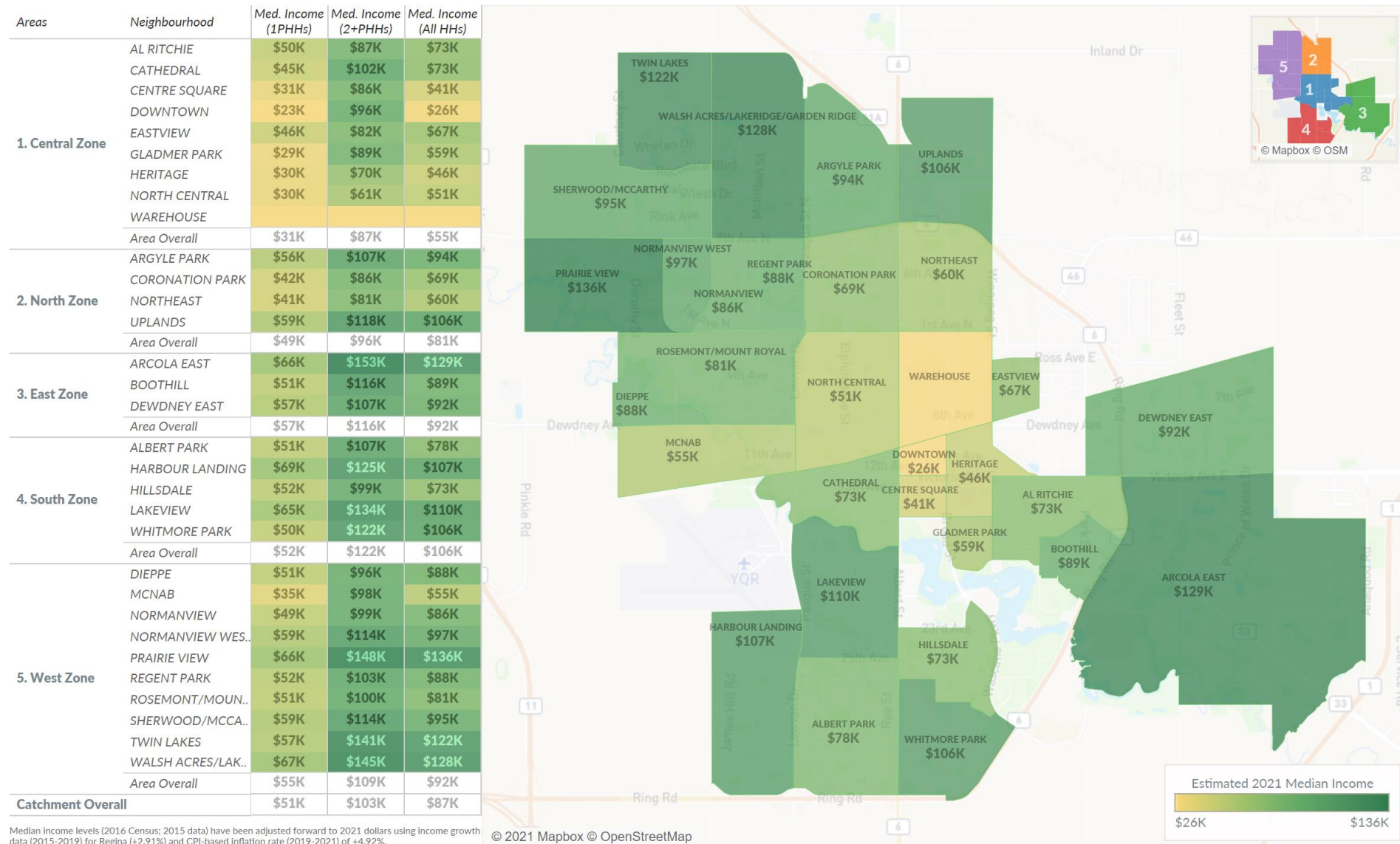
Zoom Map



© 2021 Mapbox © OpenStreetMap

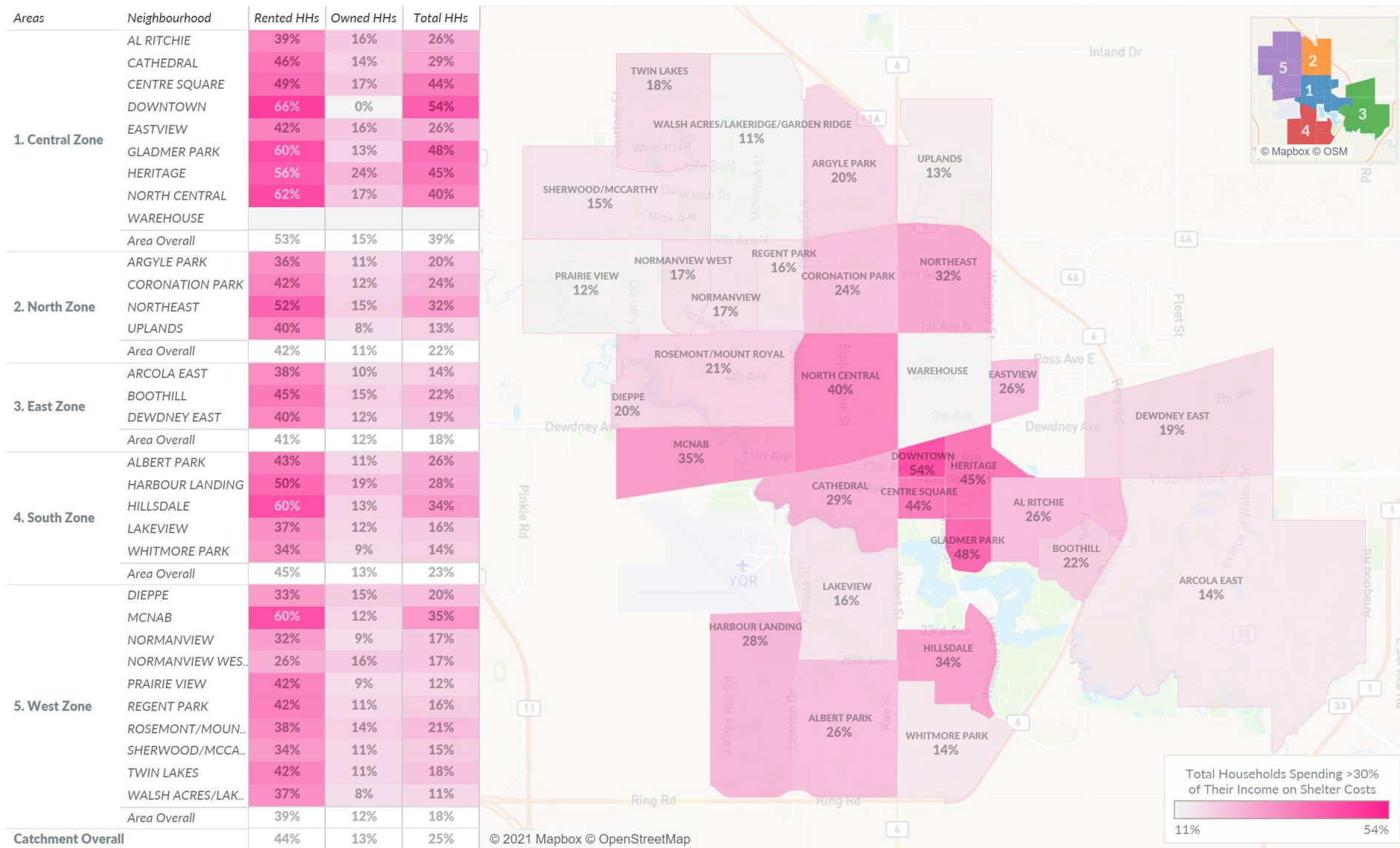


## Catchment Breakdown by Neighbourhood – Median 2021 Household Income Heatmap



Median income levels (2016 Census; 2015 data) have been adjusted forward to 2021 dollars using income growth data (2015-2019) for Regina (+2.91%) and CPI-based inflation rate (2019-2021) of +4.92%.

## Catchment Breakdown by Neighbourhood – Affordability Heatmap

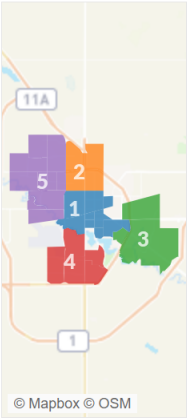
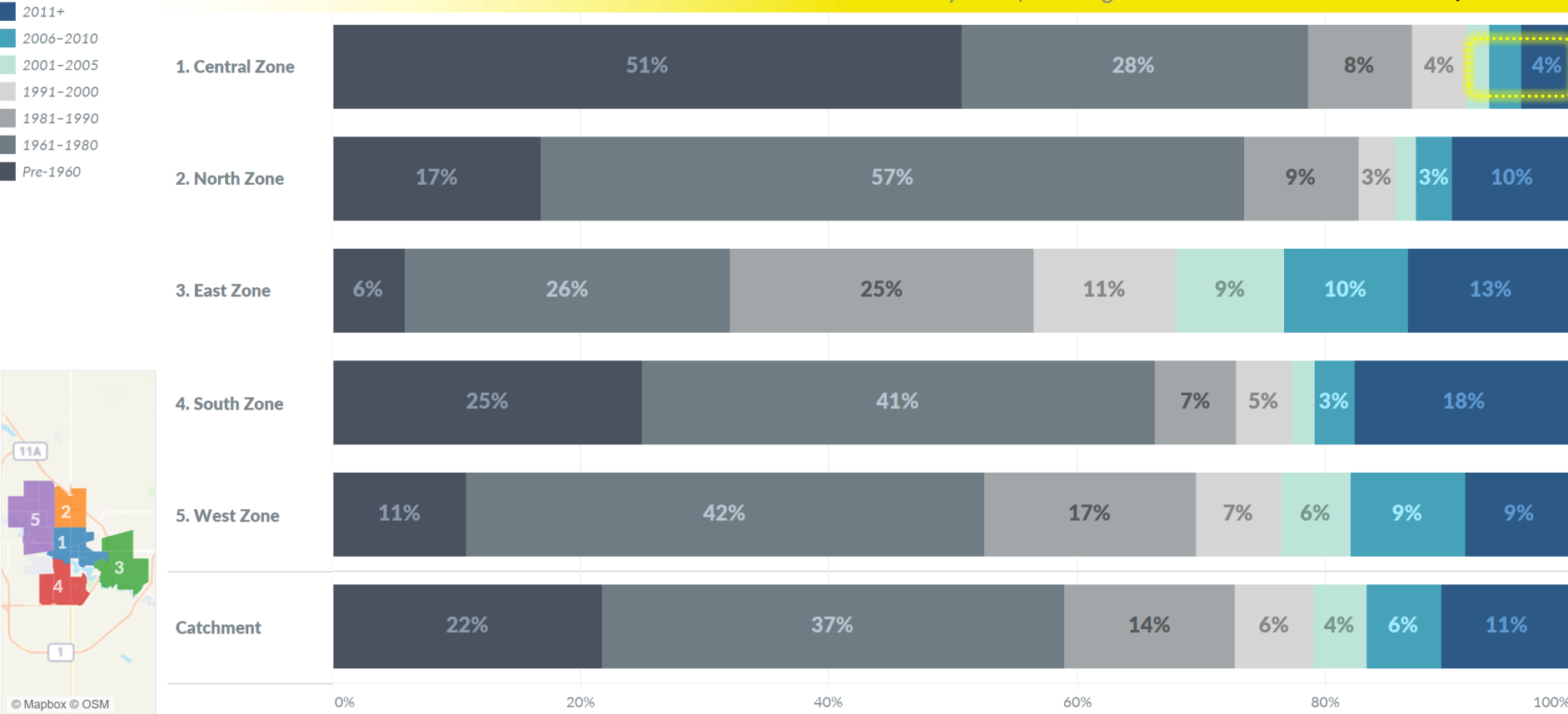






## Dwelling Age of Construction

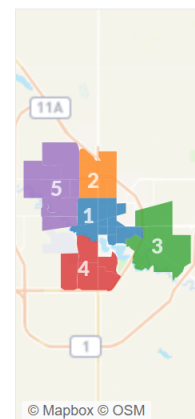
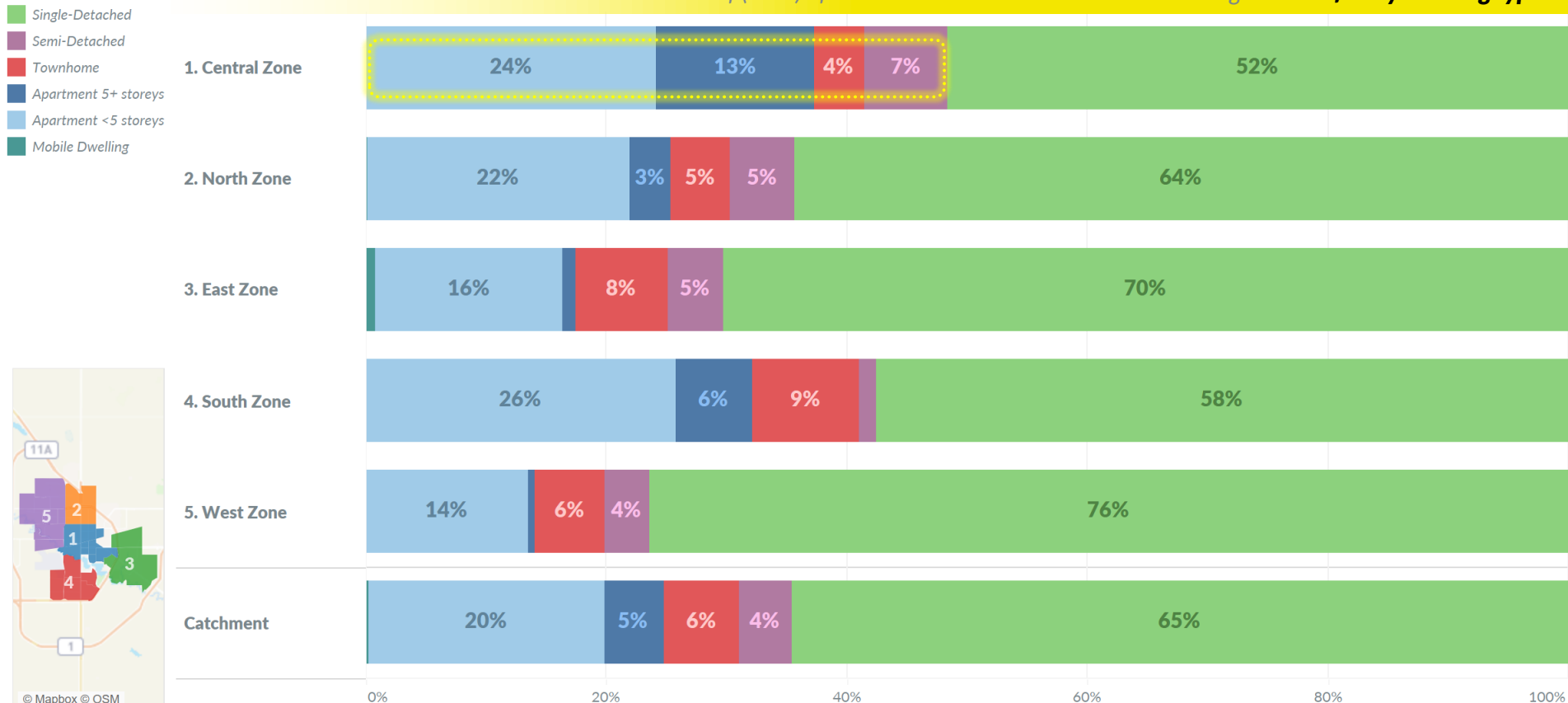
Only 9% of dwellings in the Central Zone were built after 2000



	Total HHs	Pre-1960	1961-1980	1981-1990	1991-2000	2001-2005	2006-2010	2011+
1. Central Zone	18,485	9,380	5,150	1,545	815	335	480	780
2. North Zone	10,665	1,790	6,045	990	310	180	310	1,040
3. East Zone	18,810	1,090	4,925	4,620	2,160	1,635	1,880	2,500
4. South Zone	17,520	4,375	7,235	1,145	795	325	565	3,080
5. West Zone	21,825	2,350	9,110	3,735	1,495	1,230	1,995	1,910
Catchment	87,305	18,985	32,465	12,035	5,575	3,705	5,230	9,310

## Dwelling Types

Almost half (48%) of households in the Central Zone are living in **multi-family dwelling types**



	Total HHs	Mobile Dwelling	Apartment <5 storeys	Apartment 5+ storeys	Townhome	Semi-Detached	Single-Detached
1. Central Zone	18,500	0	4,465	2,435	770	1,275	9,555
2. North Zone	10,640	15	2,315	370	525	570	6,845
3. East Zone	18,795	140	2,930	215	1,425	870	13,215
4. South Zone	17,530	0	4,510	1,120	1,560	245	10,095
5. West Zone	21,845	0	2,955	120	1,270	805	16,695
Catchment	87,310	155	17,175	4,260	5,550	3,765	56,405



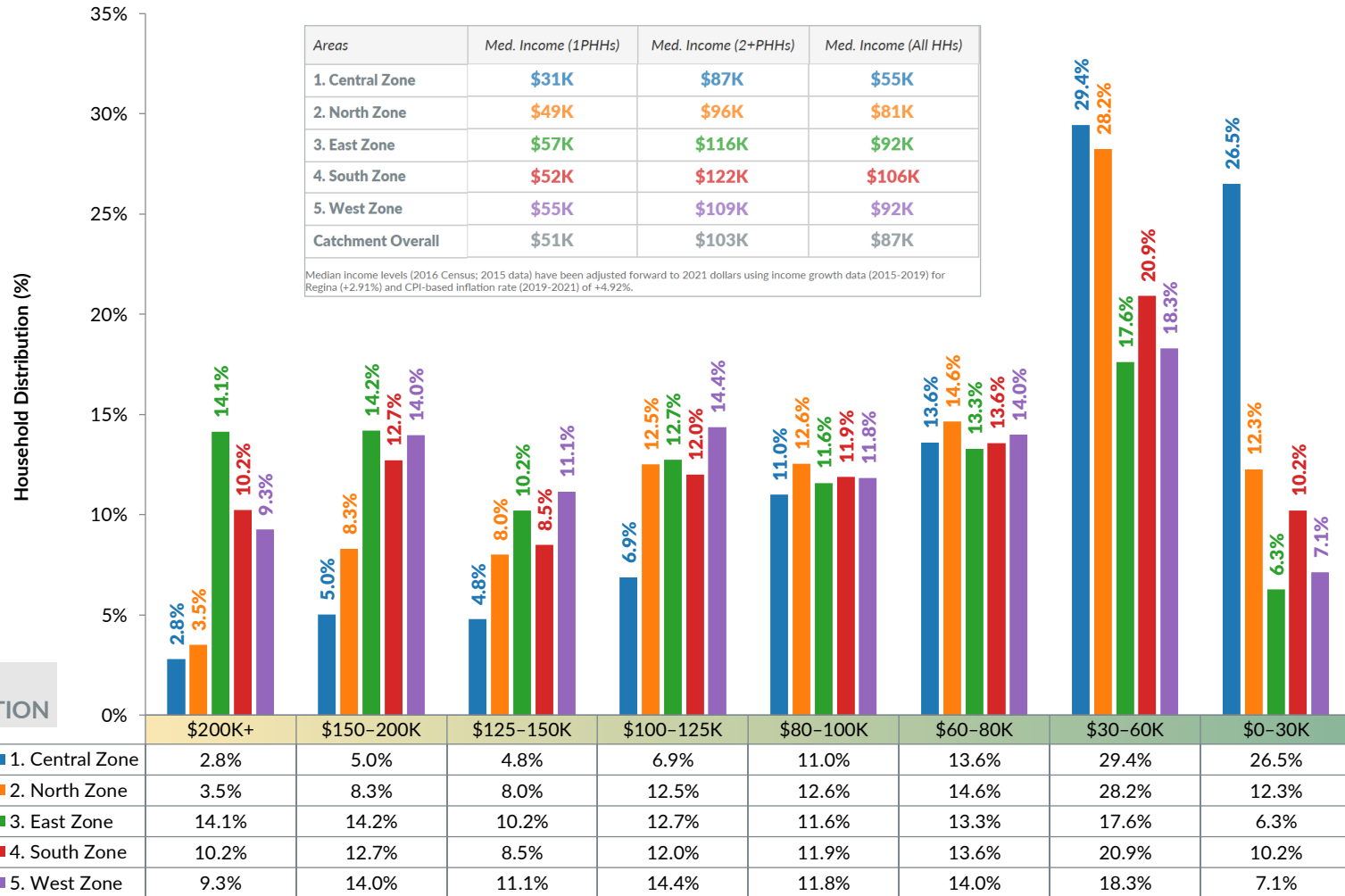
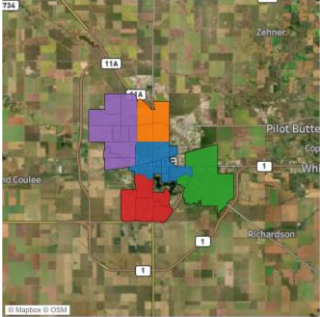
# Segmented Affordability Analysis

CONSUMER POWER OF PURCHASE

Citywide

## Income Distribution

### Zoom Map

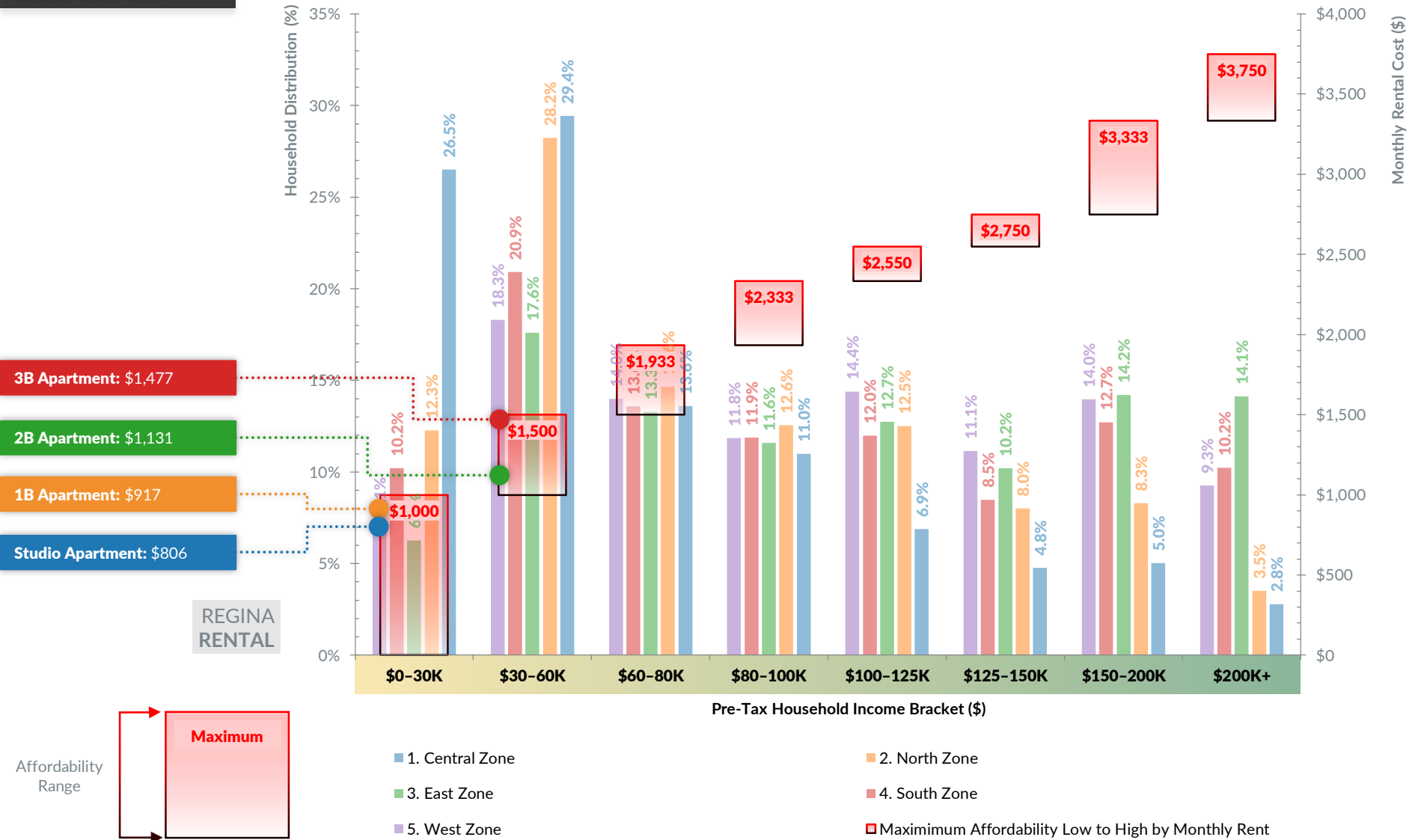


### REGINA INCOME DISTRIBUTION



## Affordability – Rental

**Citywide**  
Average Rental Rates





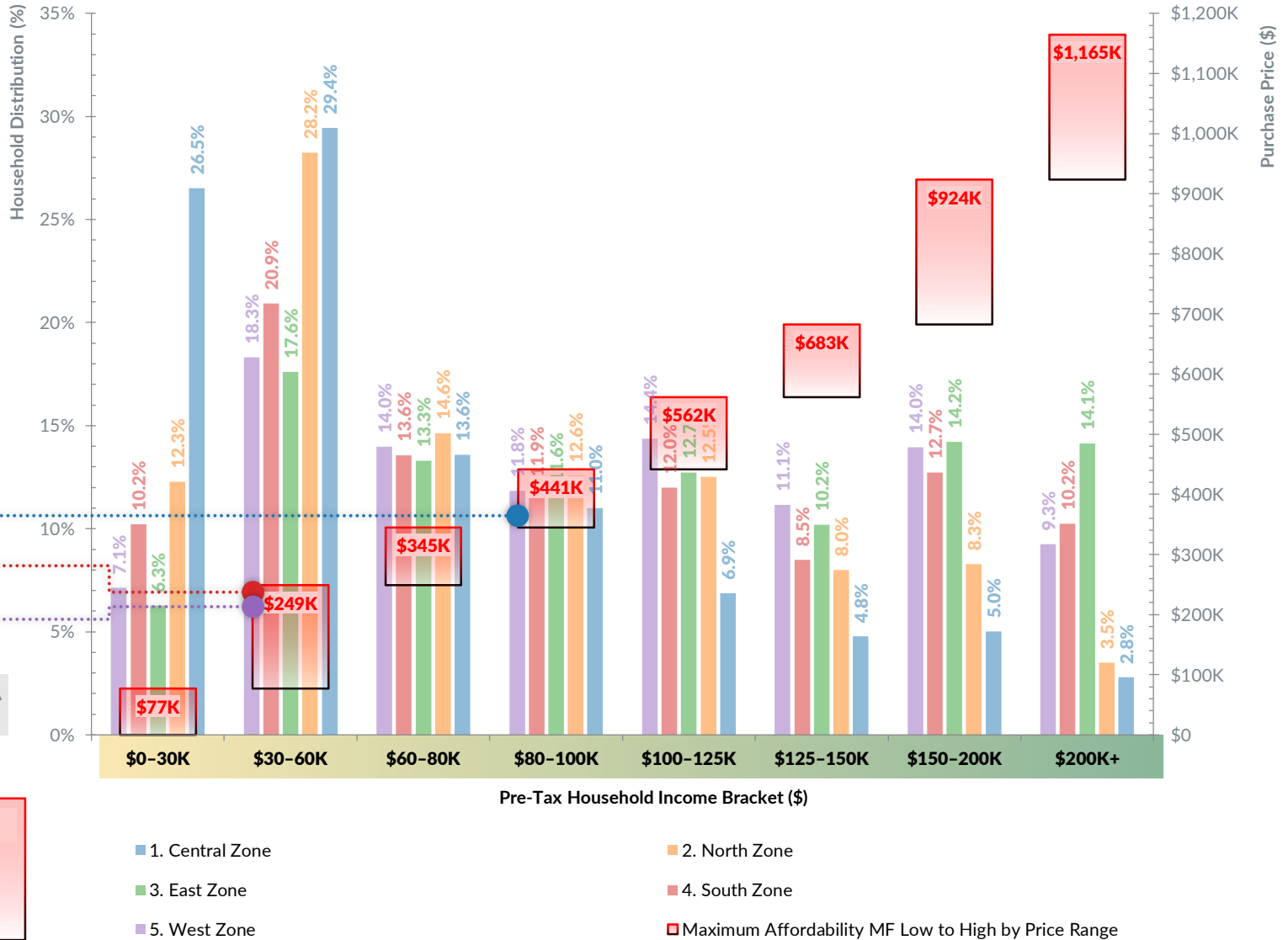
## Affordability – Condo

Citywide  
Average New Condo

Central Zone Apt.: \$360k  
South Zone Apt.: \$235k  
West Zone Apt.: \$210k

REGINA  
CONDOMINIUM

Affordability  
Range





# Affordability – Condo

Citywide  
Average Resale Condo

East Zone Apt.: \$239K

Central Zone Apt.: \$236K

South Zone Apt.: \$205K

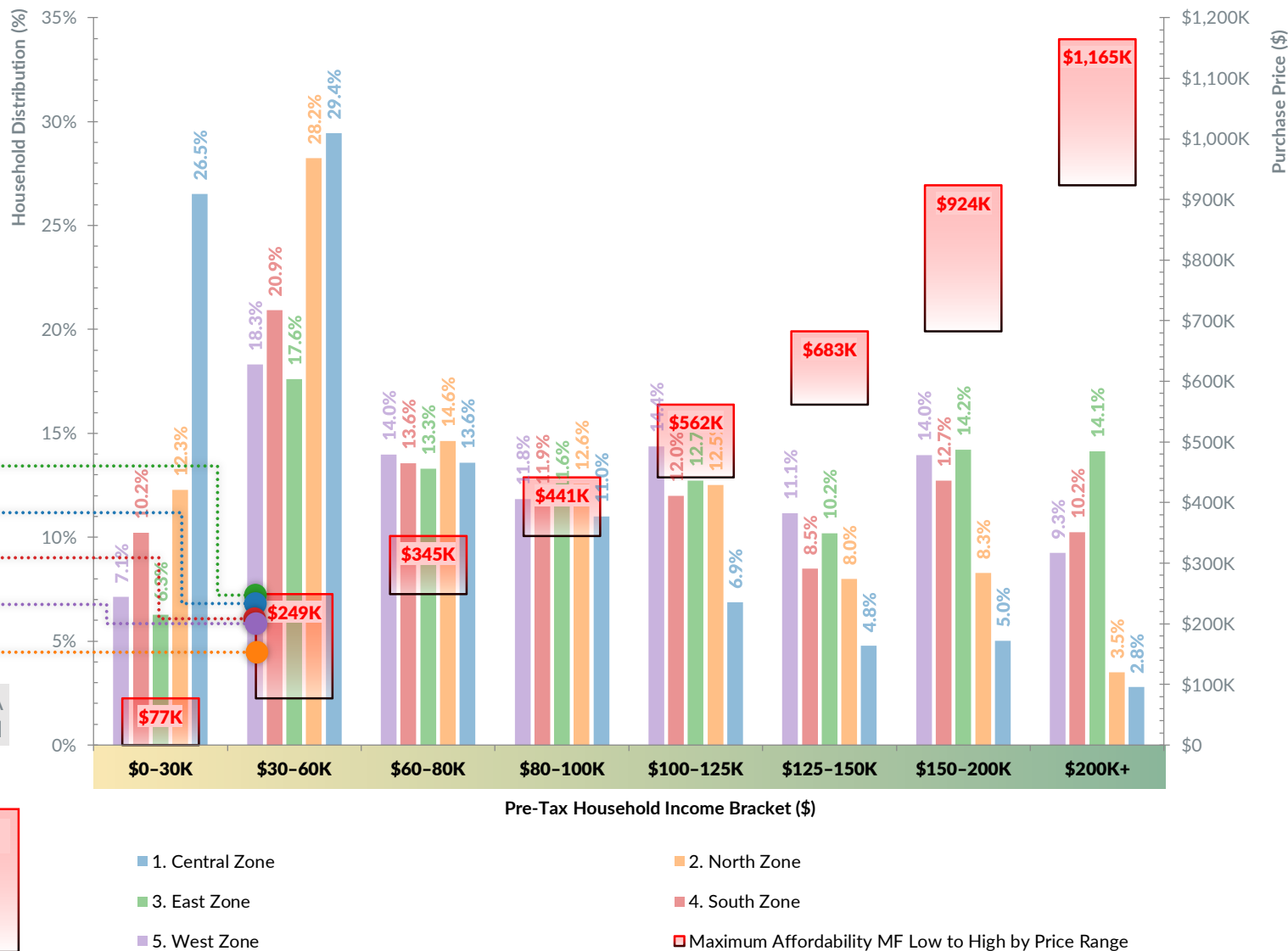
West Zone Apt.: \$197K

North Zone Apt.: \$150K

REGINA  
CONDOMINIUM

Affordability  
Range

Maximum





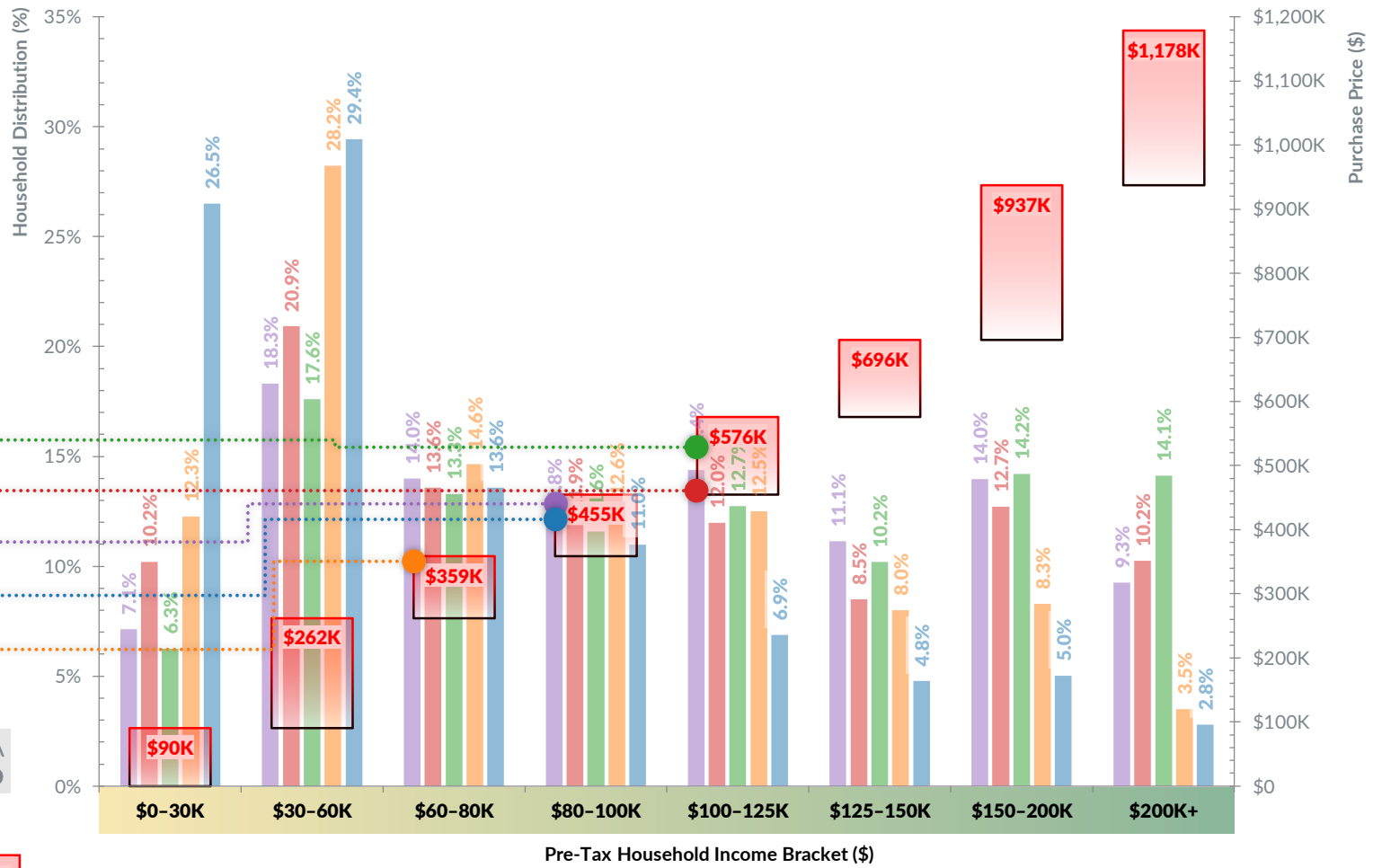
## Affordability – Freehold

Citywide  
Average New Detached FH

East Zone Detached: \$526K  
South Zone Detached: \$456K  
West Zone Detached: \$439K  
Central Zone Detached: \$415K  
North Zone Detached: \$351K

REGINA  
FREEHOLD

Affordability  
Range







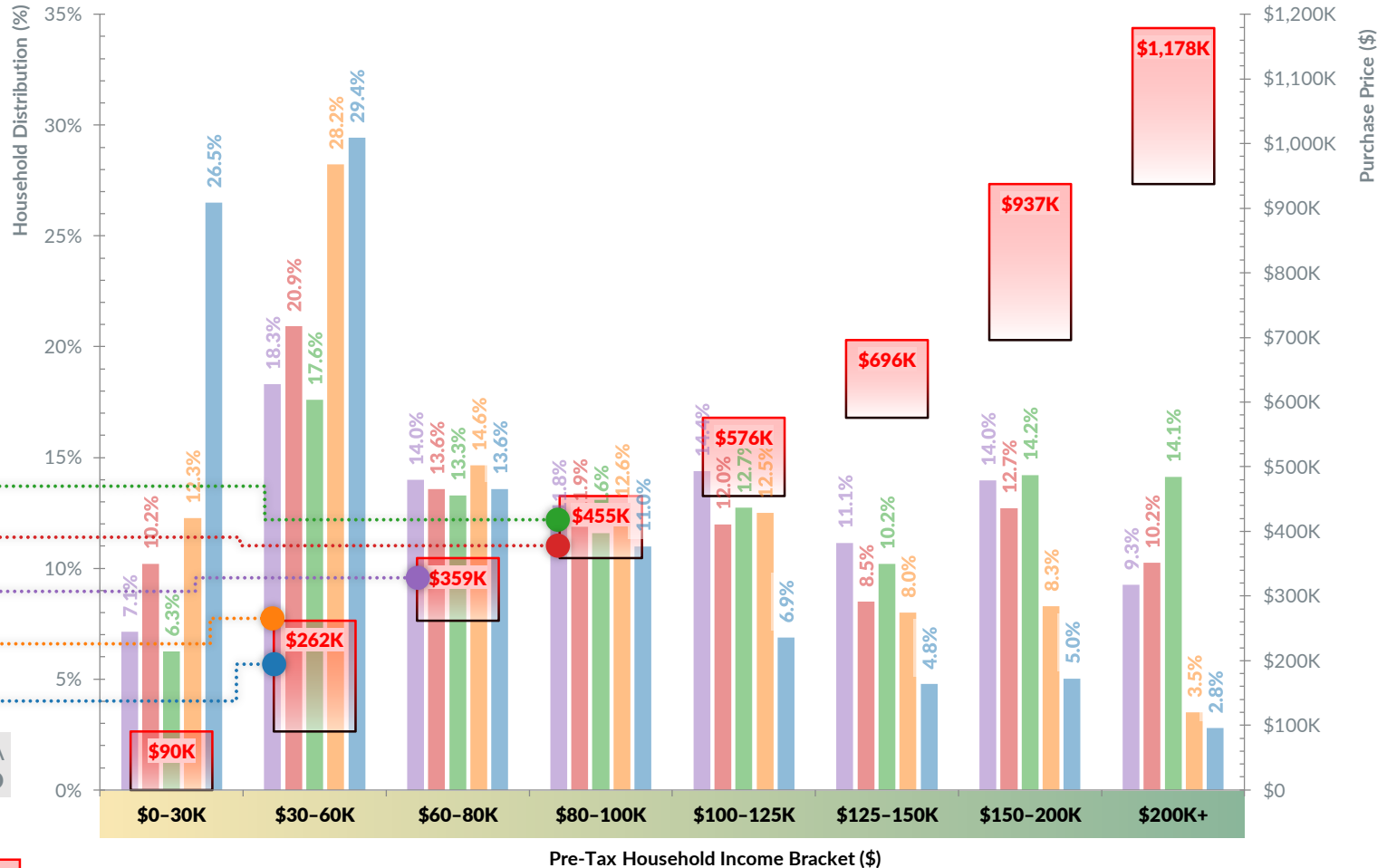
## Affordability – Freehold

Citywide  
Average Resale Detached FH

East Zone Detached: \$416K  
South Zone Detached: \$375K  
West Zone Detached: \$326K  
North Zone Detached: \$262K  
Central Zone Detached: \$192K

REGINA  
FREEHOLD

Affordability  
Range



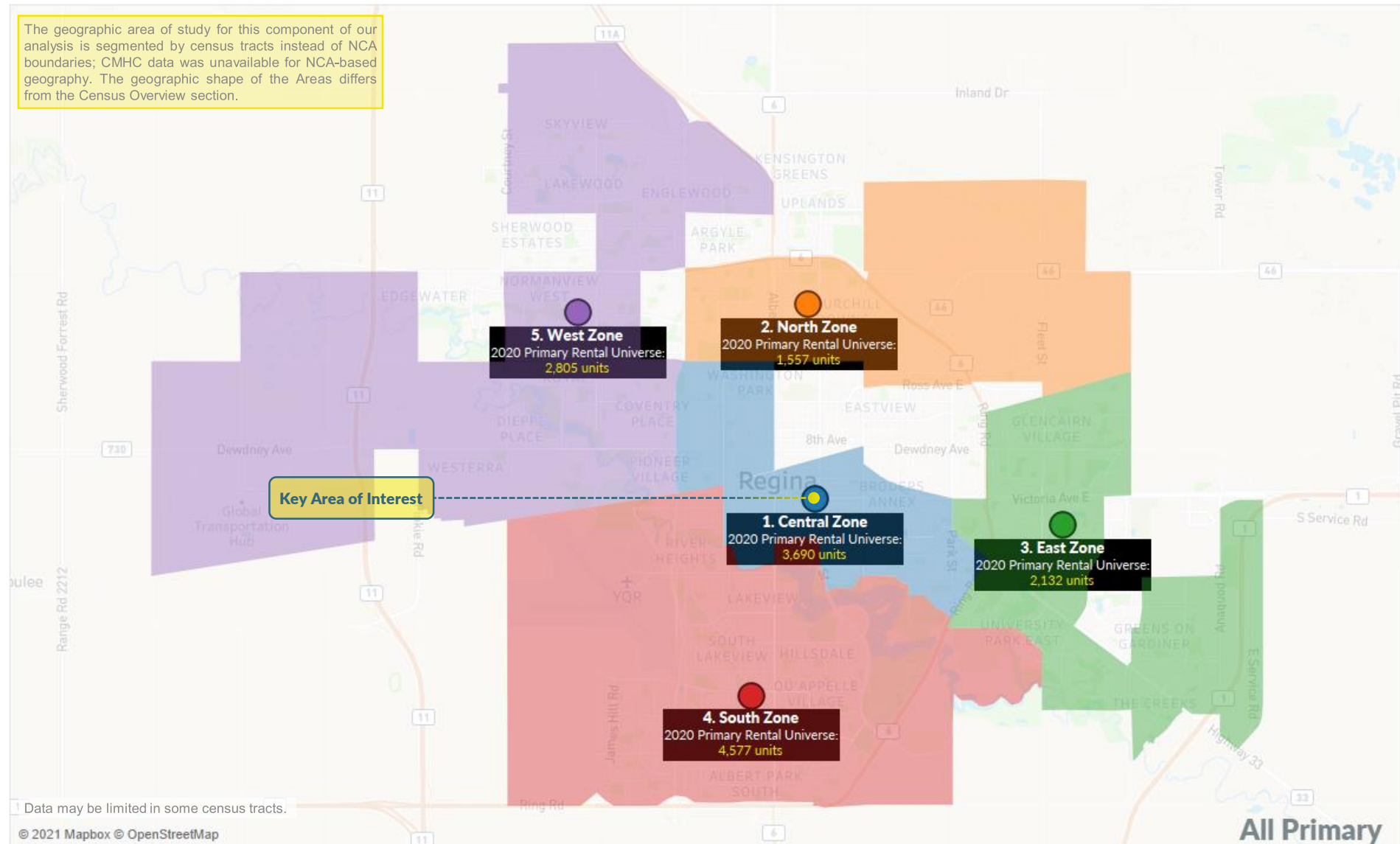


# Primary Rental Universe

PRIMARY RENTAL MARKET COMPOSITION  
2020 CMHC DATA

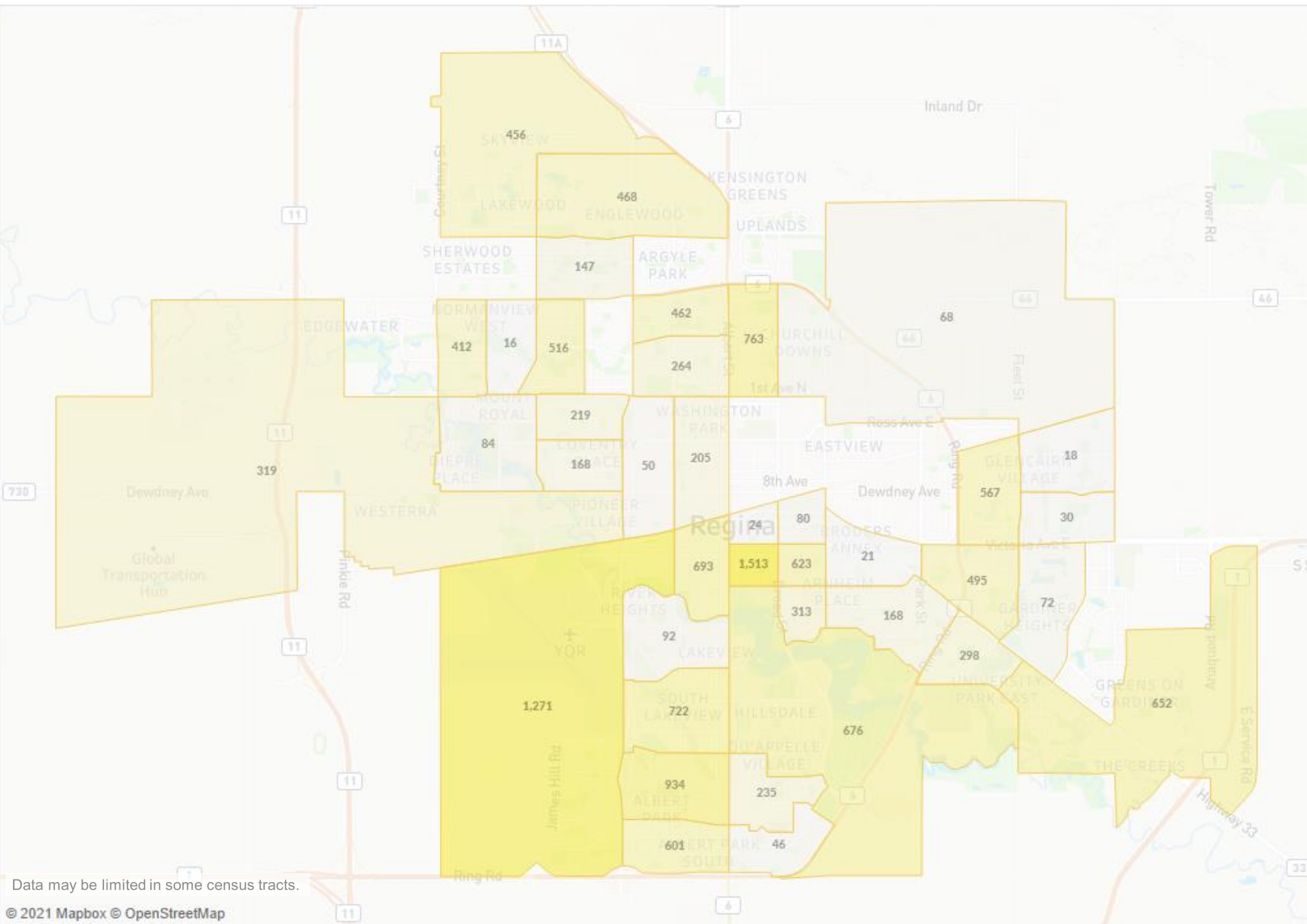
## Primary Rental Universe – Catchment

The geographic area of study for this component of our analysis is segmented by census tracts instead of NCA boundaries; CMHC data was unavailable for NCA-based geography. The geographic shape of the Areas differs from the Census Overview section.



## Primary Rental Universe - Unit Heatmap

Total Primary Rental Units		
0 1,513		
Apartment	Studio	660 units
	1B	5,339 units
	2B	7,446 units
	3B+	419 units
	Total	13,864 units
Row	Studio	1 units
	1B	34 units
	2B	266 units
	3B+	596 units
	Total	897 units
All Primary		14,761 units



All Primary

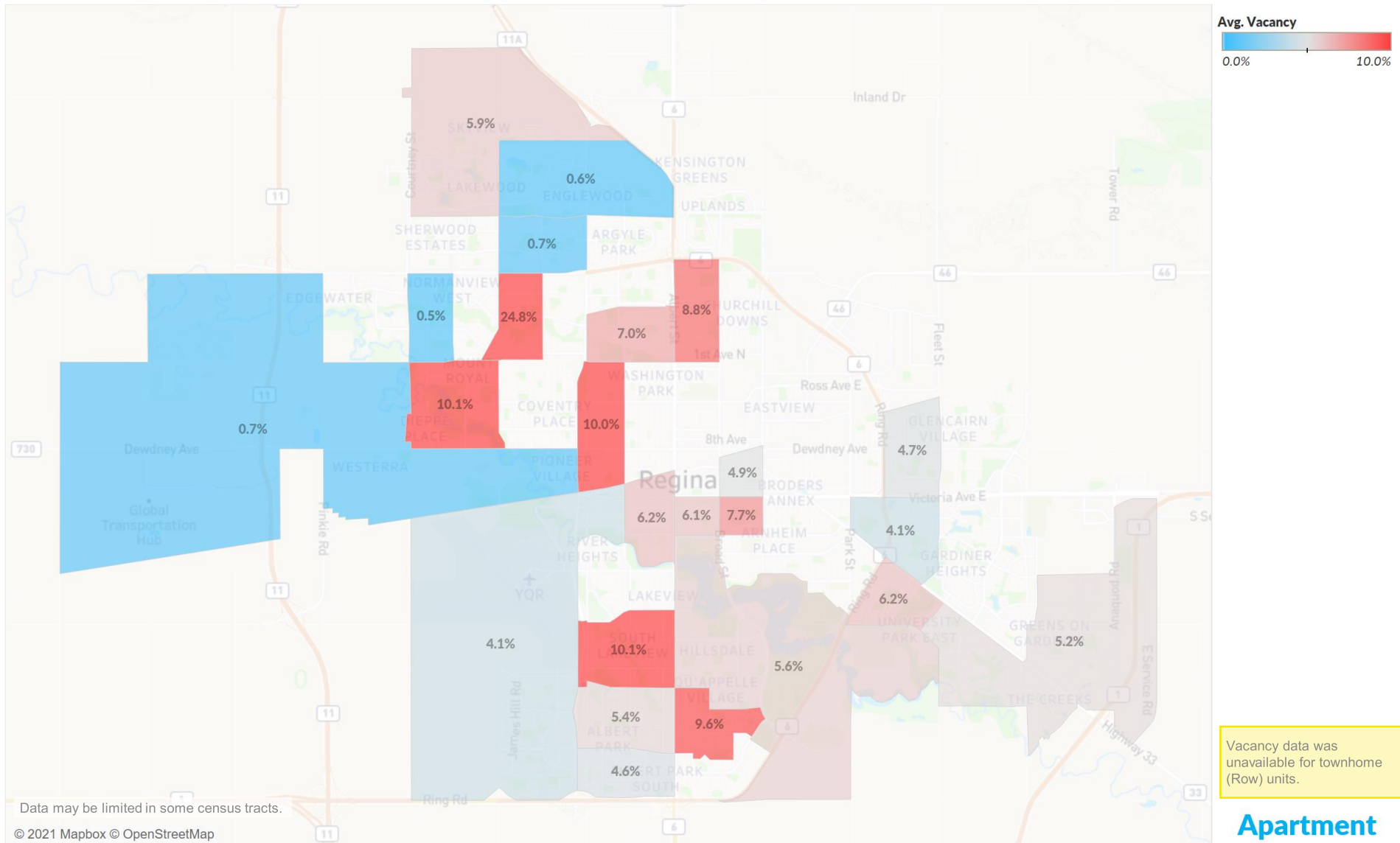


# Apartments

PRIMARY RENTAL MARKET COMPOSITION  
2020 CMHC DATA

CMHC data on vacancy rate and rental cost was unavailable for townhome (Row) units.

## Primary Rental Universe – Average Vacancy Rate Heatmap

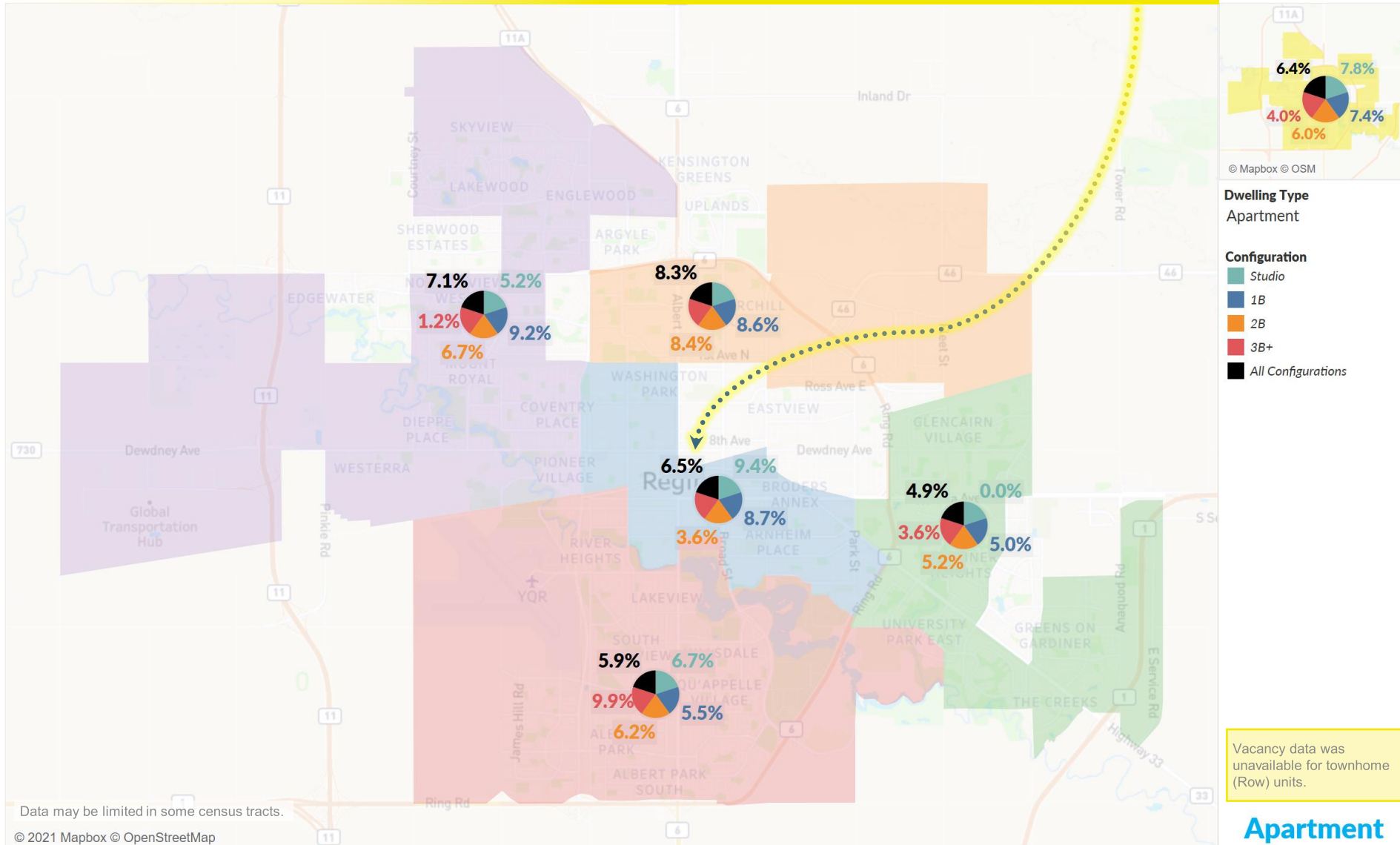






# Primary Rental Universe – Catchment – by Average Vacancy Rate and Configuration

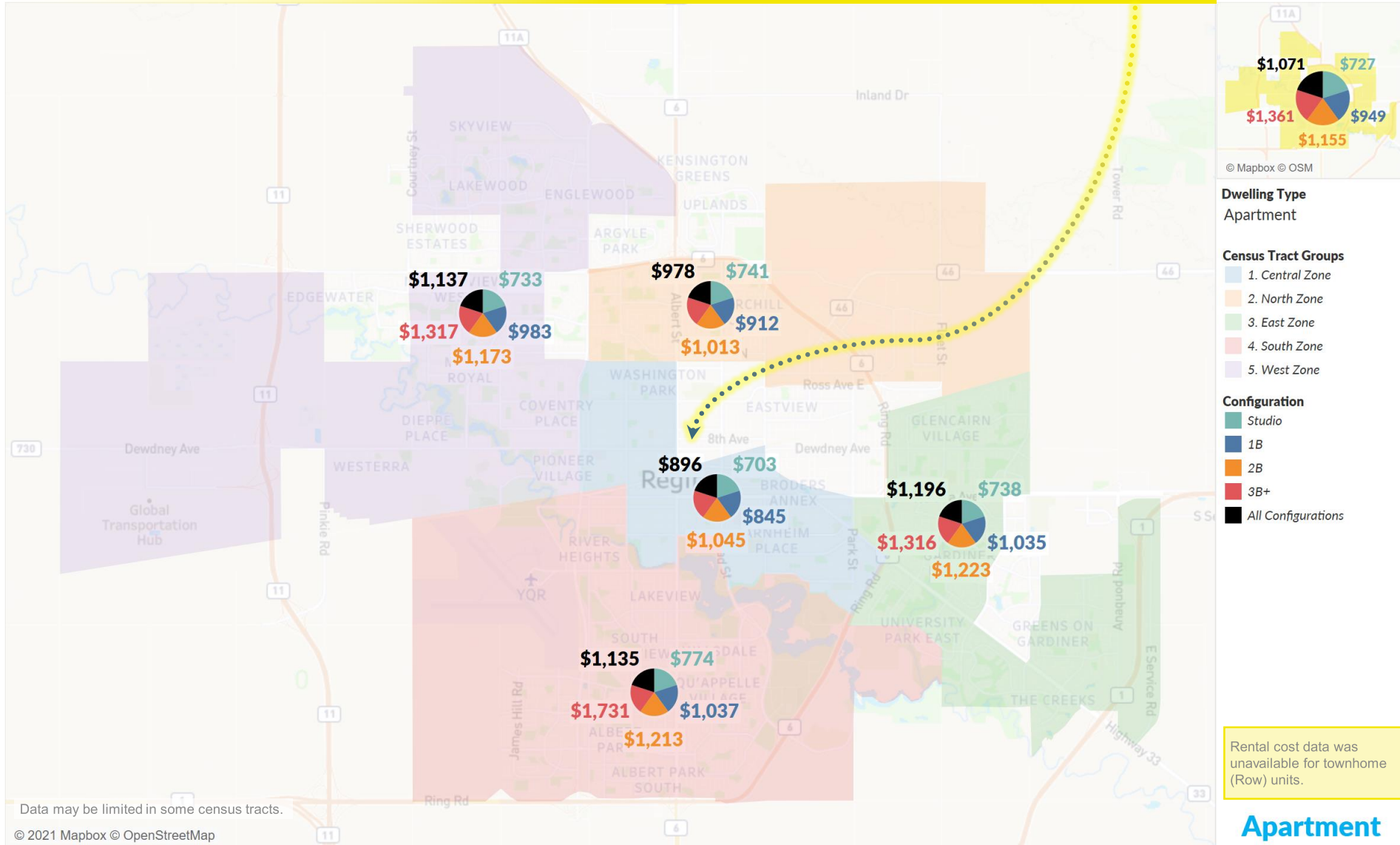
The average **vacancy rate** for primary rental apartments in the Central Zone is **6.5%**





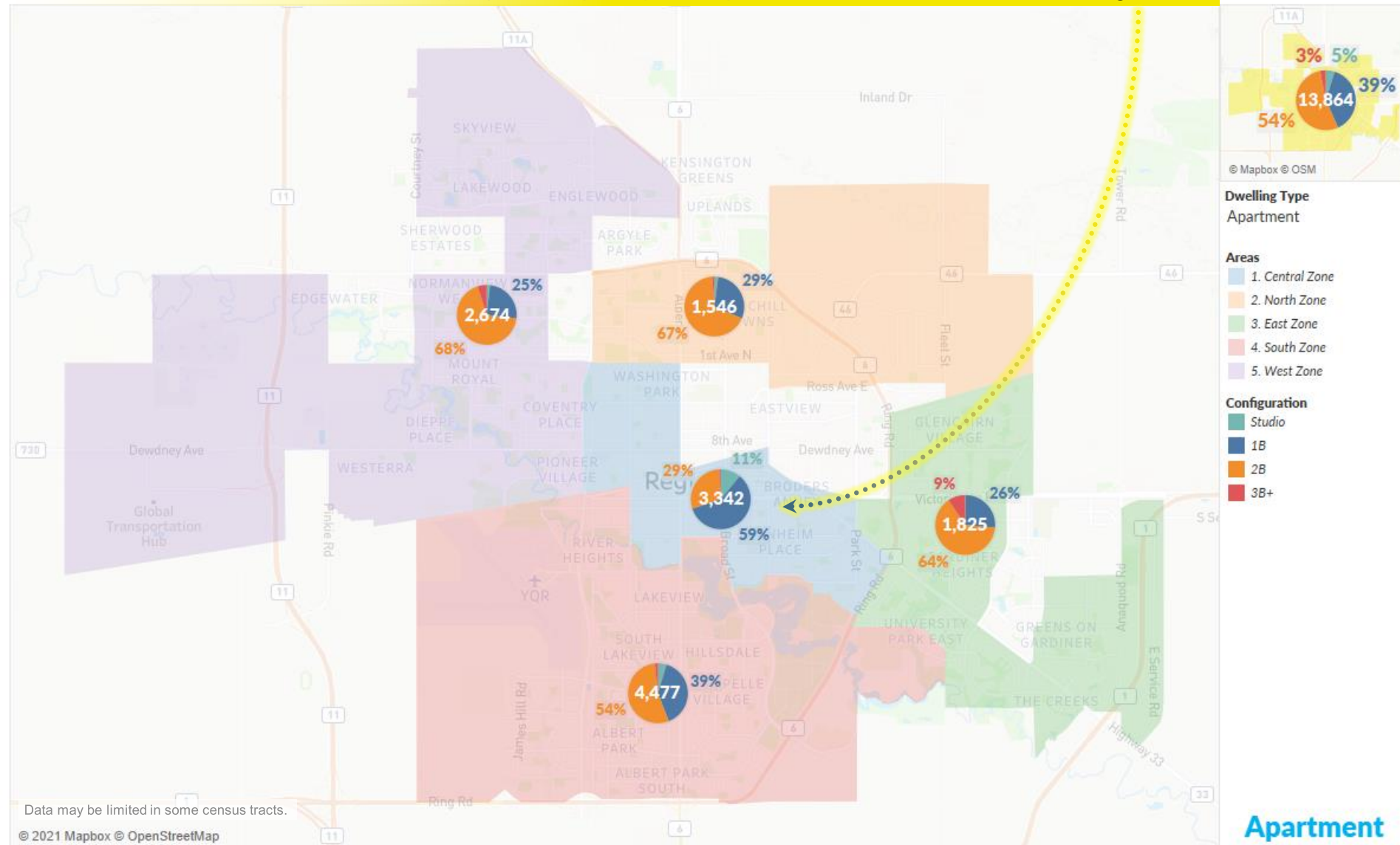
## Primary Rental Universe – Catchment – by Average Monthly Rental Cost and Configuration

The average **monthly rental cost** for primary rental apartments in the Central Zone is **\$896**

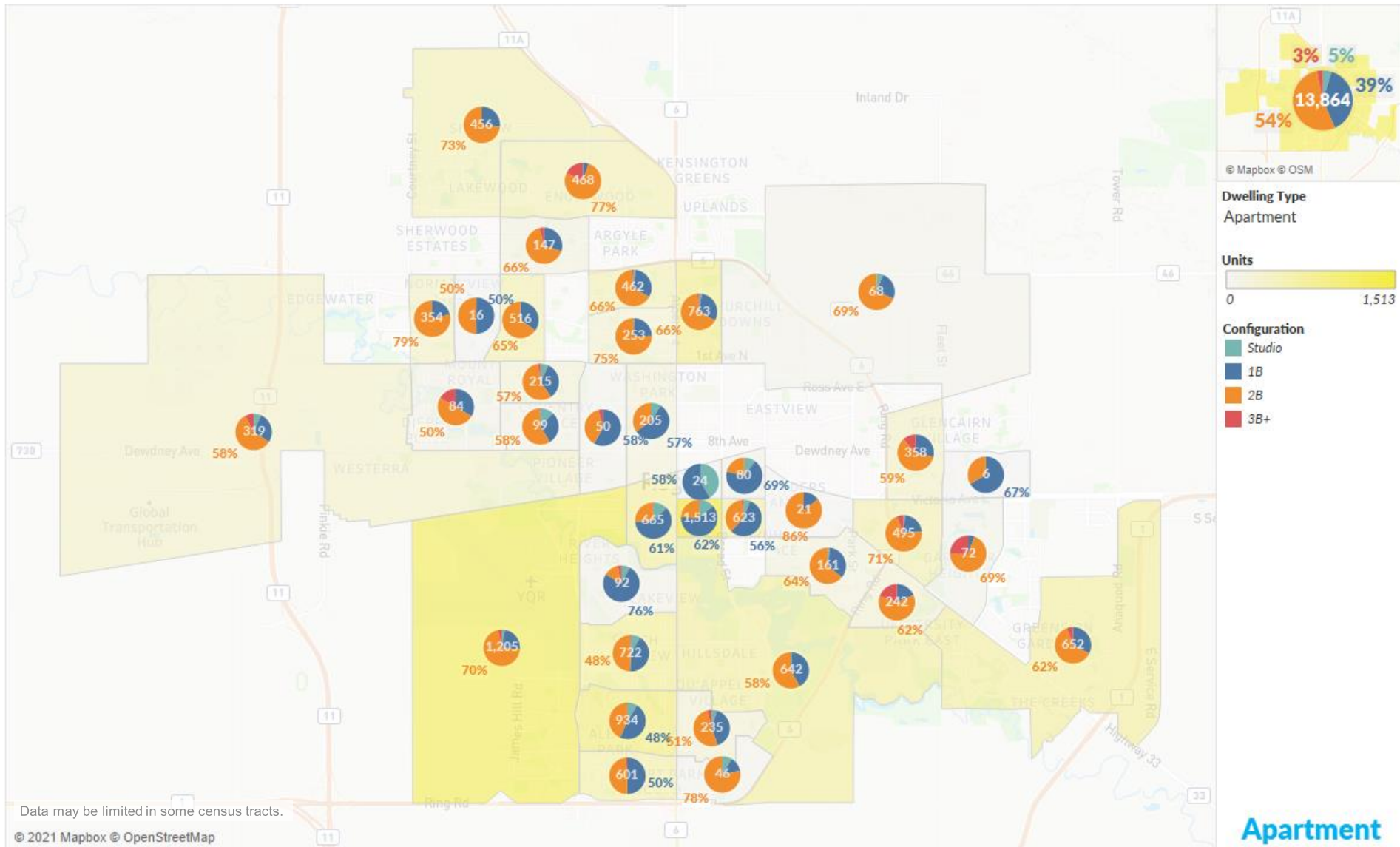


# Apartment Primary Rental Universe – Catchment – by Configuration

The majority (59%) of primary rental apartments in the Central Zone are 1B configurations

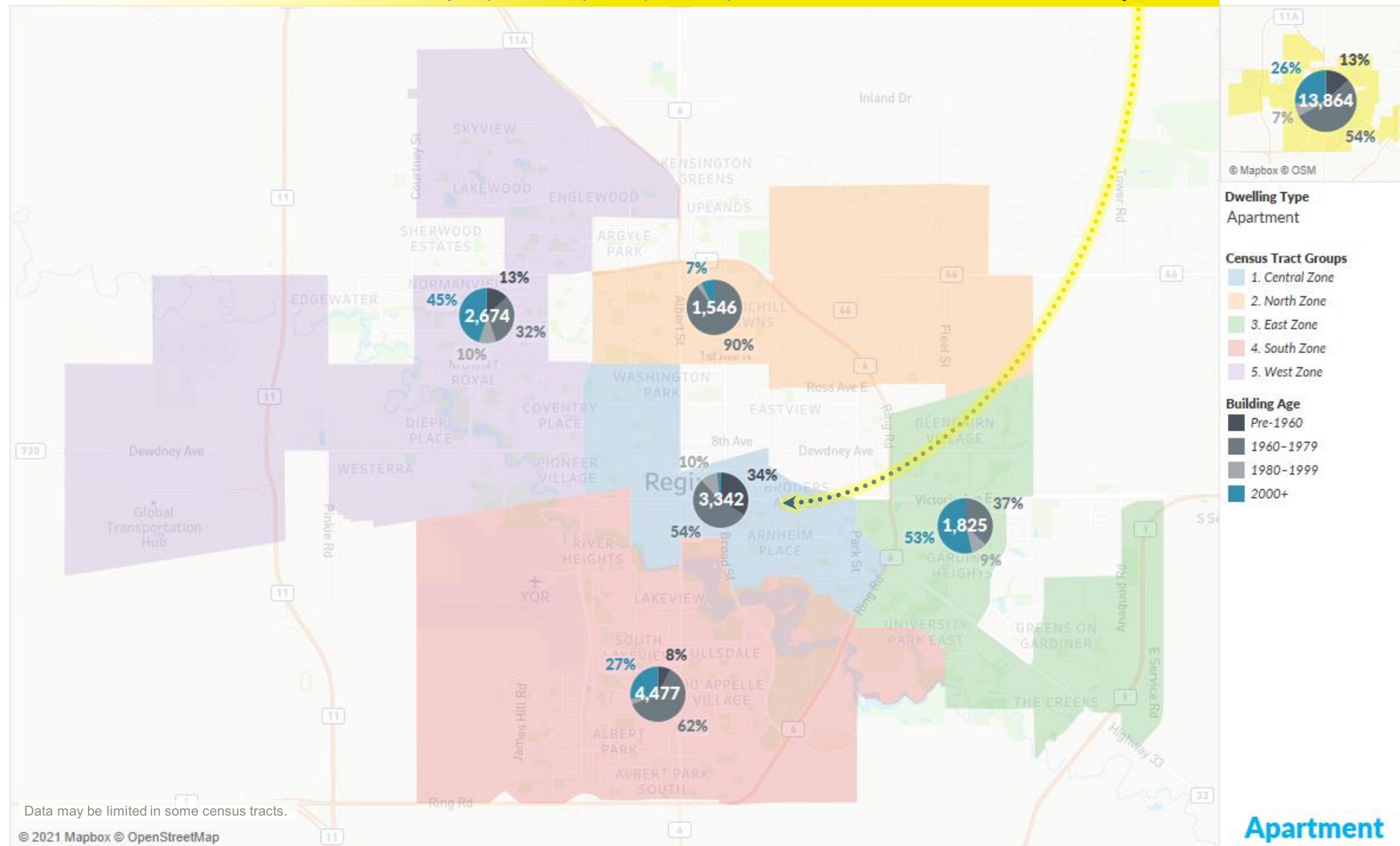


## Apartment Primary Rental Universe – Census Tracts – by Configuration



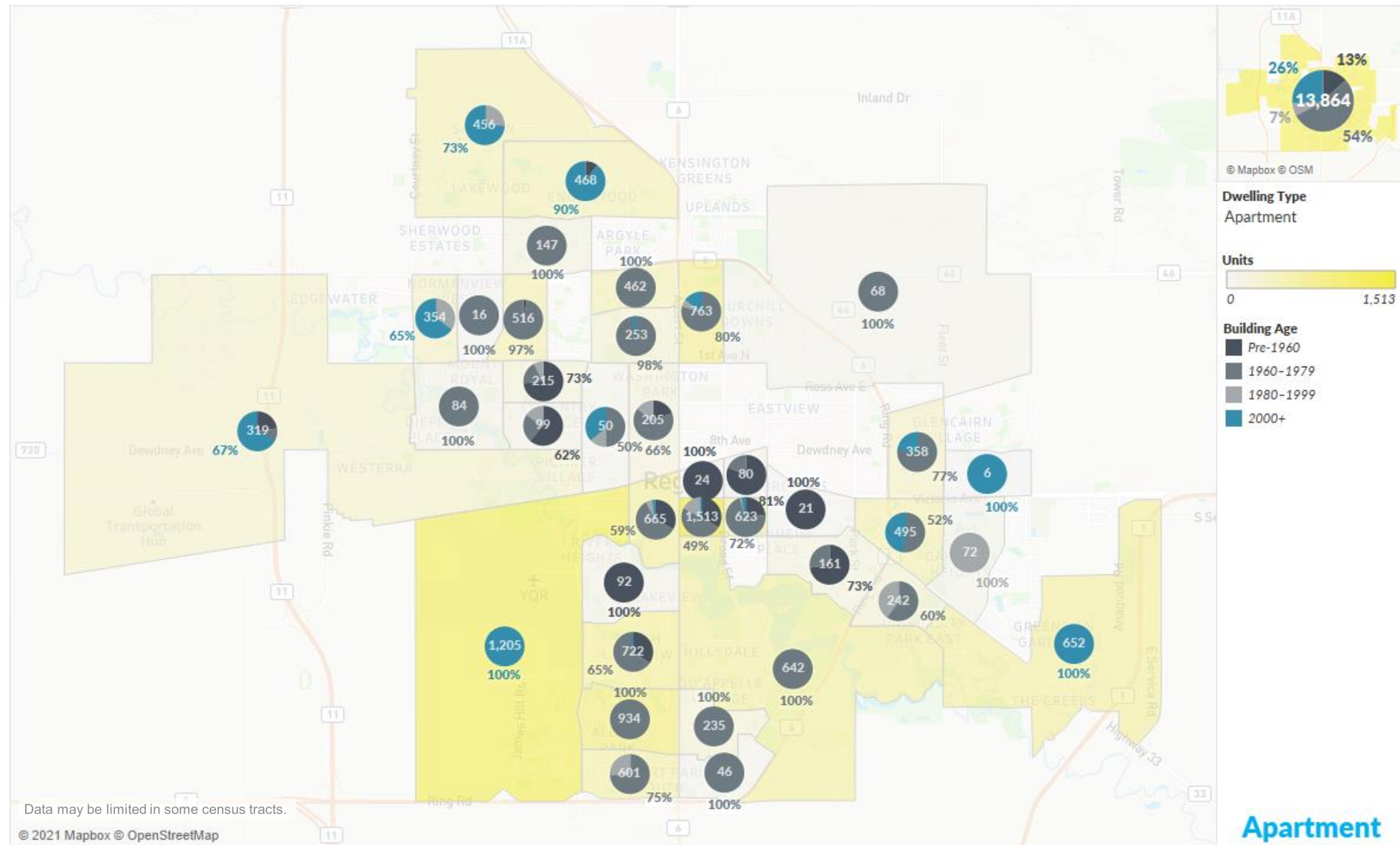
## Apartment Primary Rental Universe – Catchment – by Year of Construction

The majority (54%) of primary rental apartments in the Central Zone are 40 to 60 years old





## Apartment Primary Rental Universe – Census Tracts – by Year of Construction



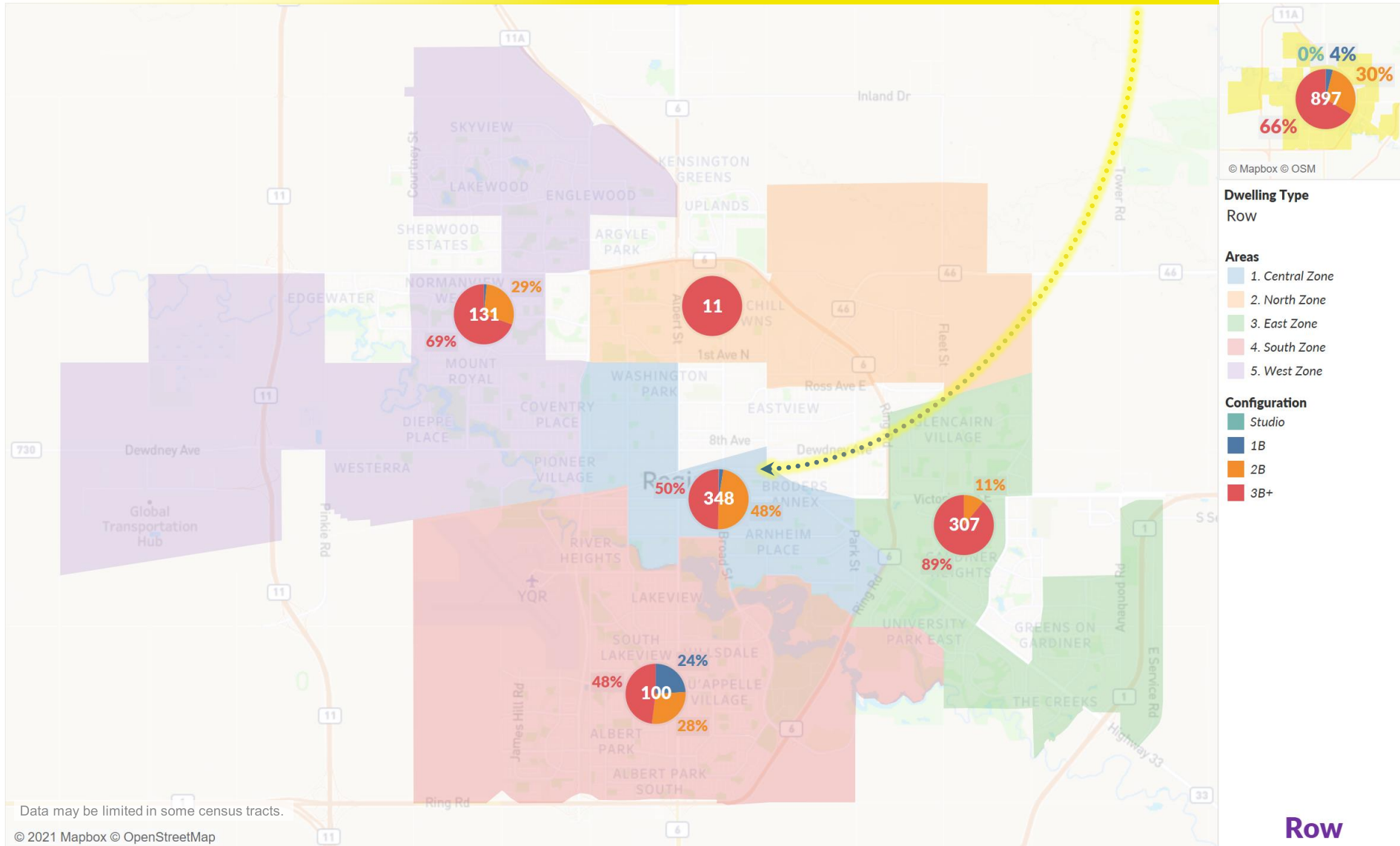


# Townhomes (Row)

PRIMARY RENTAL MARKET COMPOSITION  
2020 CMHC DATA

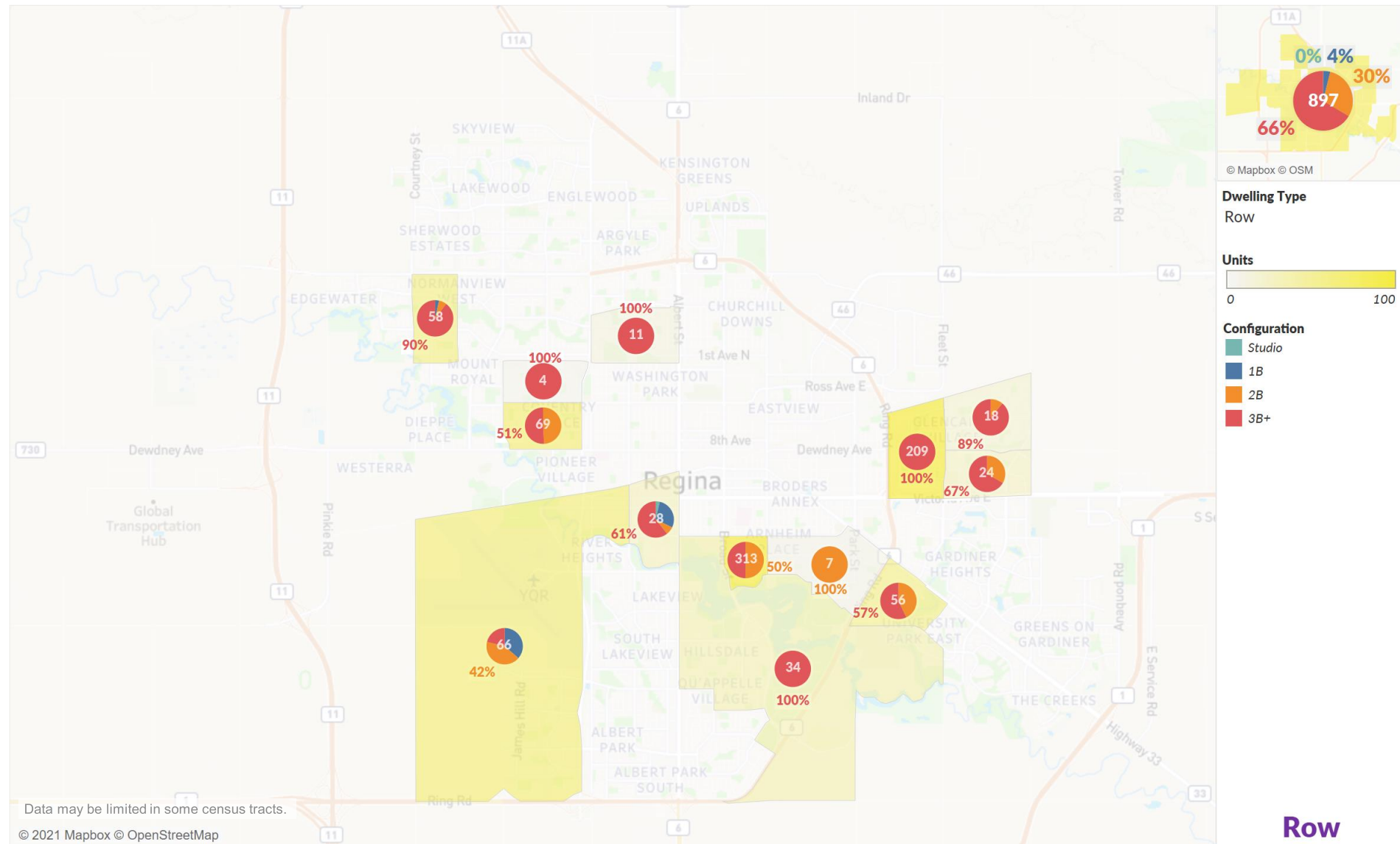
## Row Primary Rental Universe – Catchment – by Configuration

Half (50%) of primary rental townhomes in the Central Zone are 3B+ configurations



Row

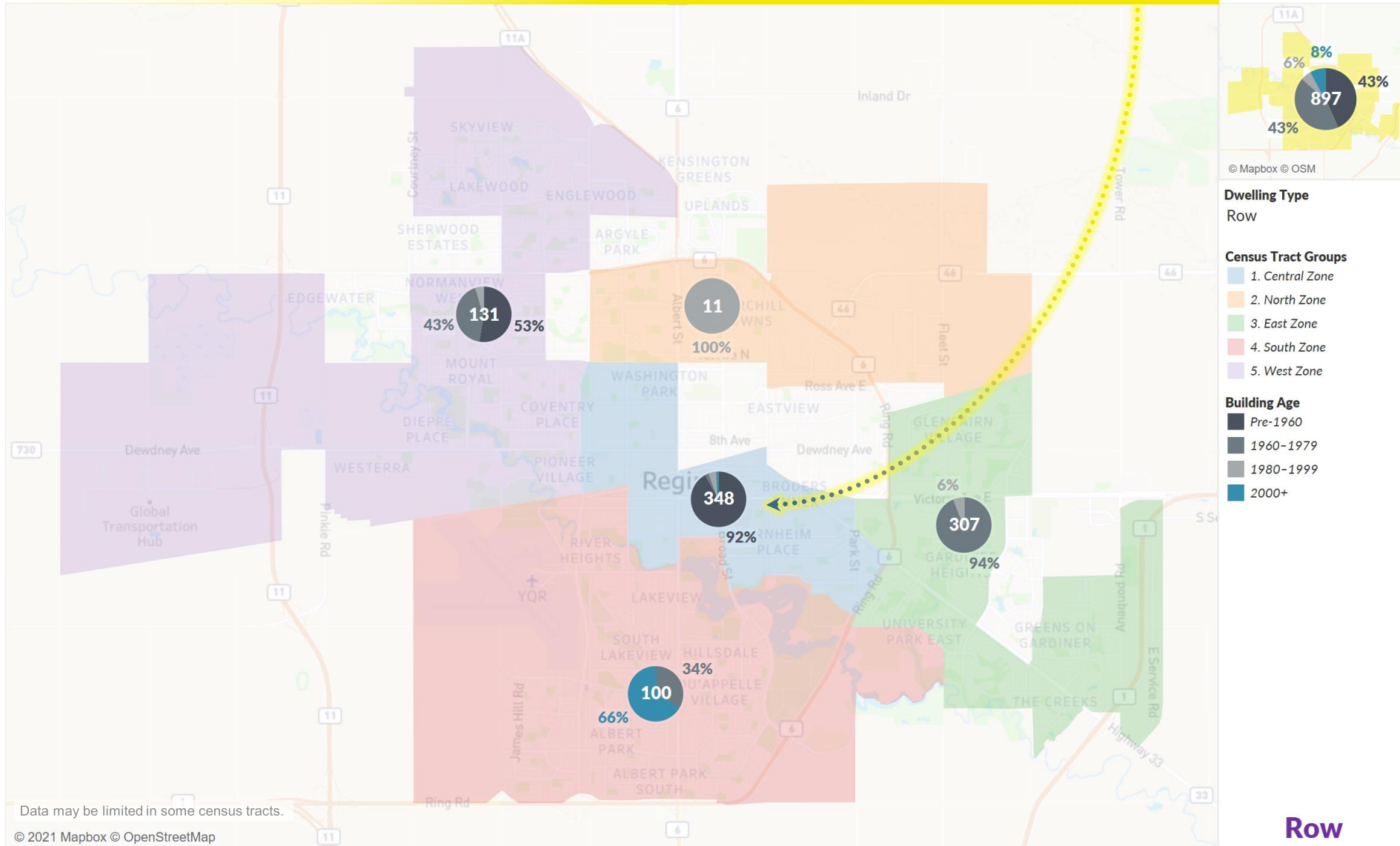
## Row Primary Rental Universe – Census Tracts – by Configuration





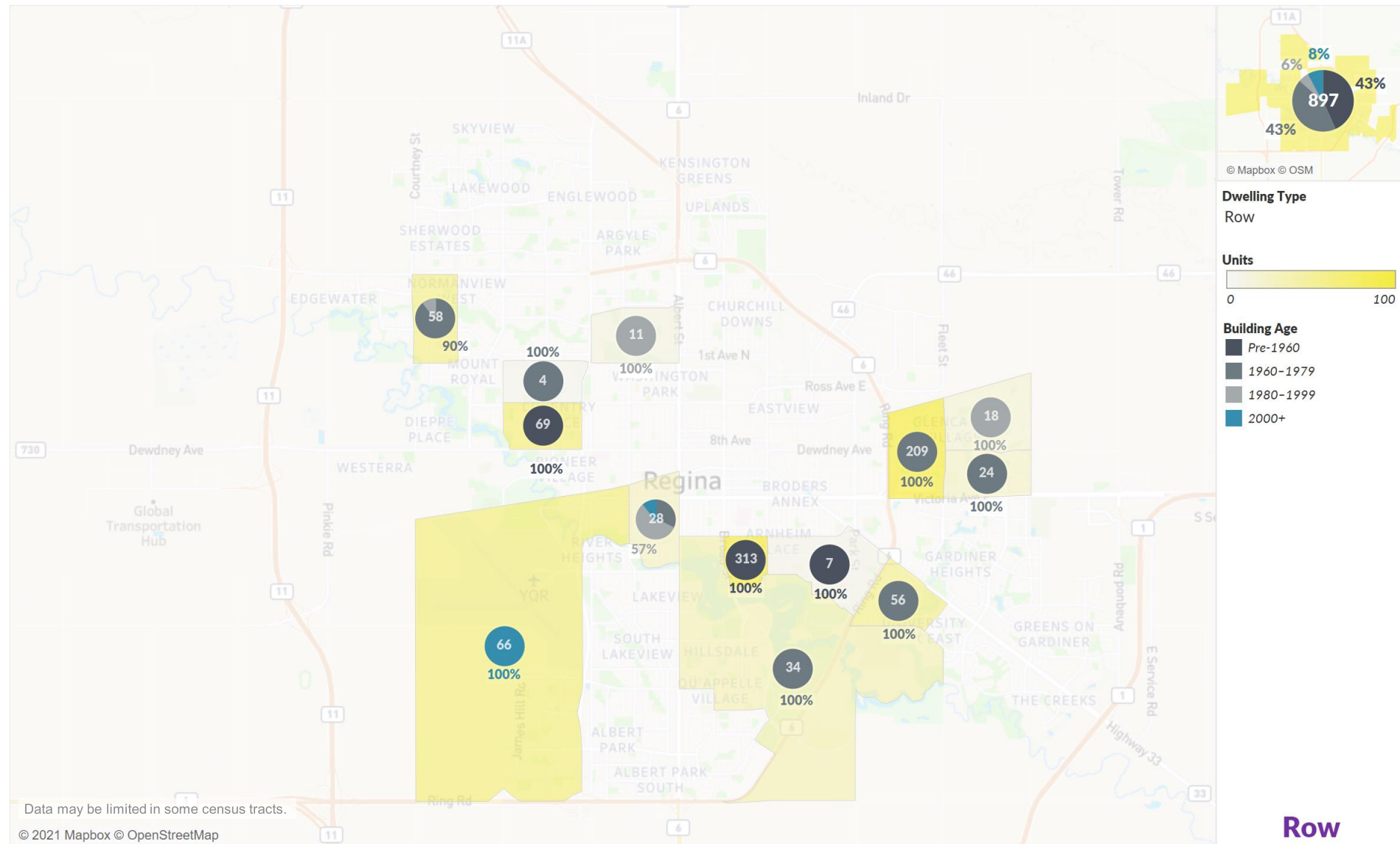
## Row Primary Rental Universe – Catchment – by Year of Construction

92% of primary rental townhomes in the Central Zone are over 60 years old



Row

## Row Primary Rental Universe – Census Tracts – by Year of Construction



Row



# Rental Market Analysis

MARKET DATA REVIEW &  
EXPLORATORY STATISTICAL ANALYSIS

*This section has been condensed from the original study.  
Some content has been removed for conciseness.*

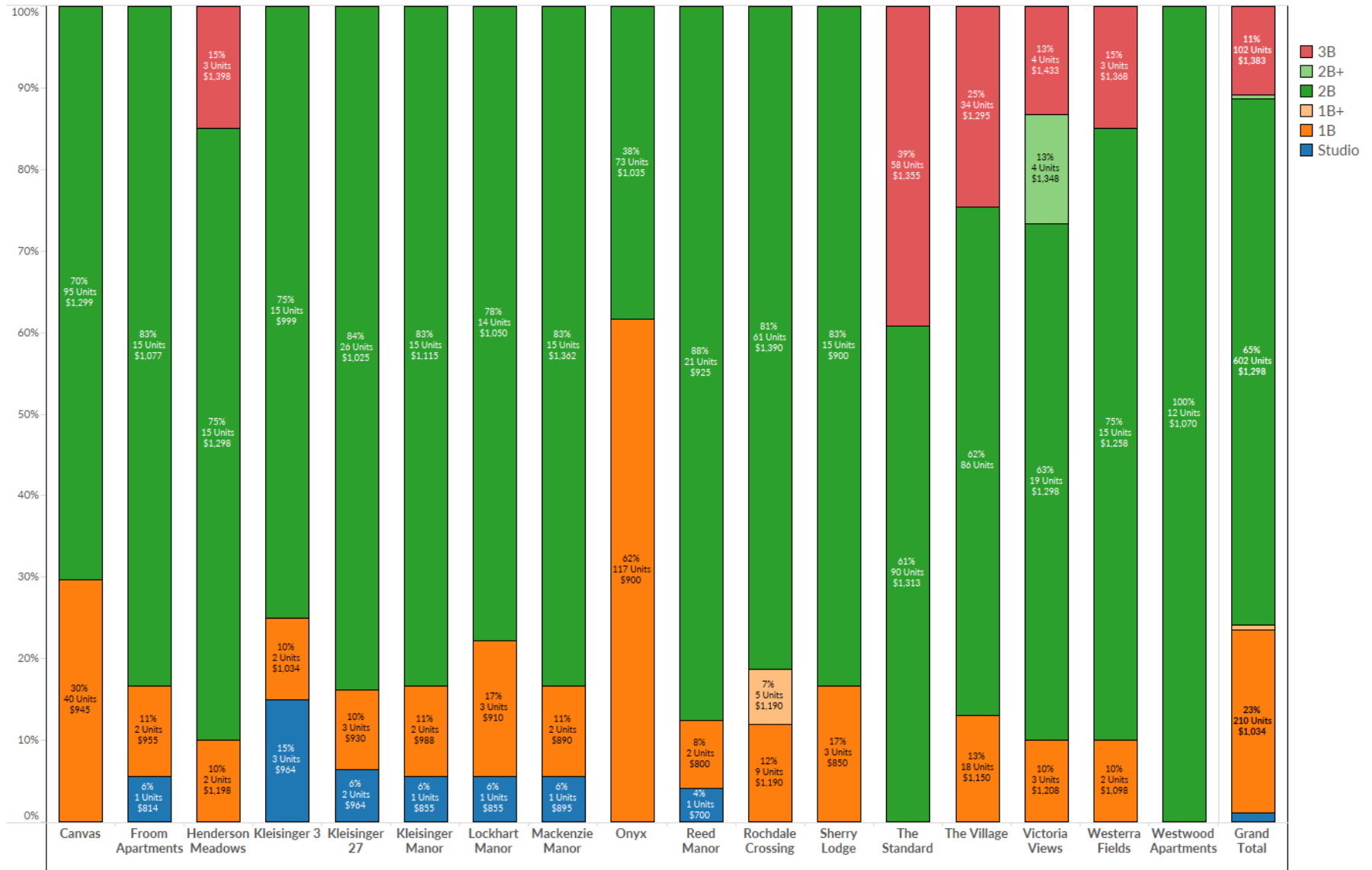


# Purpose-built Rental Market

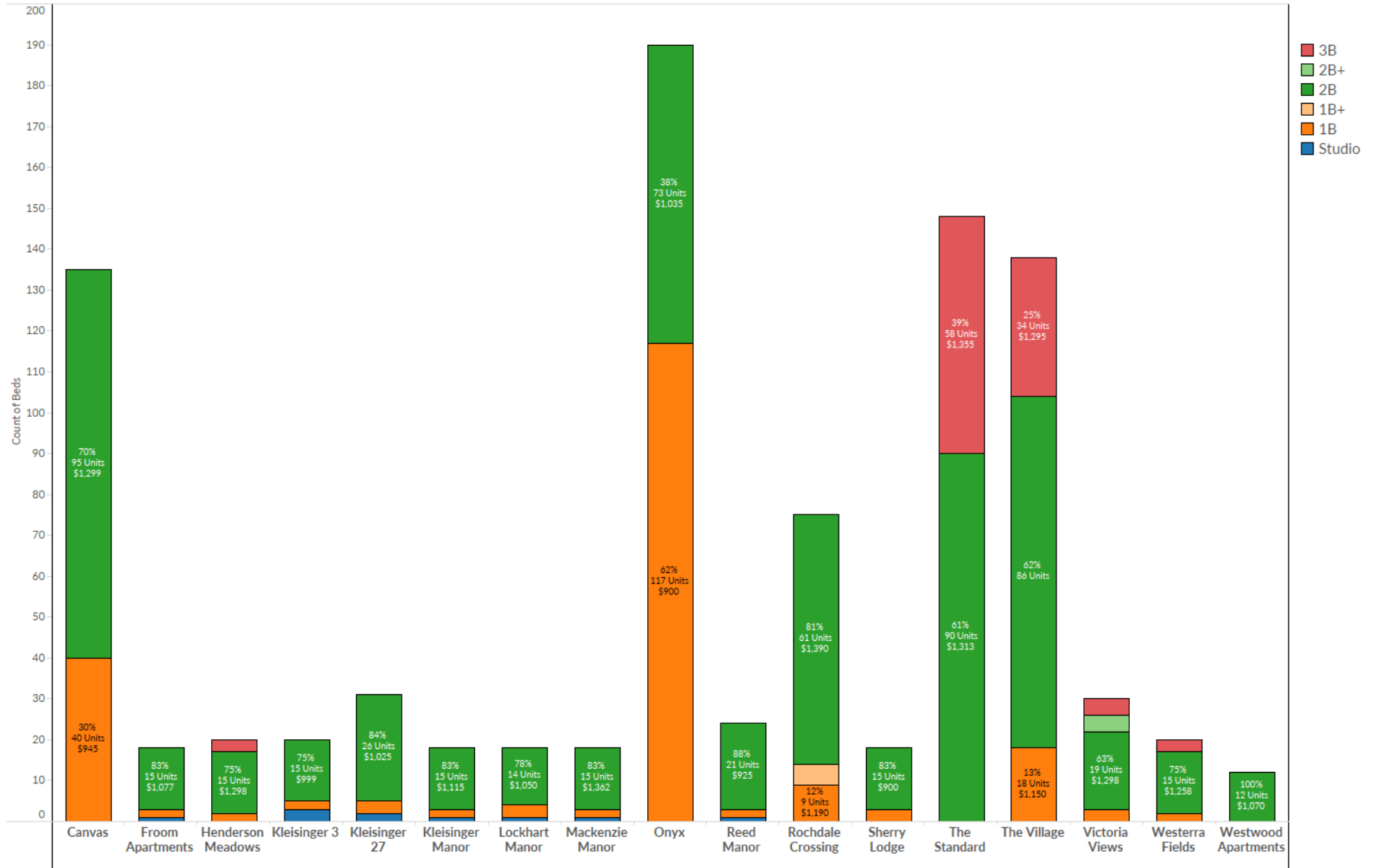
Citywide

MARKET DATA REVIEW &  
EXPLORATORY STATISTICAL ANALYSIS

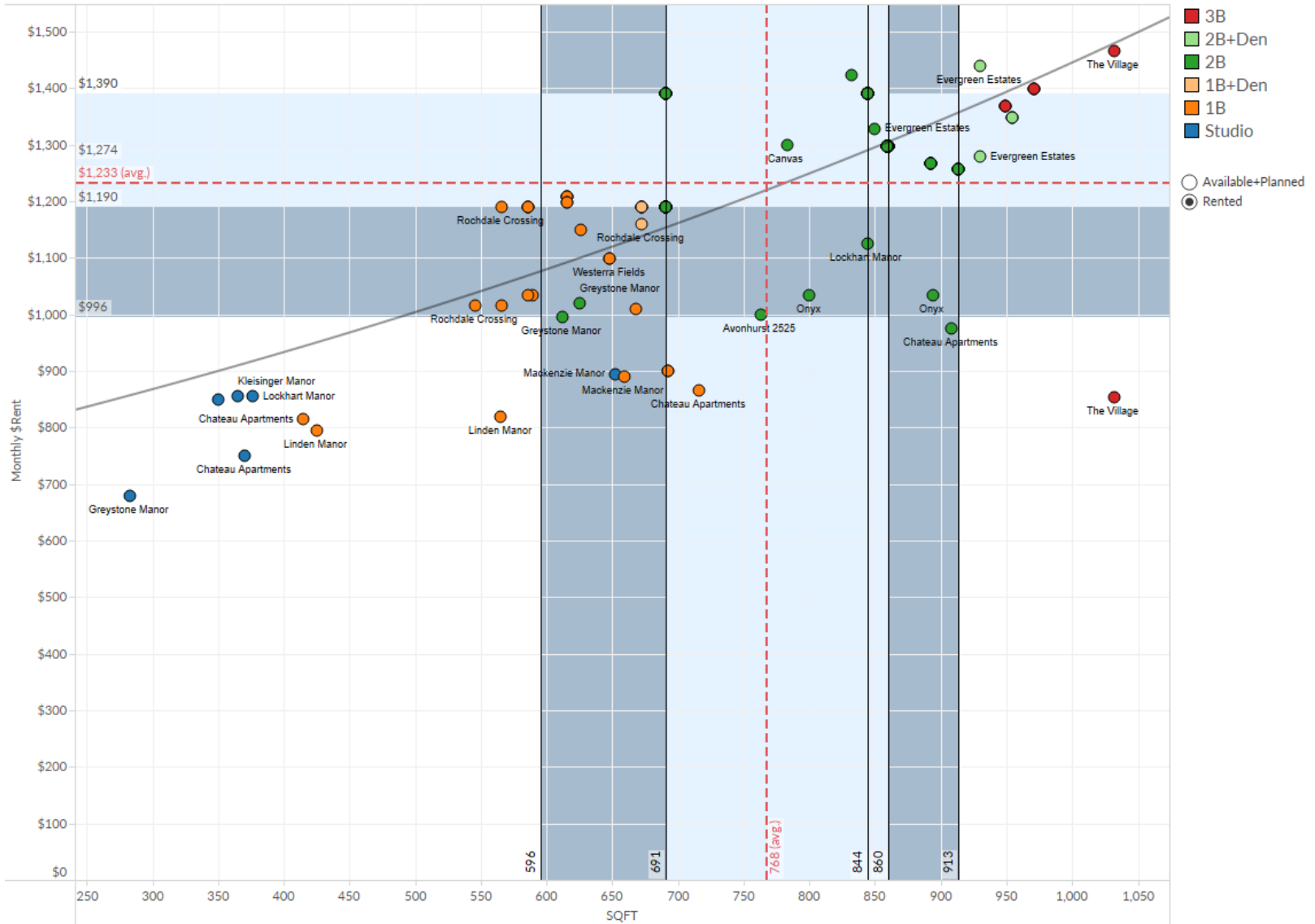
## Citywide - Purpose-built Rental Bedroom Mix Percentages



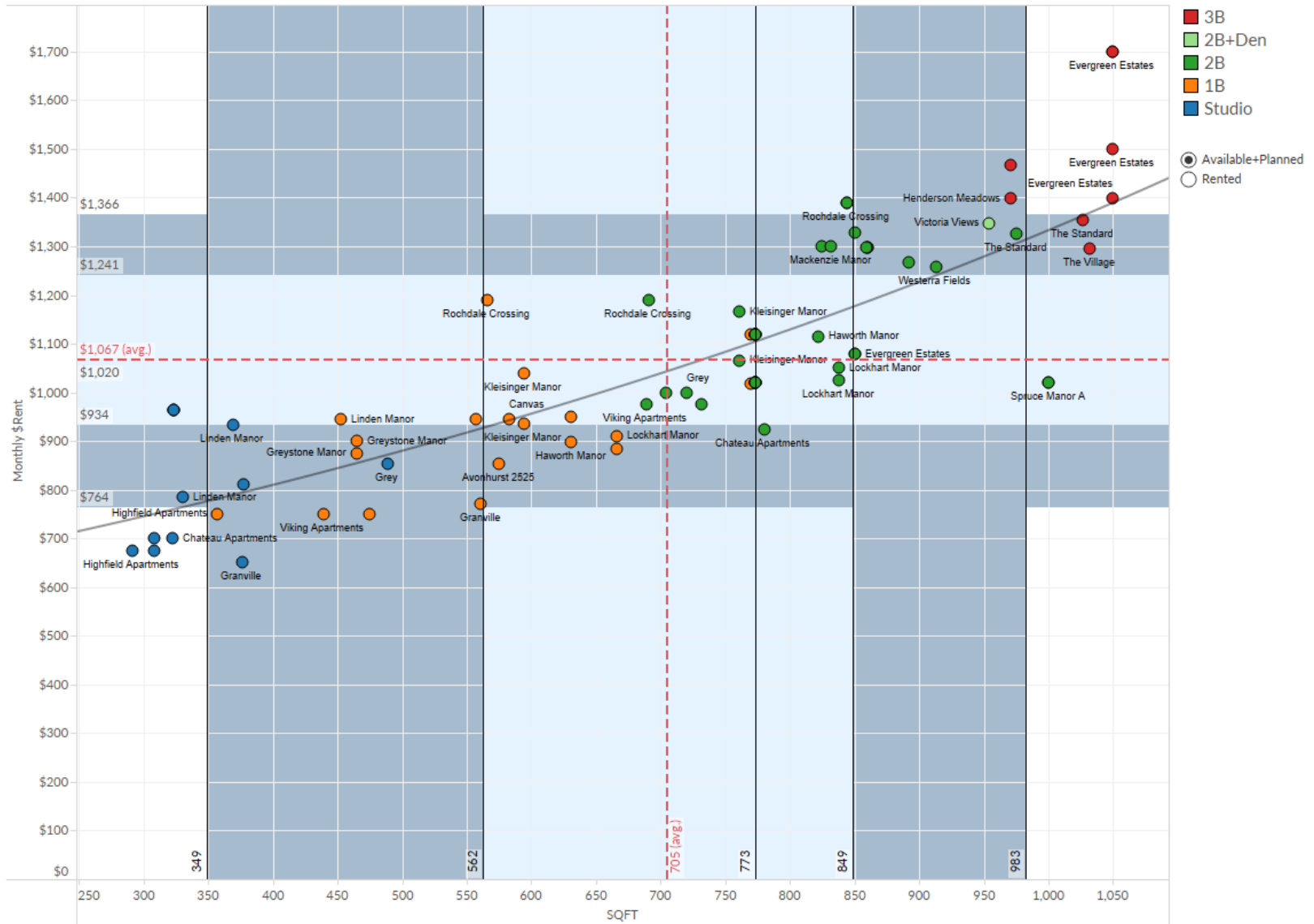
## Citywide - Purpose-built Rental Bedroom Mix Totals



## Citywide - Purpose-built Rental Market Rents by Bedroom Type - Leased Units



## Citywide - Purpose-built Rental Market Rents by Bedroom Type - Available/Planned Units







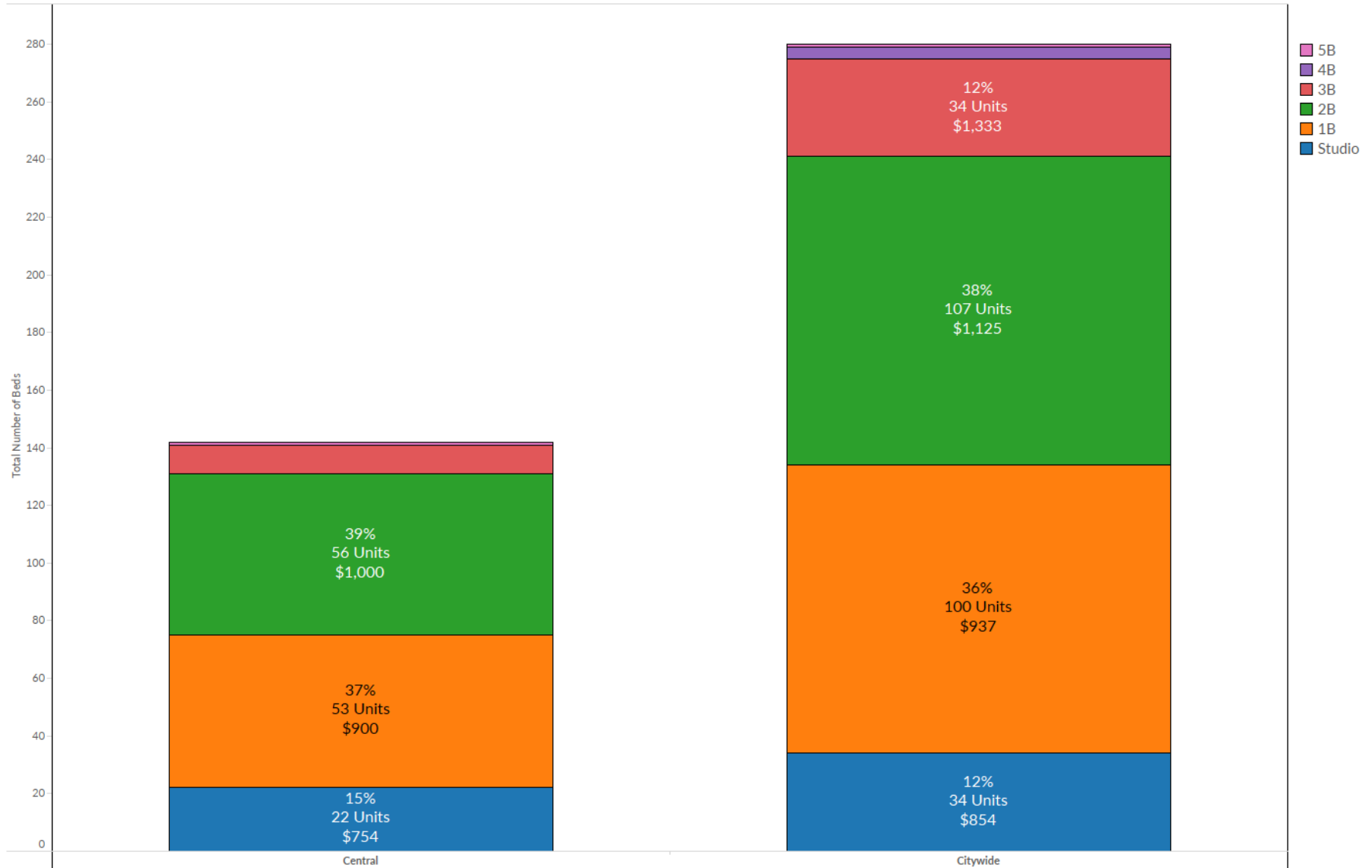
# Secondary Rental Market

MARKET DATA REVIEW &  
EXPLORATORY STATISTICAL ANALYSIS

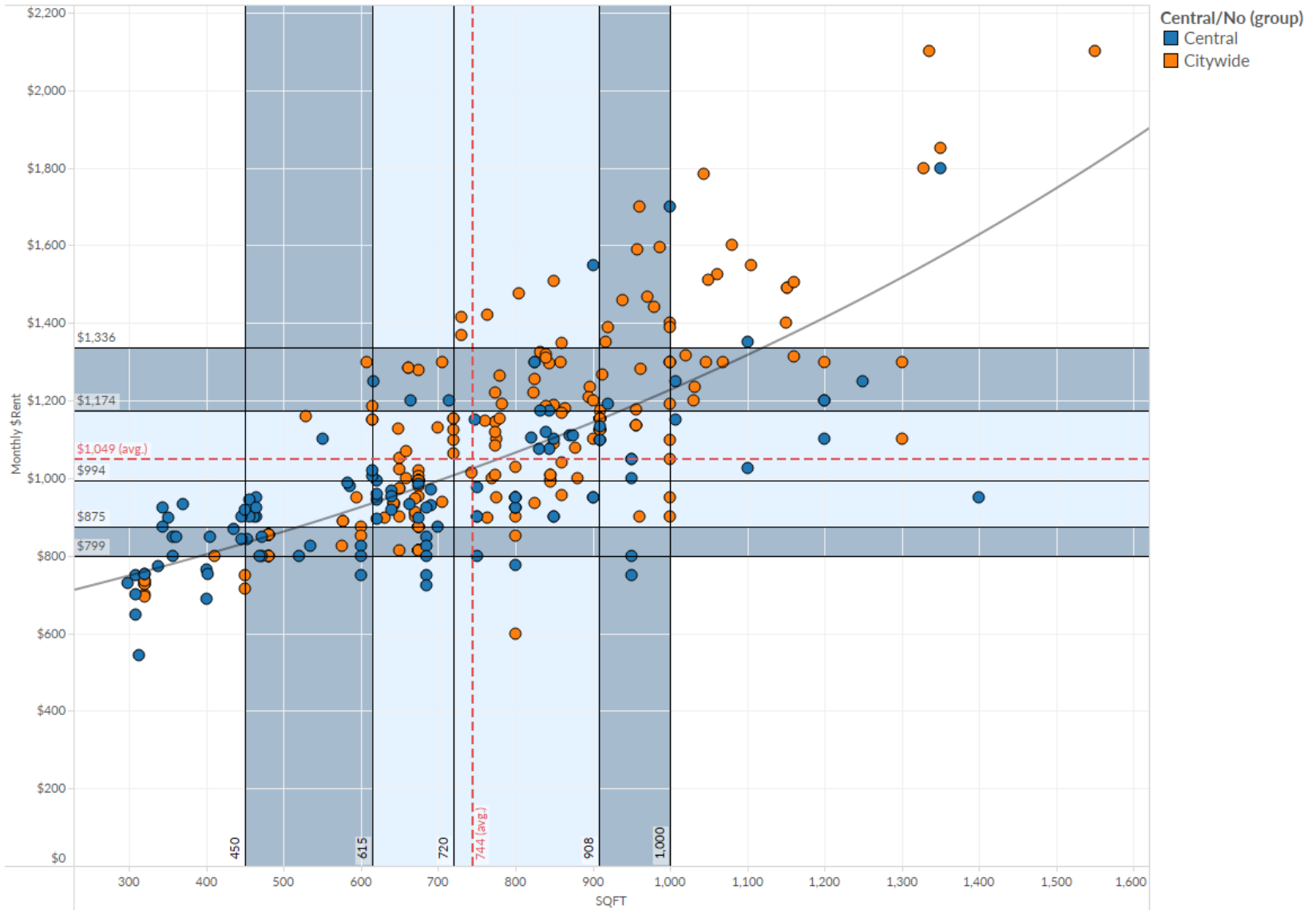
Citywide



## City Centre vs Citywide comparison

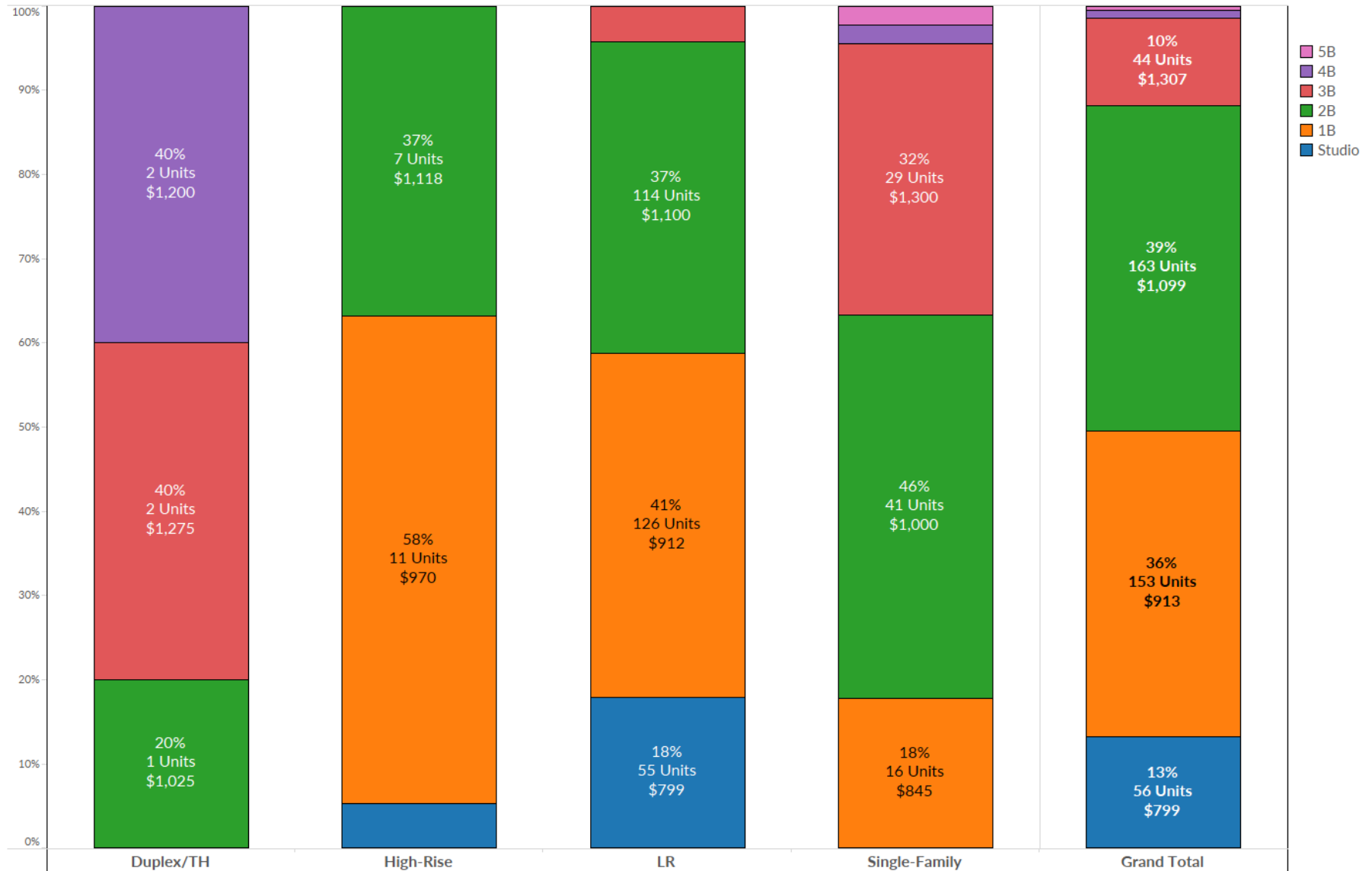


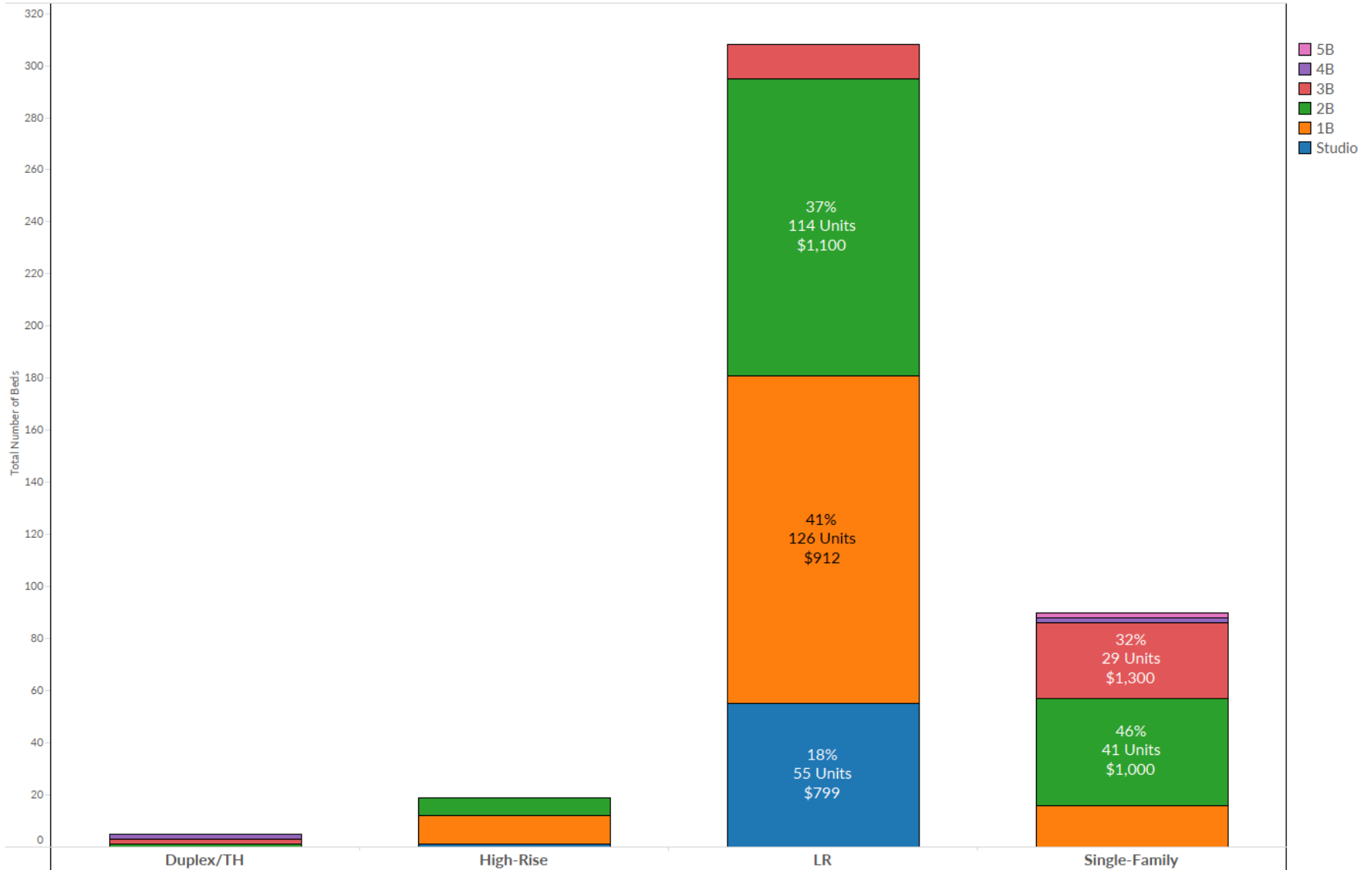
# Citywide - Secondary Market Rents by Bedroom Type



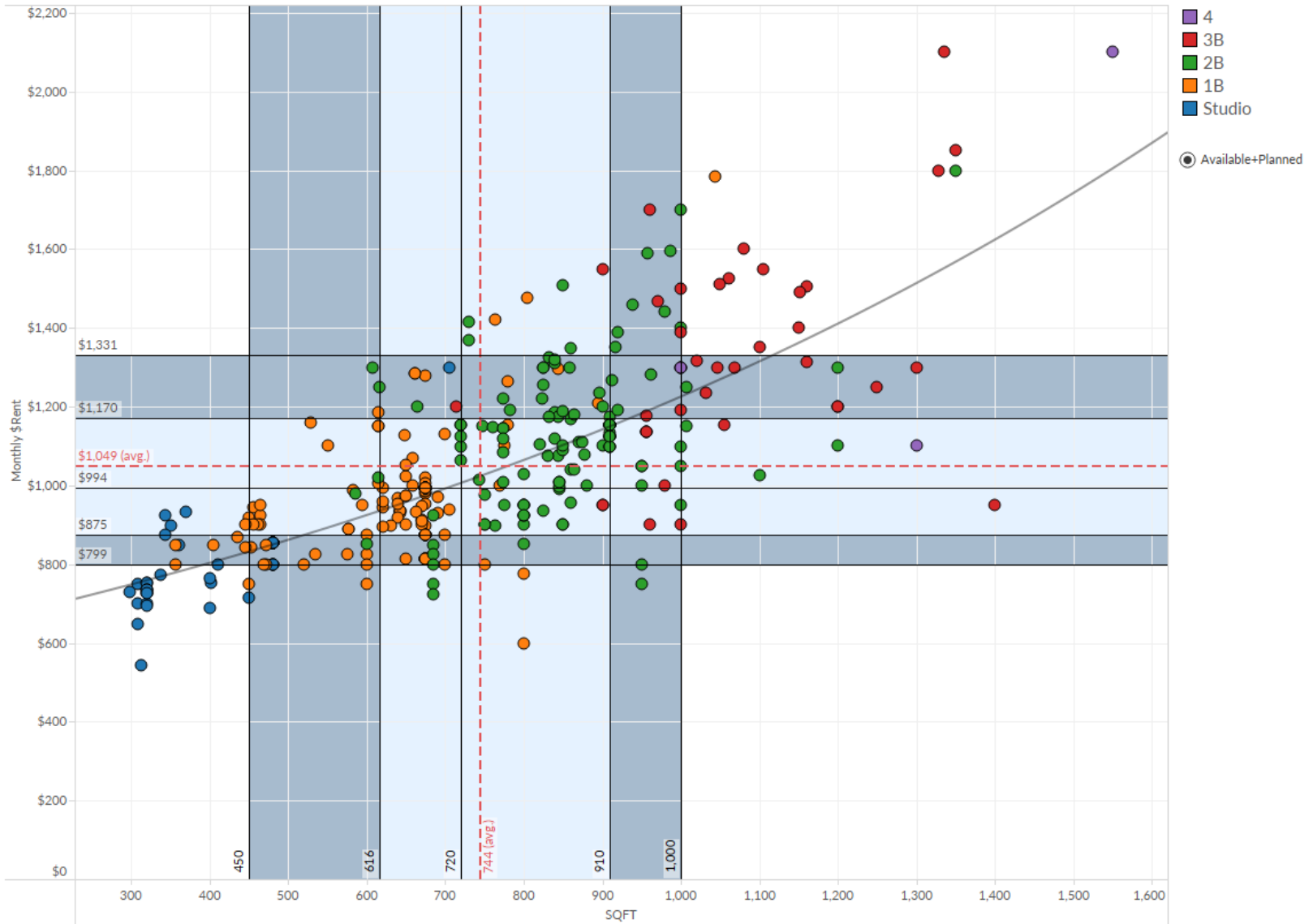


## Citywide - Secondary Rental Bedroom Mix Percentages

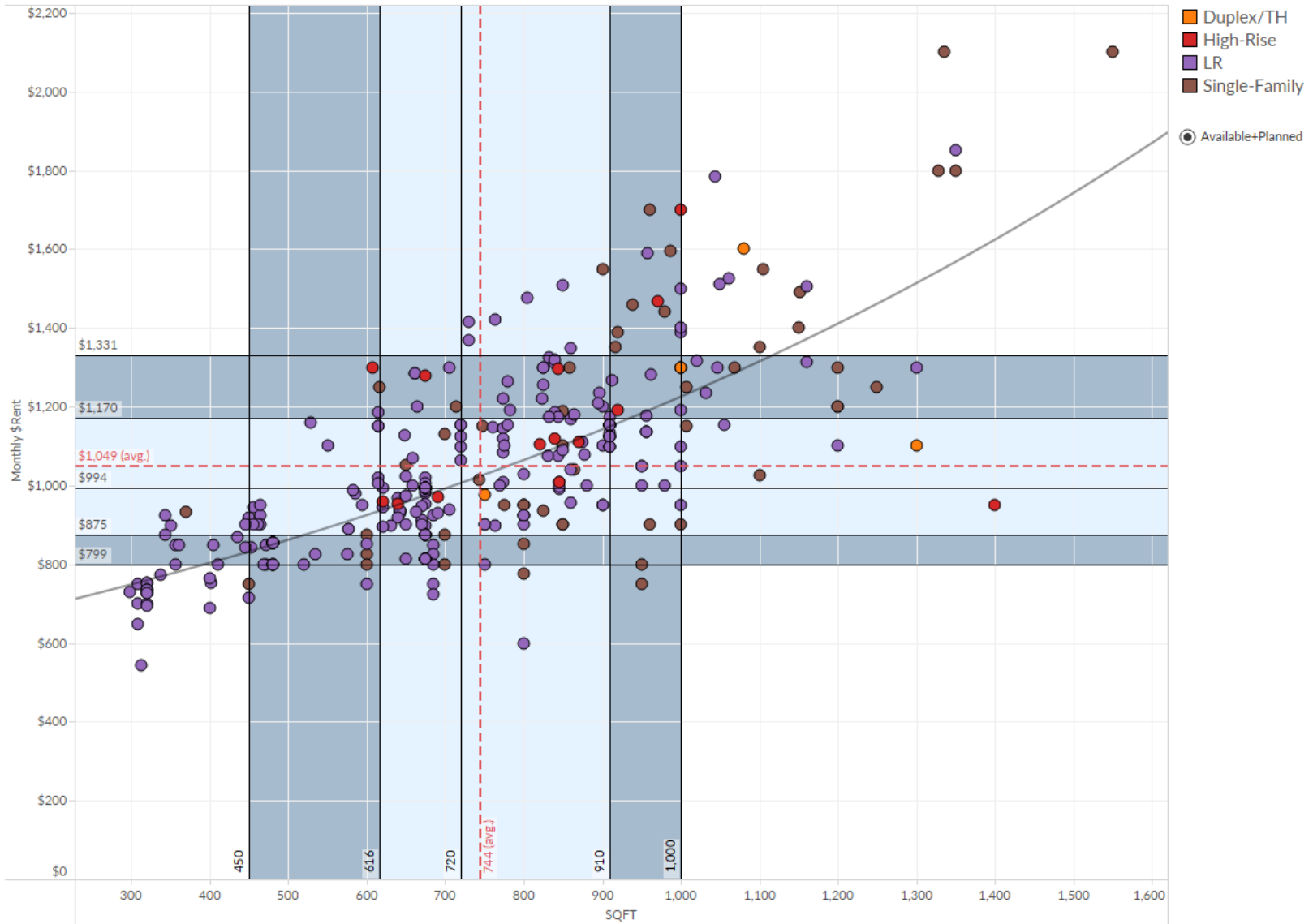




# Citywide - Secondary Market Rents by Bedroom Type



## Citywide - Secondary Market Rents by Type





# For–Purchase Market Analysis

MARKET DATA REVIEW &  
EXPLORATORY STATISTICAL ANALYSIS

*This section has been condensed from the original study.  
Some content has been removed for conciseness.*





# Composition of Sales & Current Supply **by Product Type**

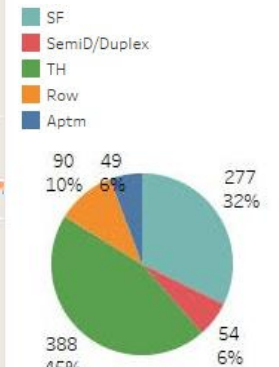
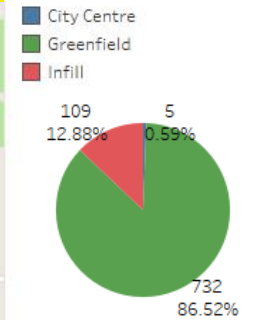
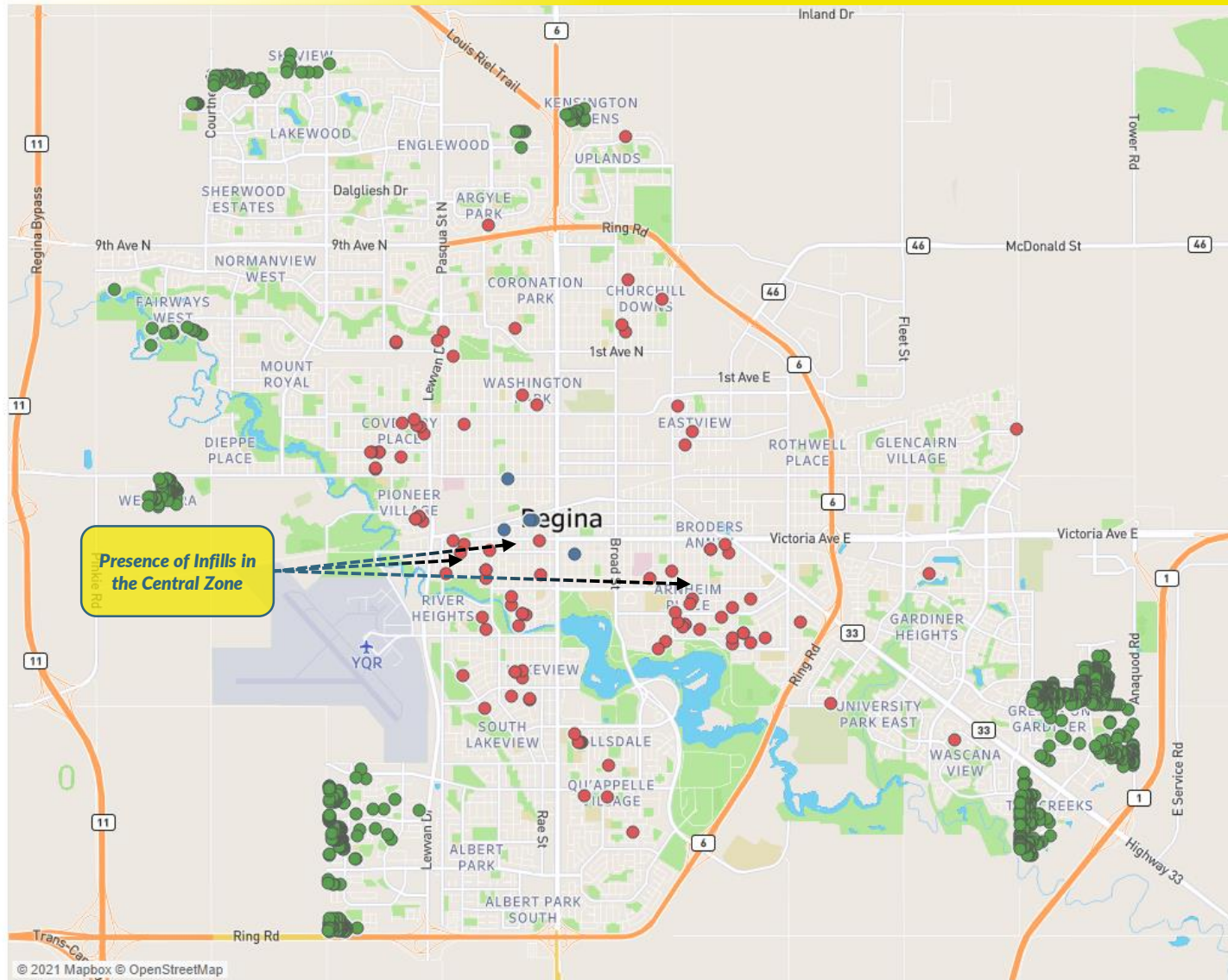
FOR-PURCHASE MARKET ANALYSIS



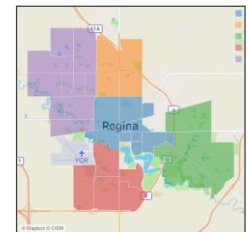
**Citywide**

# Citywide - Activity Distribution Map; Permits (2018-2020)

**87% of recent (2018-2020) housing permits in Regina have been Greenfield developments**

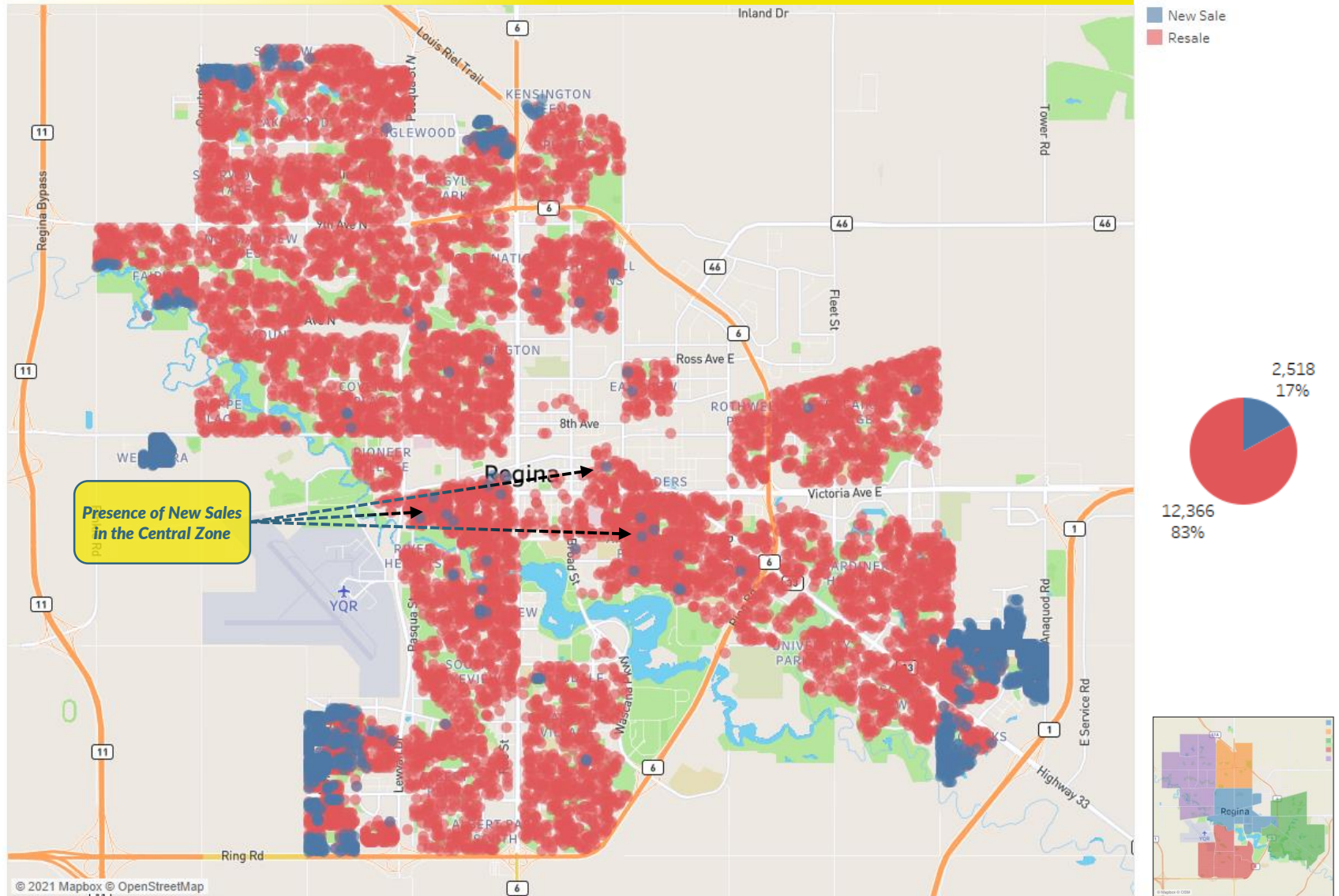


This pie chart shows 2020 permits only.

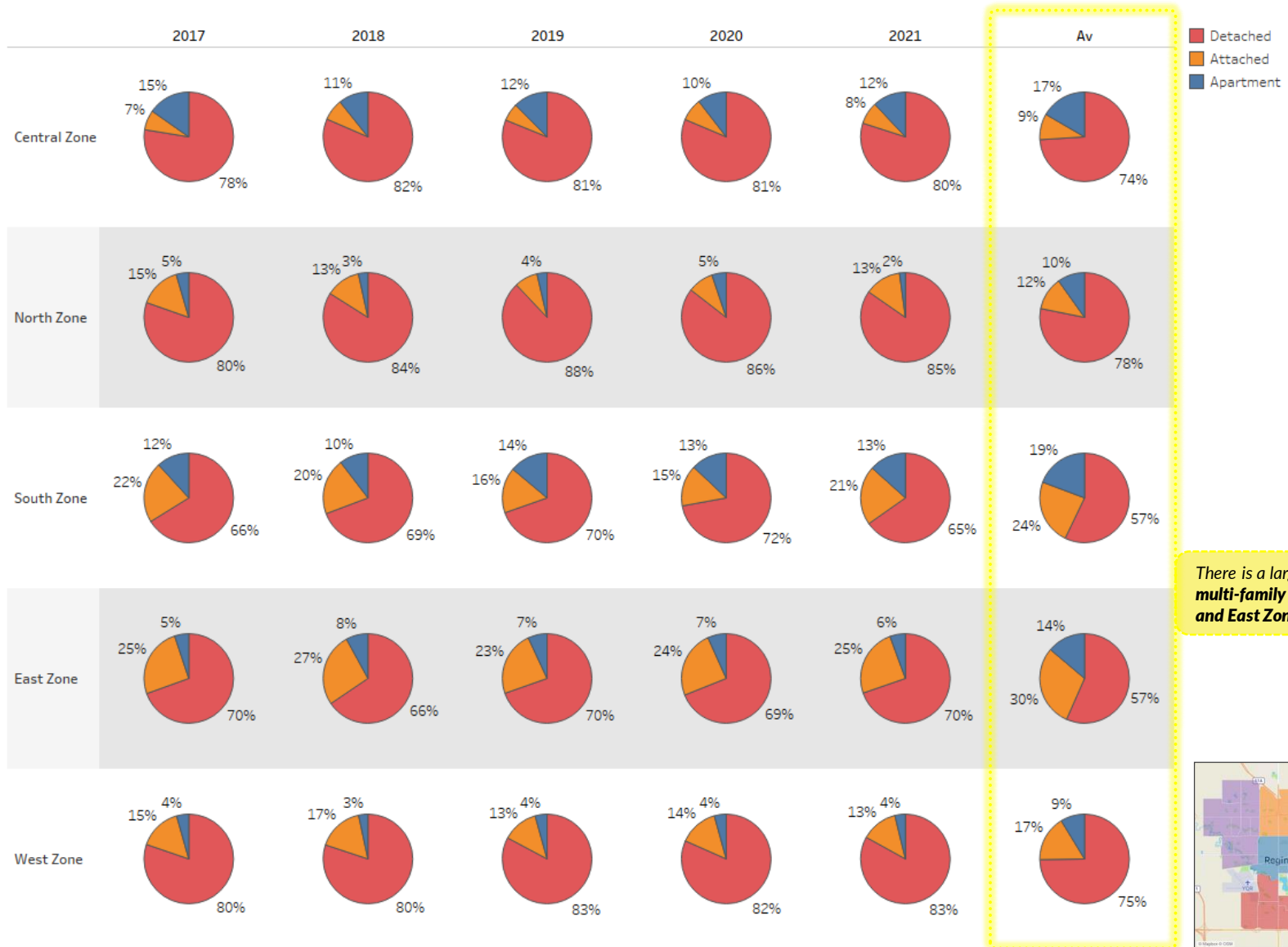


## Citywide - Activity Distribution Map; Sales (2017-2021)

**83% of recent (2017-2021) for-purchase housing sales in Regina have been resale products**



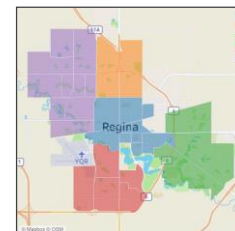
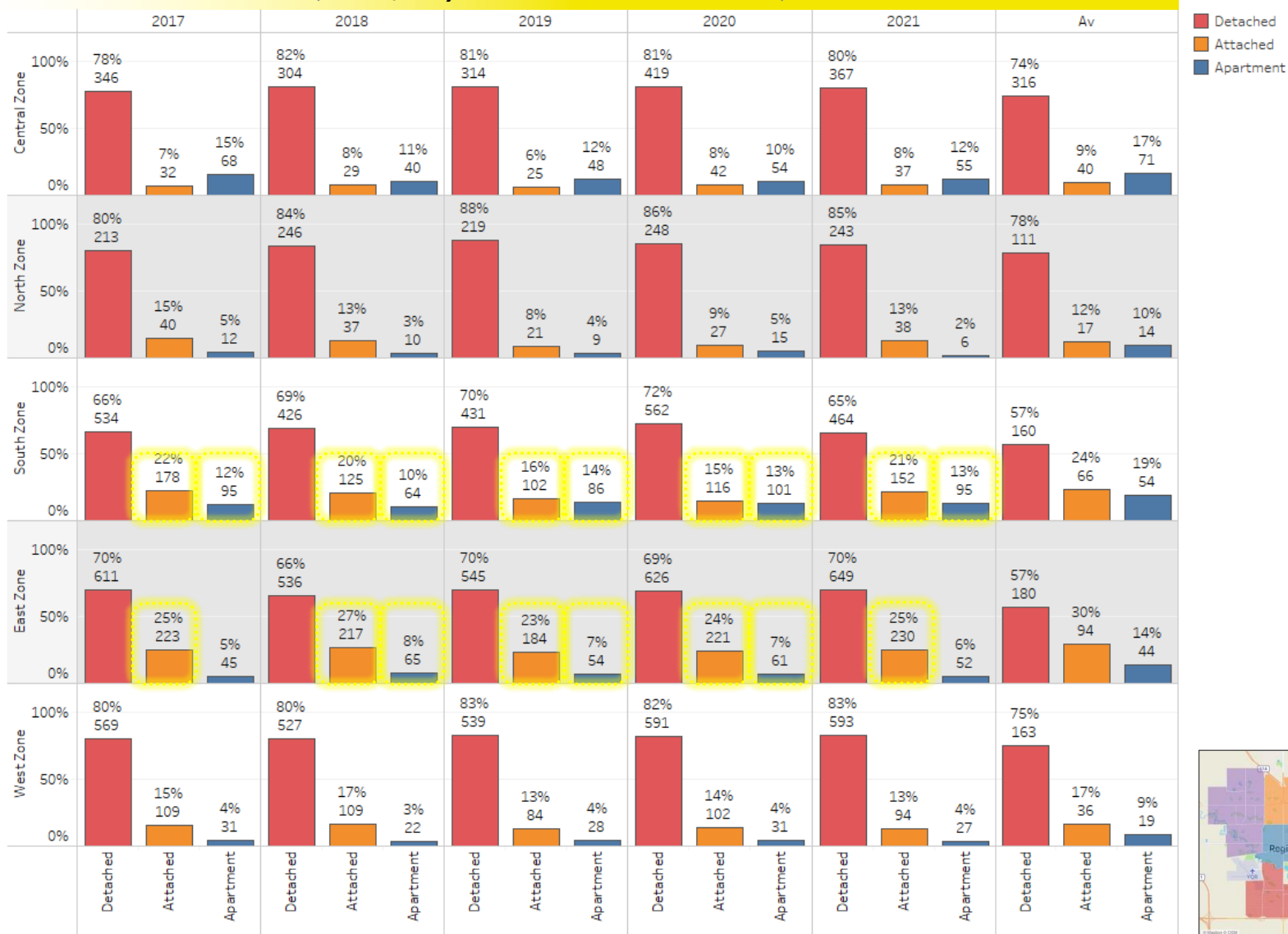
# Citywide – Composition of Sales Volume (2017–2021) & Current Supply (Av) by Product Type





## Citywide - Composition of Sales Volume (2017-2021) & Current Supply (Av) by Product Type

*The volume of multi-family sales in South and East Zones often exceeded Central in 2017-2021.*





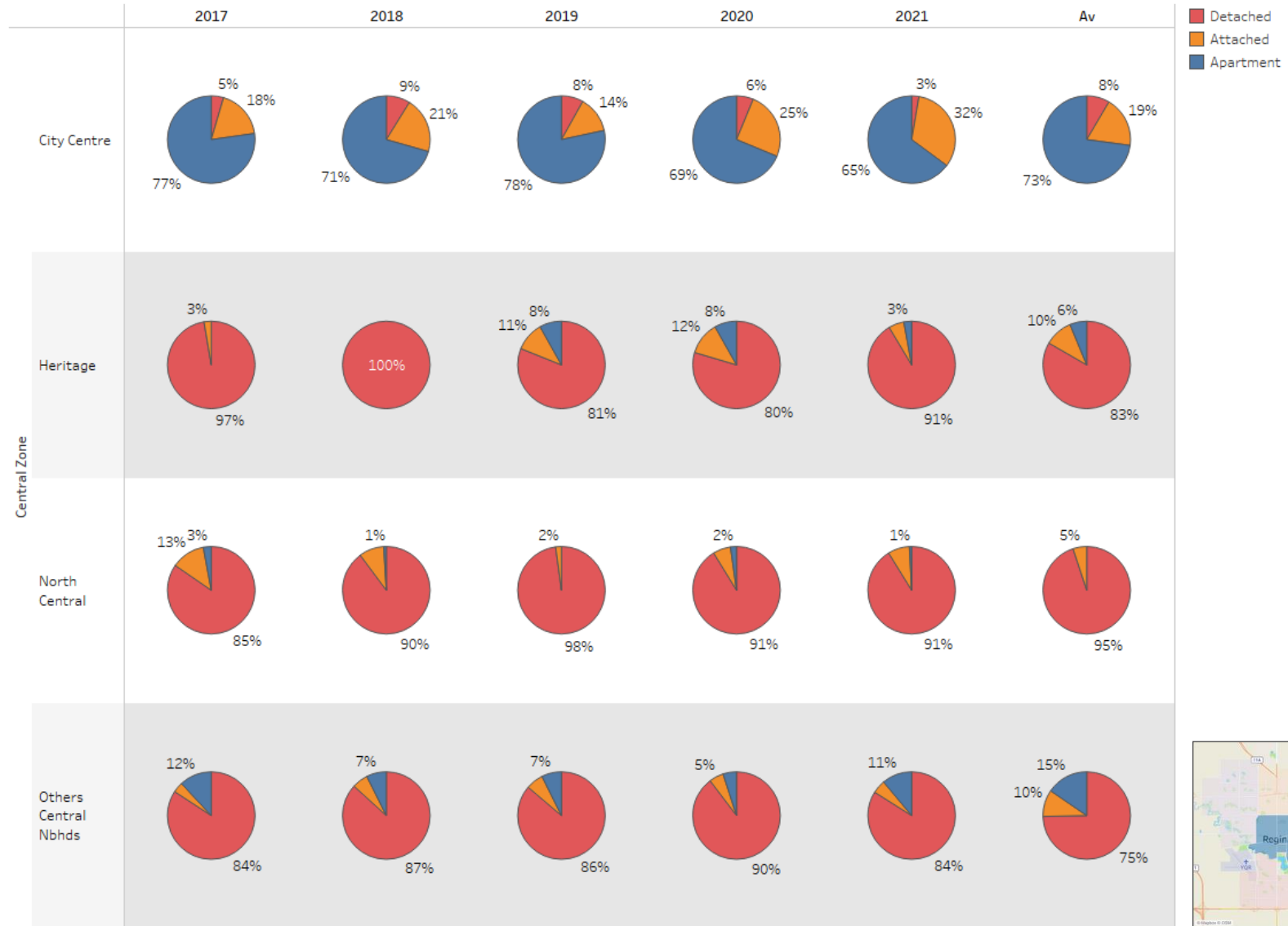
# Composition of Sales & Current Supply **by Product Type**

FOR-PURCHASE MARKET ANALYSIS

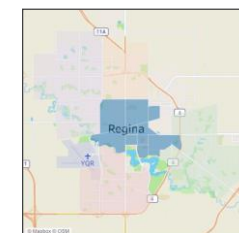
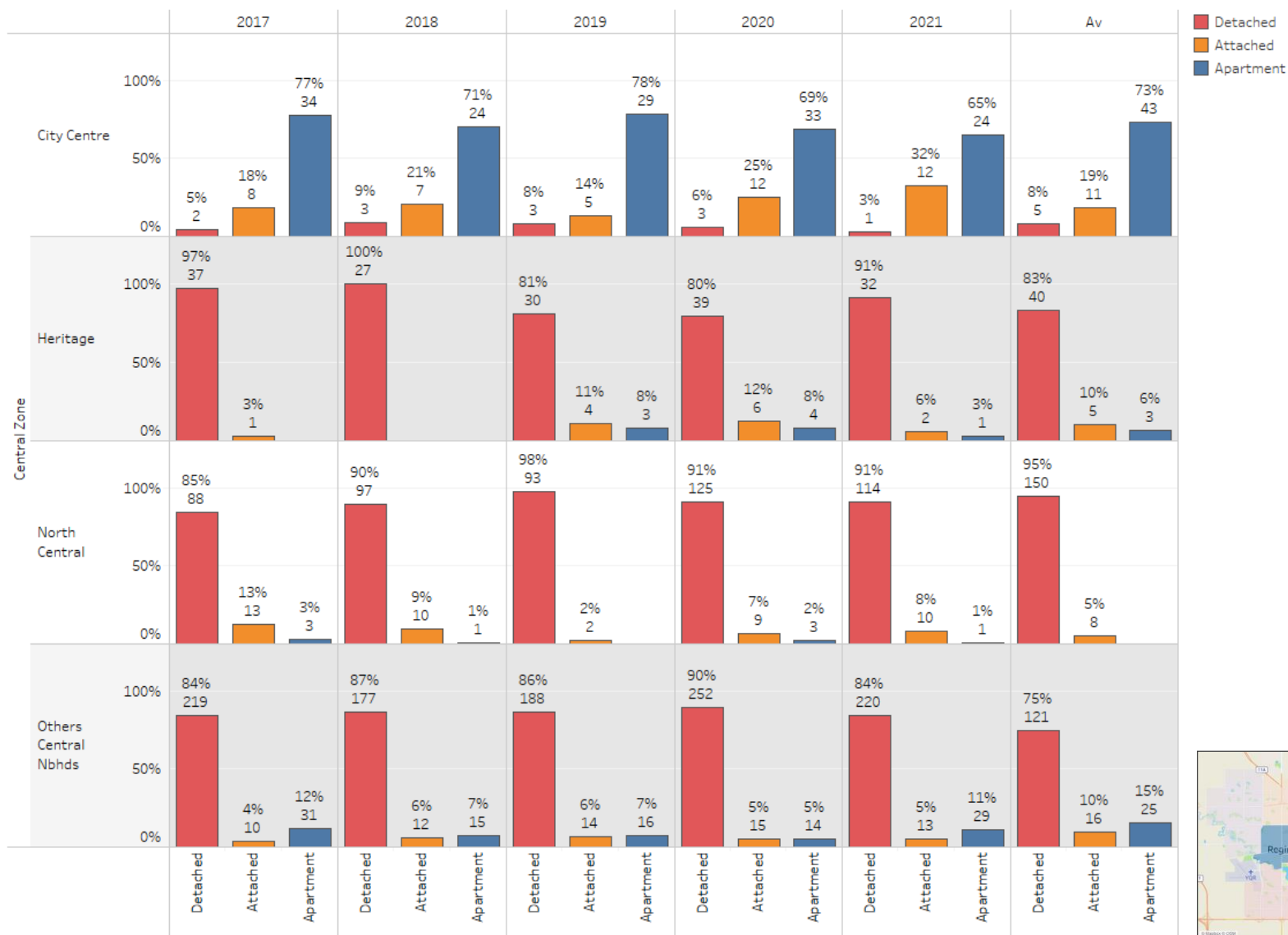


**Central Zone**

# Central Zone – Composition of Sales Volume (2017–2021) & Current Supply (Av) by Product Type



## Central Zone – Composition of Sales Volume (2017–2021) & Current Supply (Av) by Product Type







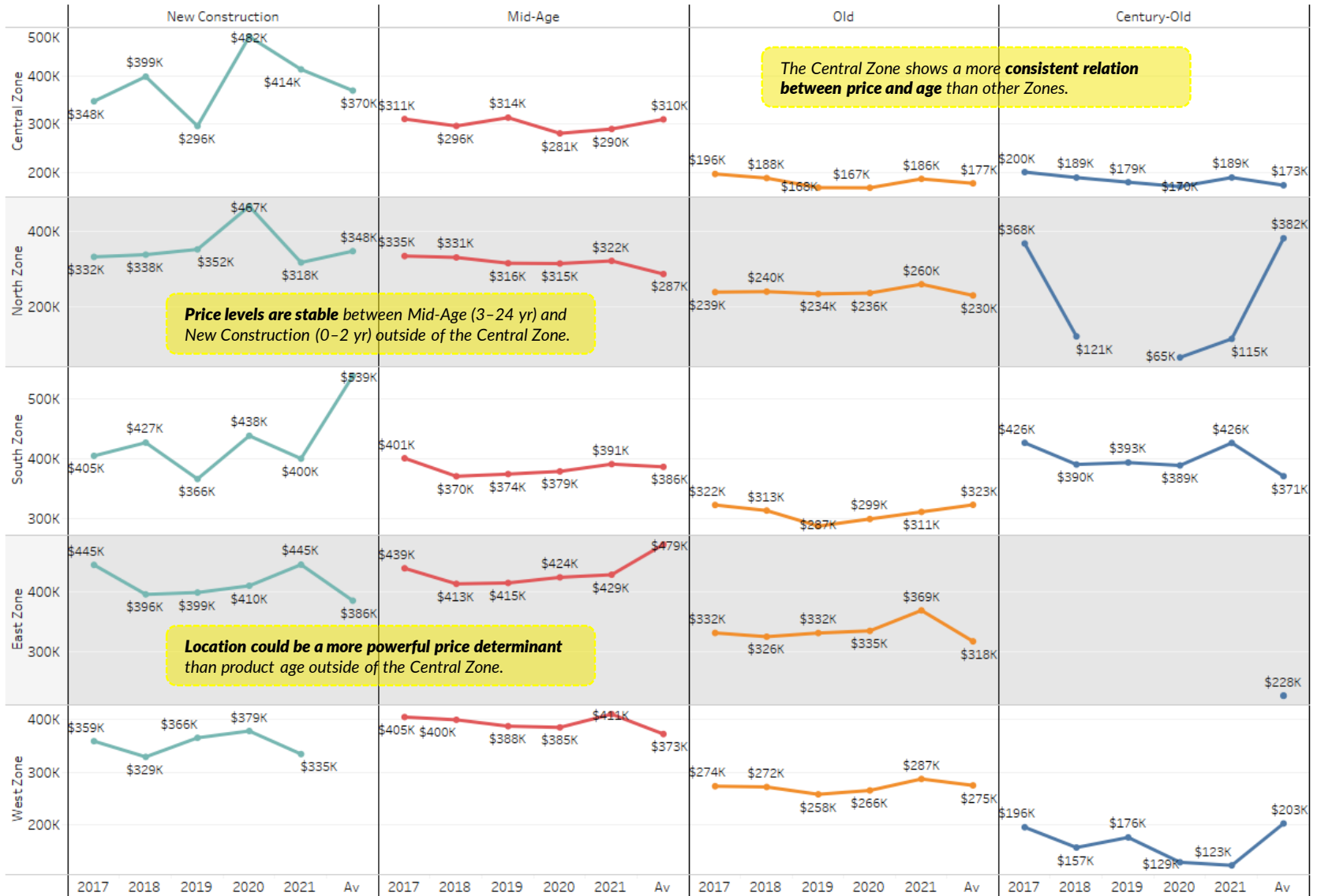
# Composition of Sales & Current Supply **by Average Price**

FOR-PURCHASE MARKET ANALYSIS



**Citywide**

# Citywide - Evolution of Average Price by Product Age





# Composition of Sales & Current Supply **by Product Age**

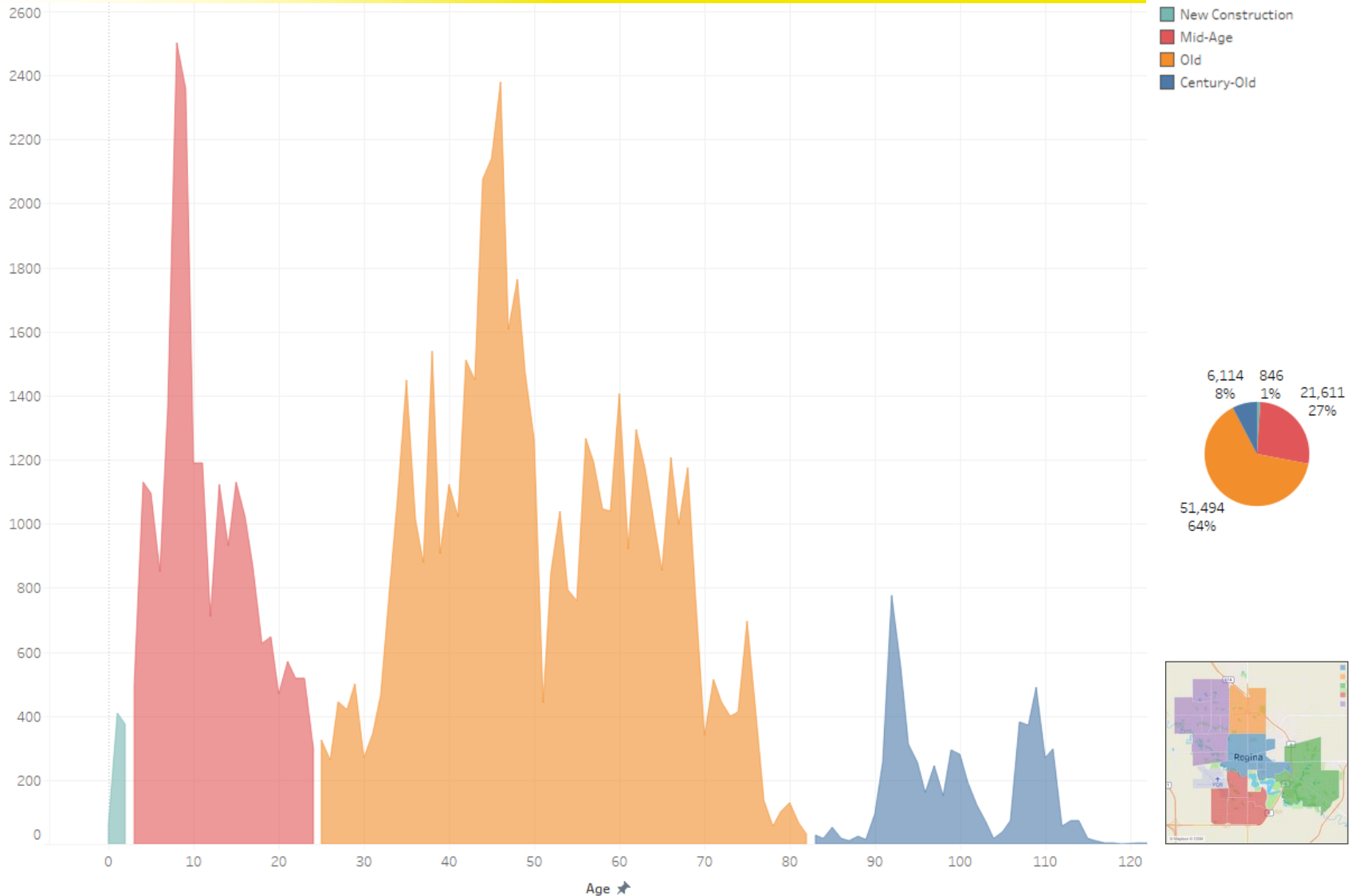
FOR-PURCHASE MARKET ANALYSIS



**Citywide**

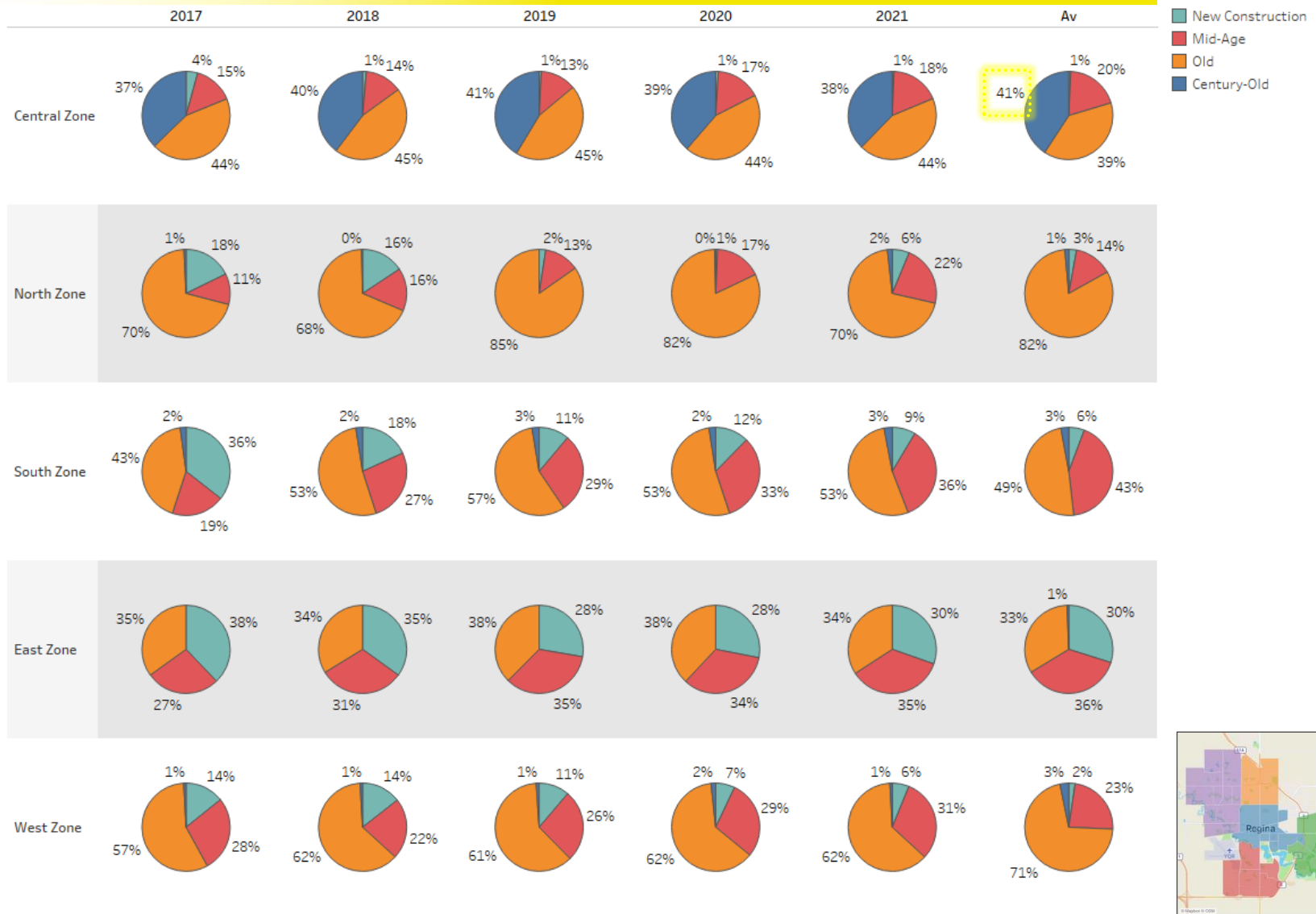
## Citywide – Construction Age; Total Housing Stock

Most housing stock in Regina is **Mid-Age** (27%, 3–24 yr) or **Old** (64%, 25–82 yr)

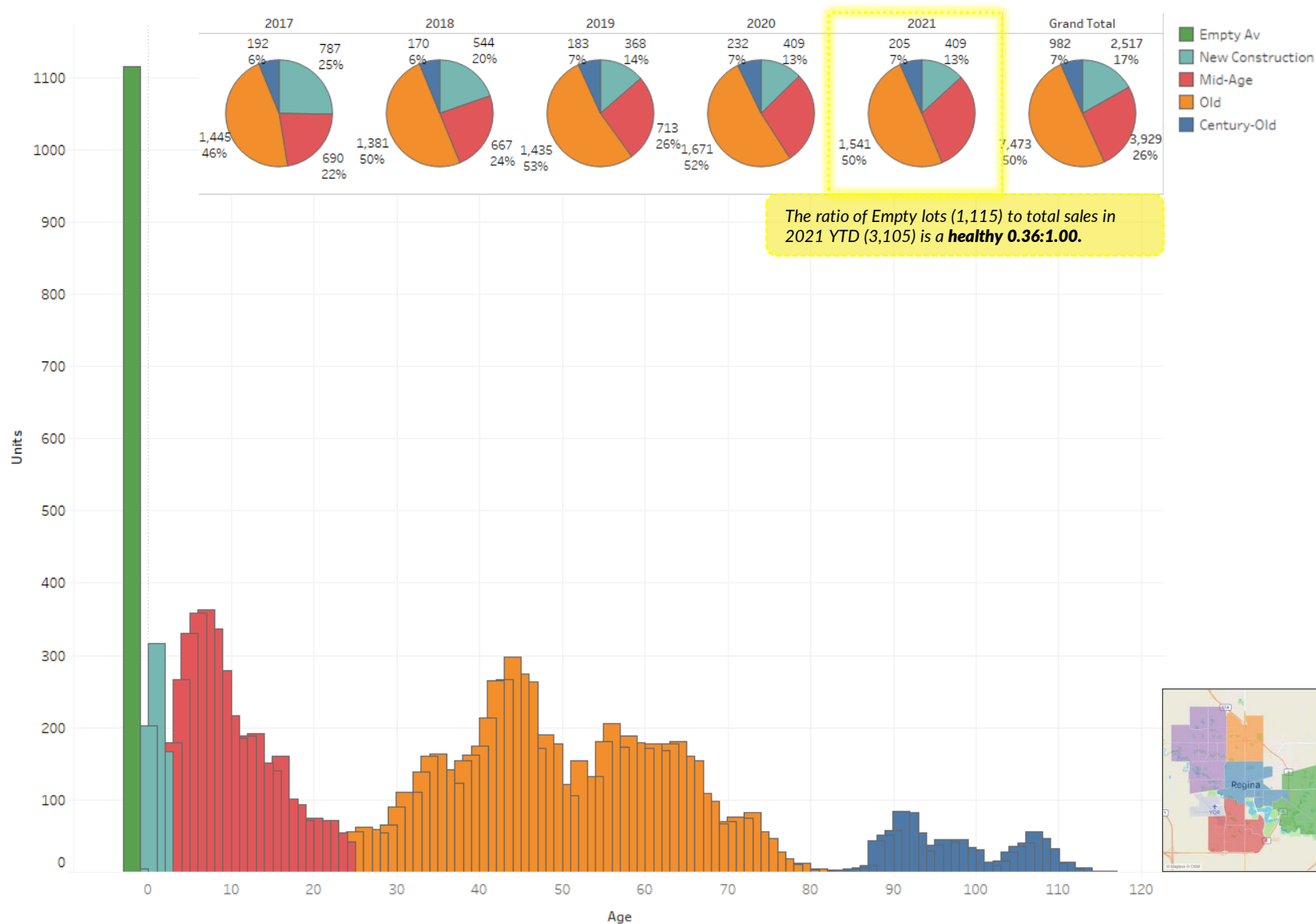


## Citywide – Composition of Sales Volume (2017–2021) &amp; Current Supply (Av) by Age of Construction

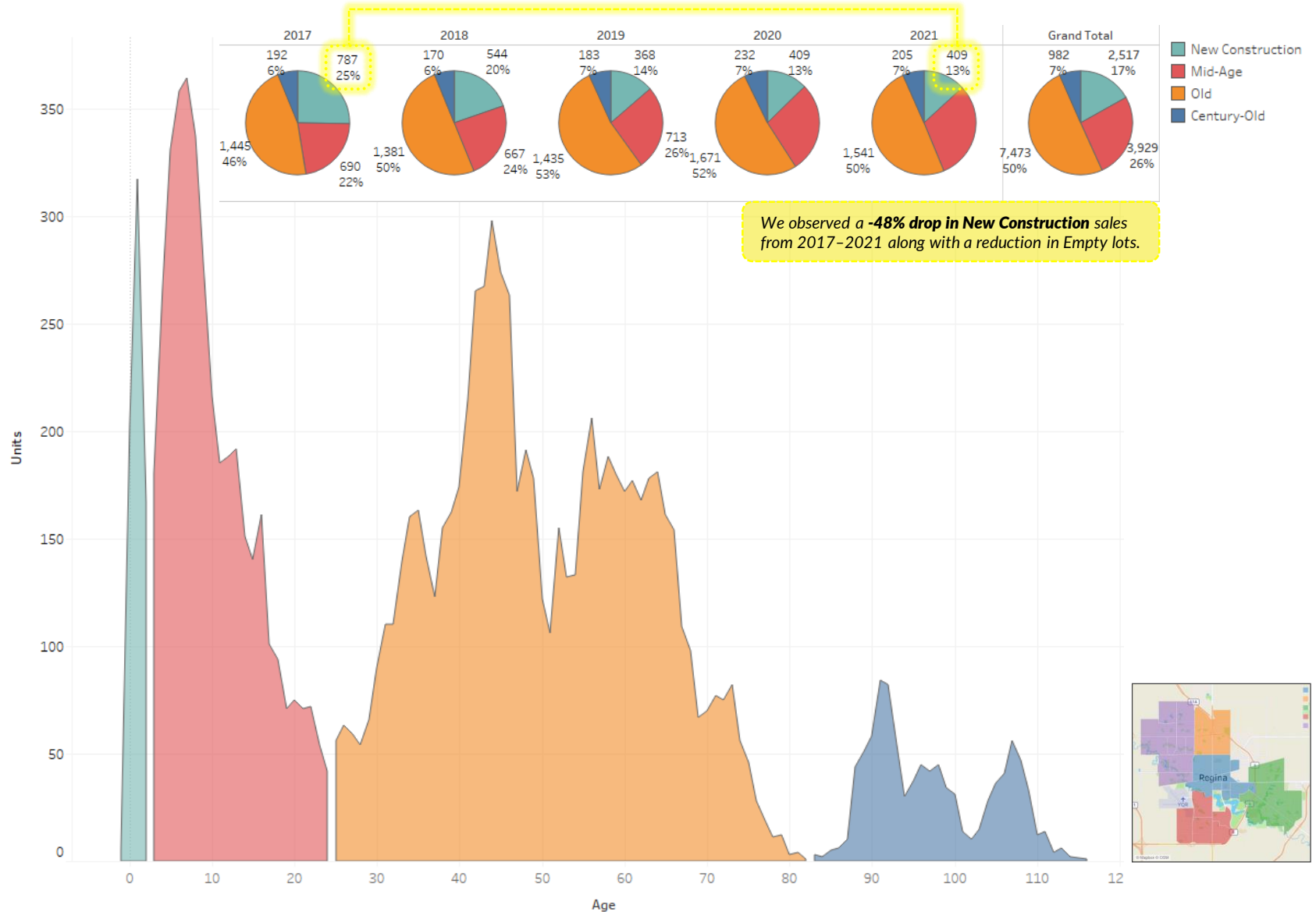
The **Central Zone** has the largest proportion of **Century-Old** current supply in Regina (**41%**)



## Citywide - Construction Age; Sales (2017-2021) + Empty Lots



# Citywide - Construction Age; Sales (2017-2021)



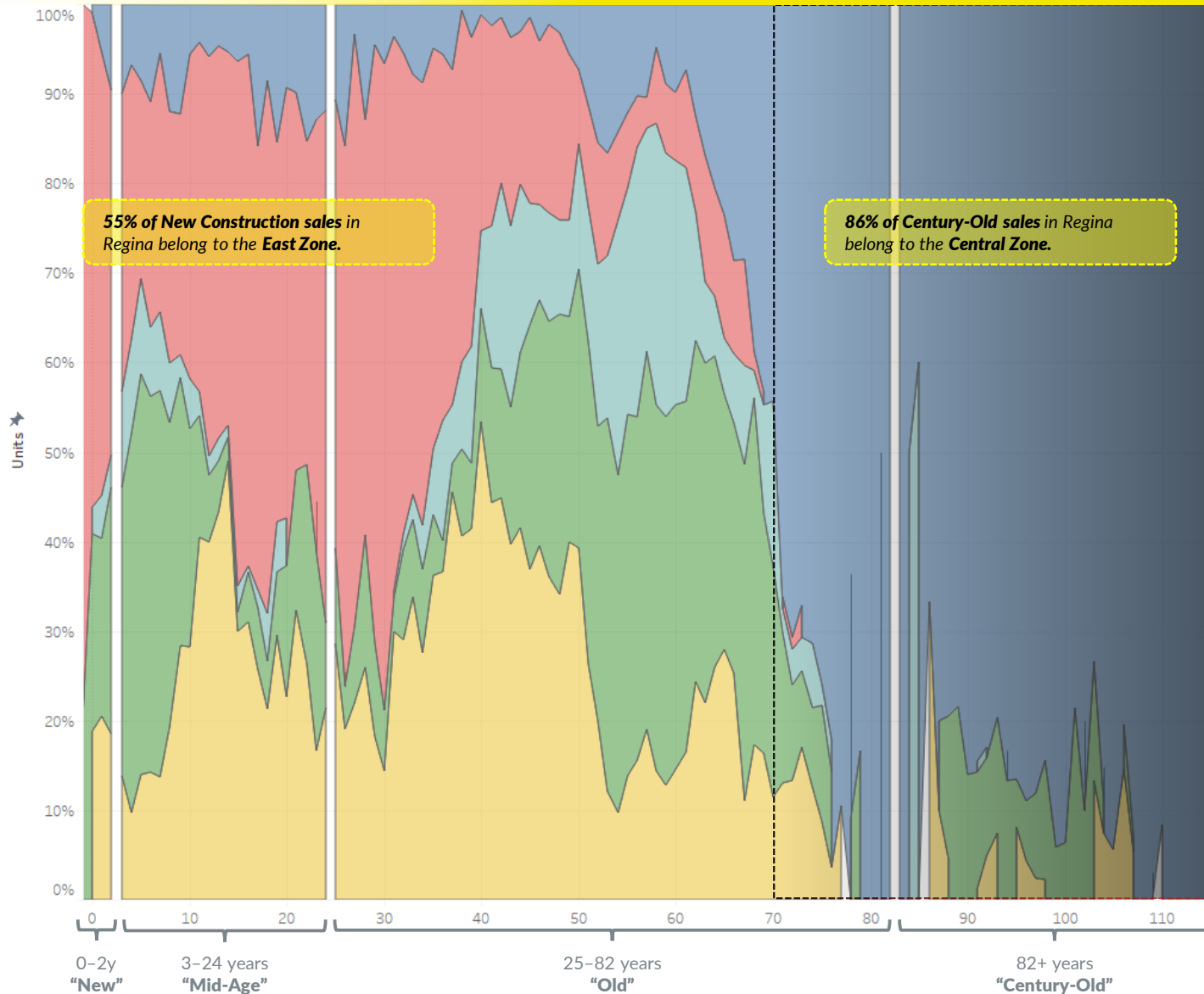
Half (**50%**) of recent (2017-2021) for-purchase housing sales in Regina have been **Old (25-82y) products**





## Citywide – Construction Age by Zone; Sales (2017–2021)

The largest single share (29%) of recent for-purchase housing sales in Regina belongs to the **East Zone**



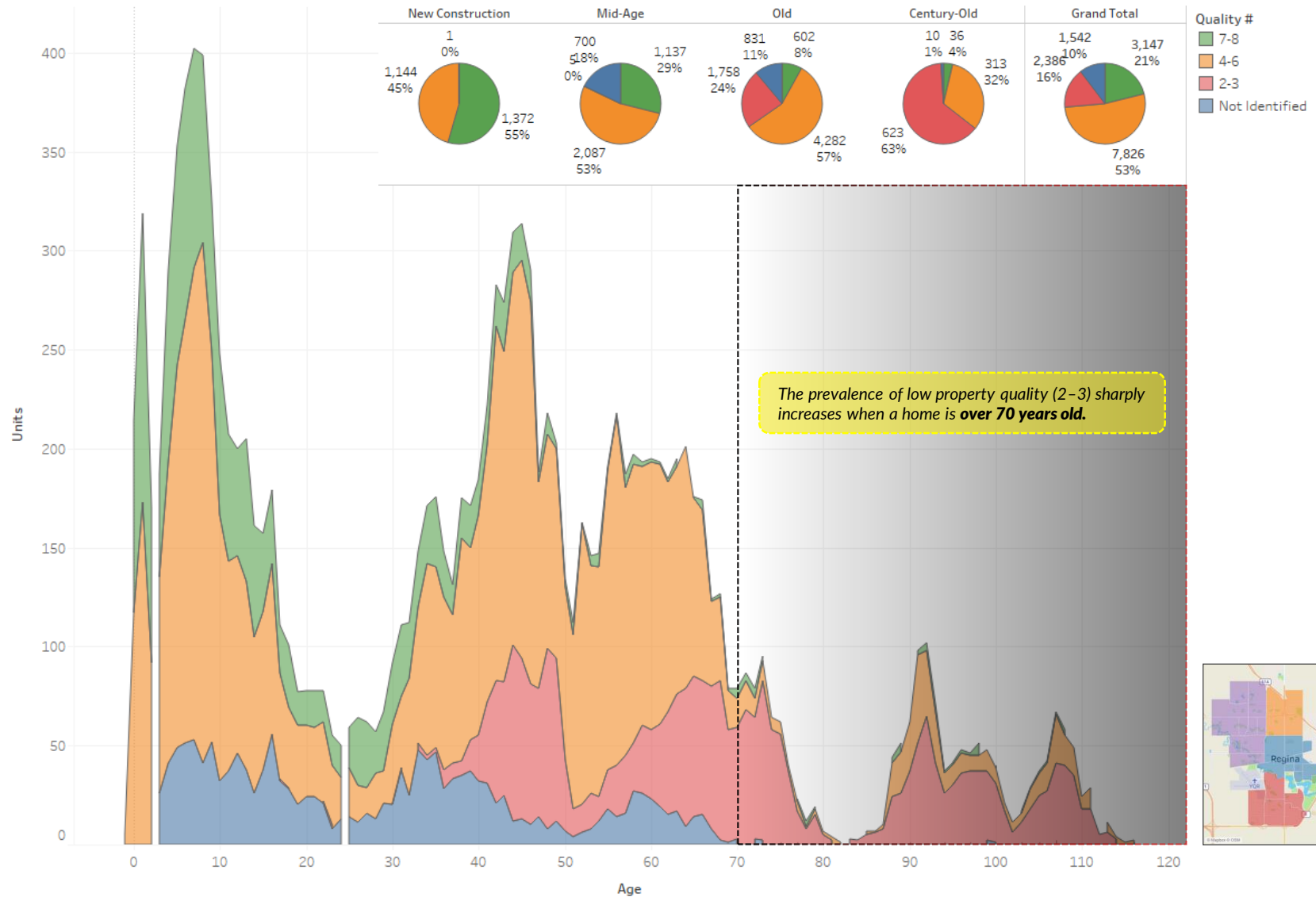


# Composition of Sales & Current Supply **by Product Age & Assessed Quality**

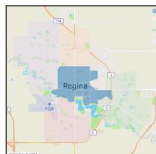
FOR-PURCHASE MARKET ANALYSIS

**Citywide**

## Citywide – Construction Age V. Quality of Construction; Sales (2017–2021)

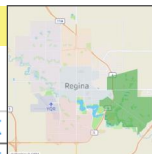


## Citywide – Construction Age V. Quality of Construction; Average Price of Sales (2017–2021)



### Central Zone

	New Construction	Mid-Age	Old	Century-Old	Grand Total
7-8	\$467K	\$491K	\$348K	\$428K	\$439K
4-6	\$346K	\$276K	\$210K	\$259K	\$247K
2-3		\$174K	\$153K	\$146K	\$149K
Not Identified		\$213K	\$220K	\$71K	\$196K
Grand Total	\$373K	\$293K	\$181K	\$185K	\$203K

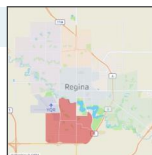


### East Zone

	New Construction	Mid-Age	Old	Grand Total
7-8	\$457K	\$581K	\$499K	\$530K
4-6	\$356K	\$327K	\$296K	\$316K
2-3			\$231K	\$231K
Not Identified	\$120K	\$373K	\$333K	\$354K
Grand Total	\$410K	\$423K	\$336K	\$381K

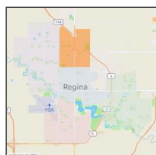
### Central Focus

	7-8	4-6	2-3	Not Identified	Grand Total
City Centre	\$252K	\$254K	\$36K	\$148K	\$251K
Heritage	\$286K	\$195K	\$138K		\$163K
North Central	\$287K	\$138K	\$79K	\$176K	\$98K
Others Central Nbhds	\$477K	\$277K	\$201K	\$214K	\$249K
Grand Total	\$439K	\$247K	\$149K	\$196K	\$203K



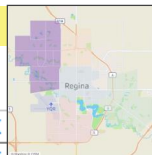
### South Zone

	New Construction	Mid-Age	Old	Century-Old	Grand Total
7-8	\$490K	\$511K	\$480K	\$597K	\$501K
4-6	\$329K	\$325K	\$291K	\$382K	\$304K
2-3			\$216K	\$263K	\$221K
Not Identified		\$267K	\$356K		\$280K
Grand Total	\$398K	\$381K	\$307K	\$406K	\$339K



### North Zone

	New Construction	Mid-Age	Old	Century-Old	Grand Total
7-8	\$382K	\$421K	\$357K		\$403K
4-6	\$324K	\$296K	\$262K	\$569K	\$270K
2-3		\$162K	\$191K	\$116K	\$189K
Not Identified		\$310K	\$230K		\$242K
Grand Total	\$339K	\$323K	\$241K	\$166K	\$257K



### West Zone

	New Construction	Mid-Age	Old	Century-Old	Grand Total
7-8	\$439K	\$512K	\$444K		\$493K
4-6	\$313K	\$333K	\$276K	\$286K	\$294K
2-3			\$223K	\$136K	\$218K
Not Identified		\$393K	\$325K		\$353K
Grand Total	\$355K	\$398K	\$271K	\$152K	\$310K



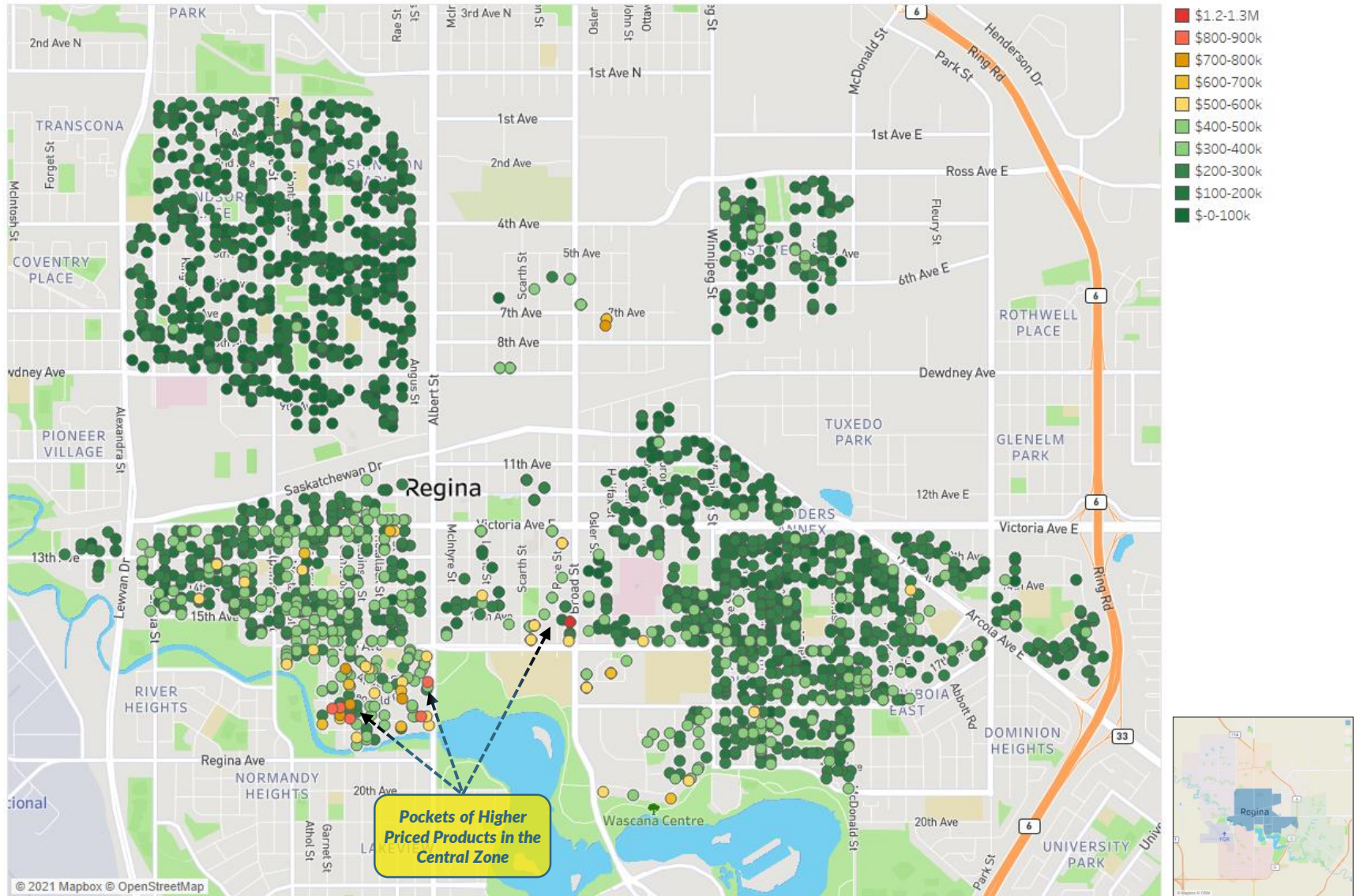
# Composition of Sales & Current Supply **by Product Age & Assessed Quality**

FOR-PURCHASE MARKET ANALYSIS



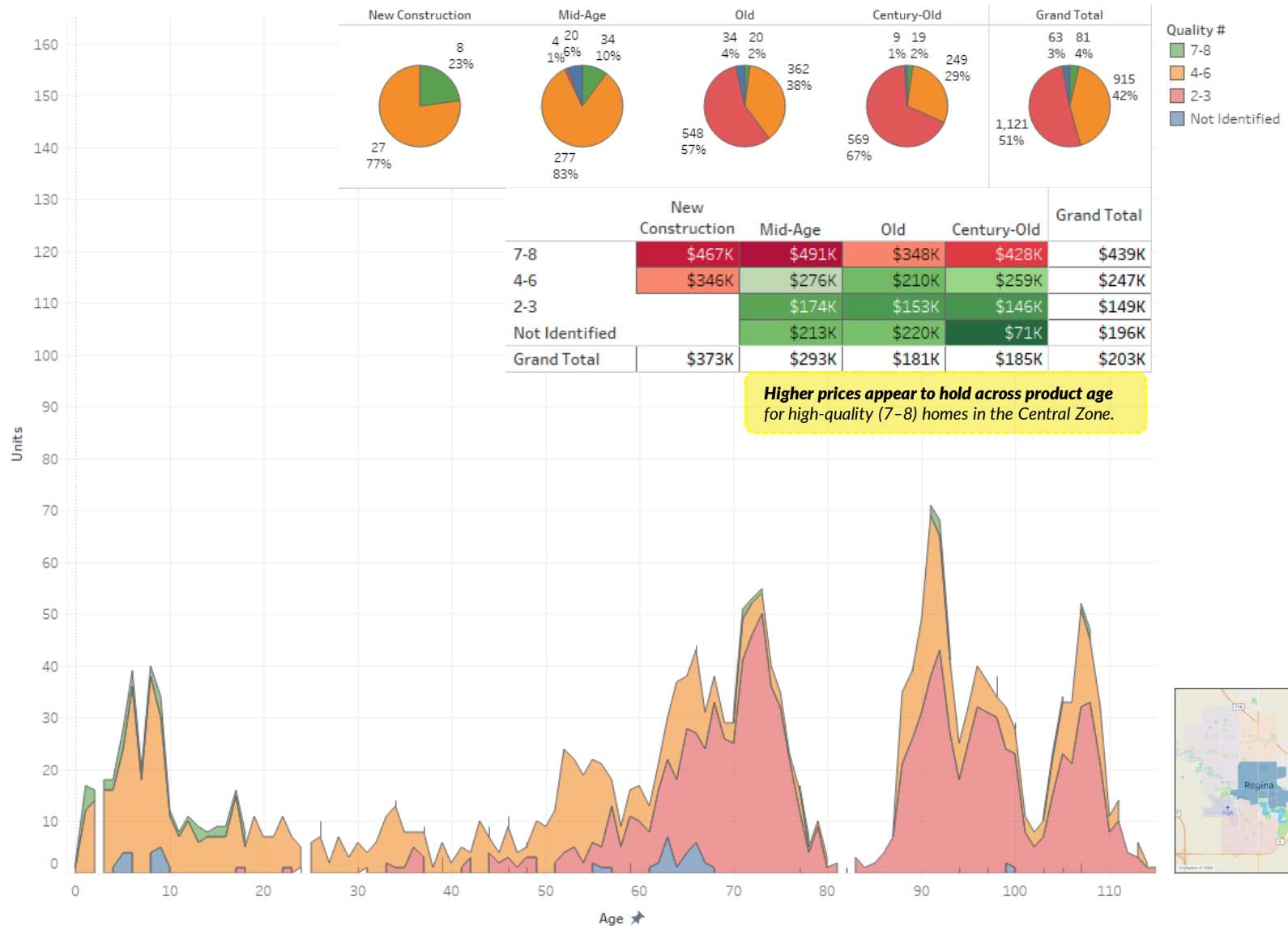
**Central Zone**

## Central Zone – Home Price Distribution Map



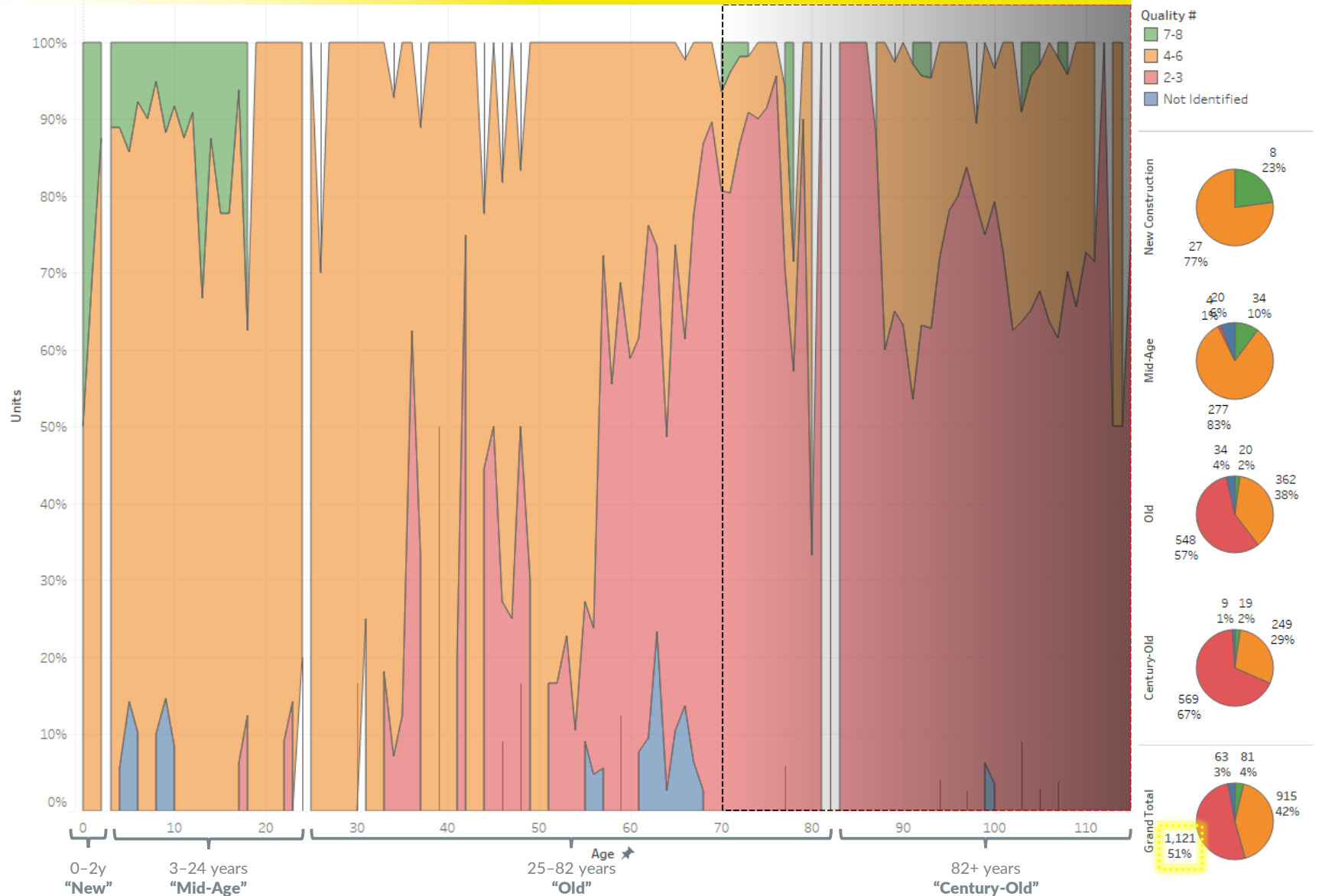


# Central Zone – Construction Age V. Quality of Construction; Sales Volume (2017–2021) & Avg. Price



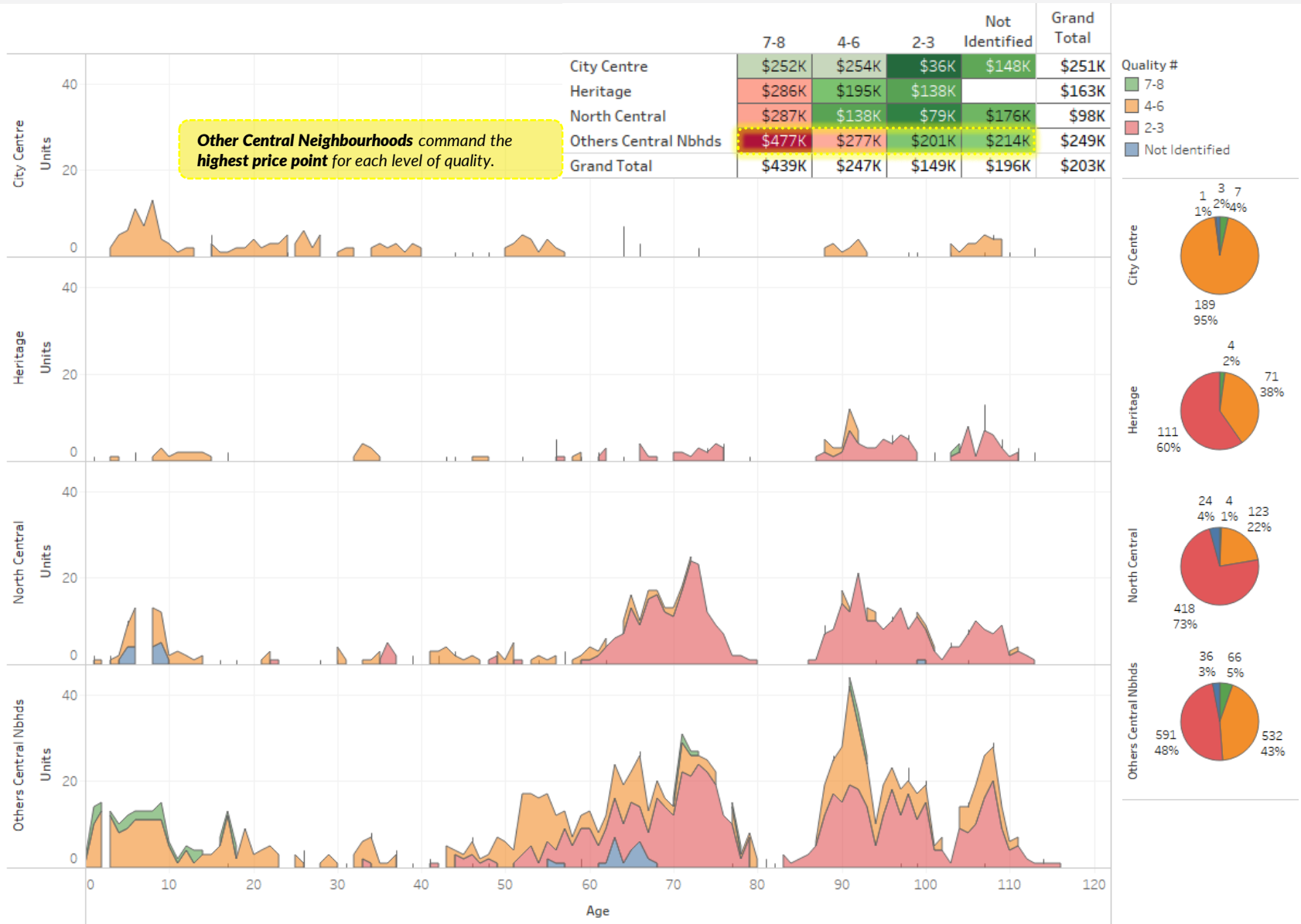
# Central Zone – Construction Age V. Quality of Construction; Sales (2017–2021)

Central Zone has the greatest volume of **low-quality products (2–3)** across recent sales in Regina

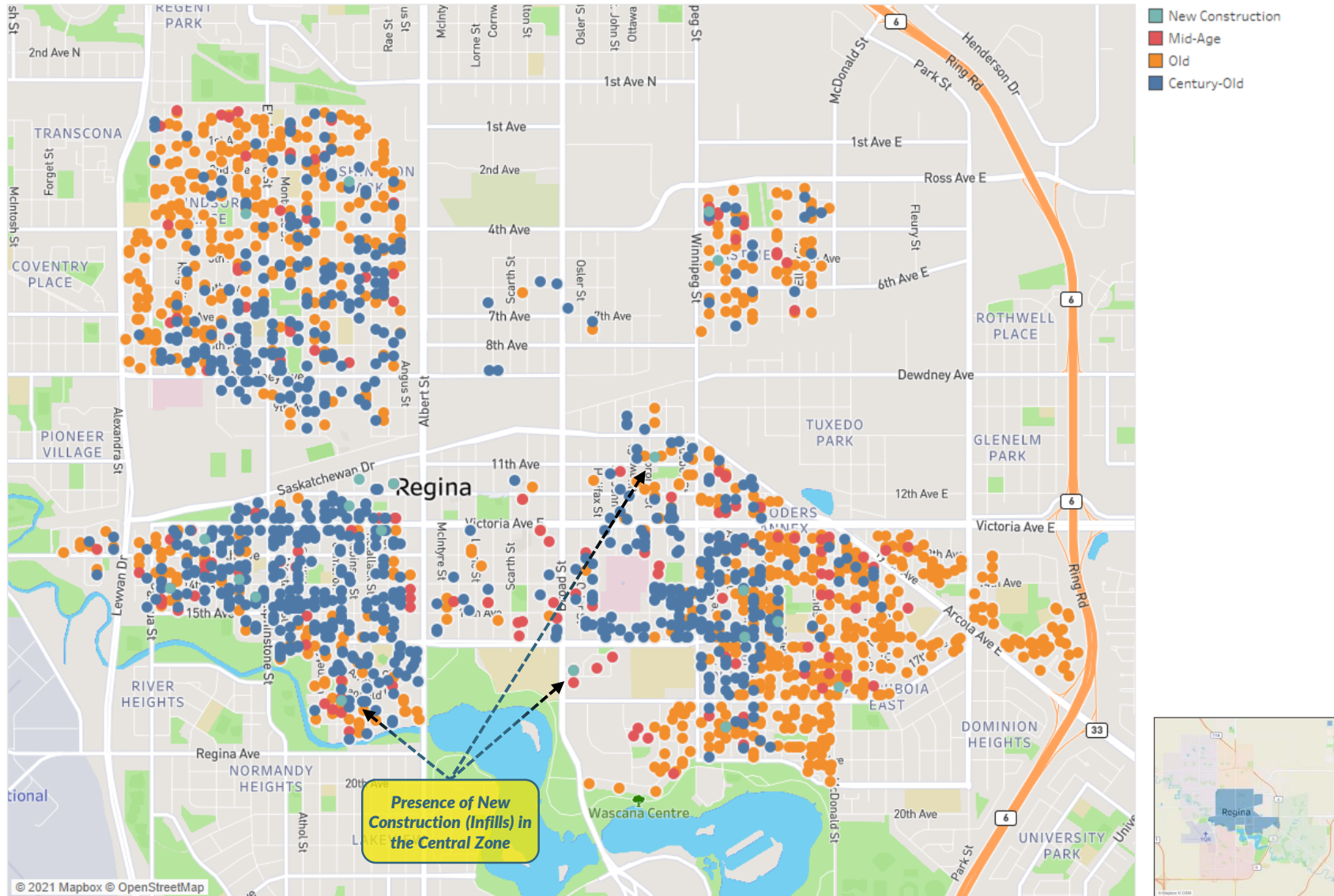




## Central Zone – Construction Age V. Quality of Construction; Sales Volume (2017–2021)

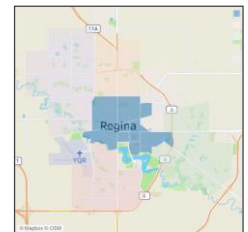


## Central Zone – Construction Age Distribution Map



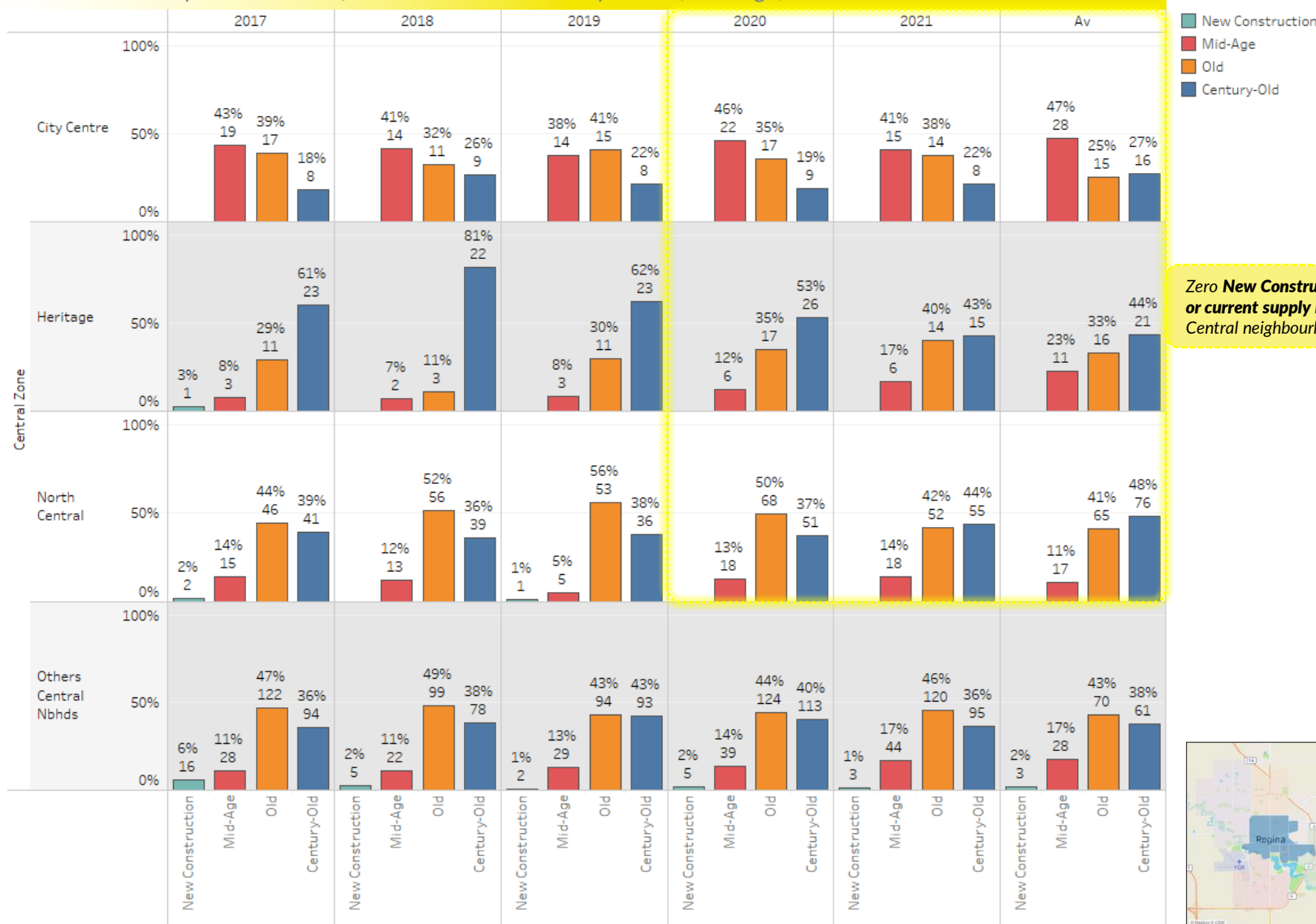
## Central Zone – Composition of Sales Volume (2017–2021) & Current Supply (Av) by Age of Construction

There are **minimal New Construction** for-purchase units in the Central Zone

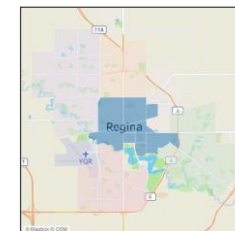


## Central Zone – Composition of Sales Volume (2017–2021) & Current Supply (Av) by Age of Construction

There is a complete **absence of New Construction** in City Centre, Heritage, and North-Central in 2020–Current



Zero **New Construction** sales or current supply in all key Central neighbourhoods.

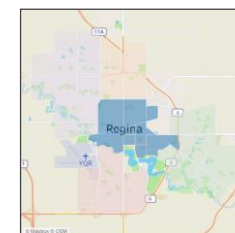
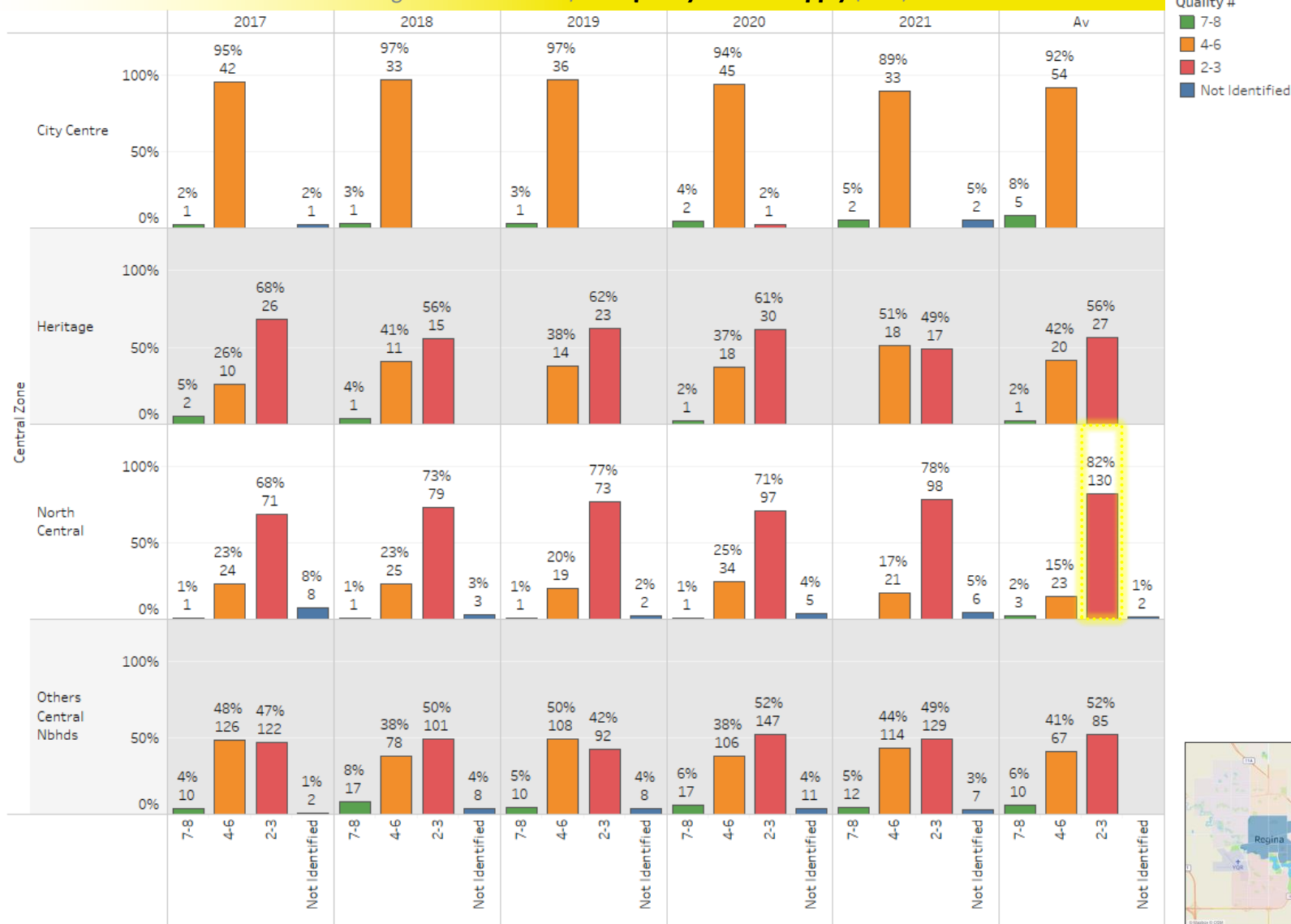


# Central Zone – Composition of Sales Volume (2017–2021) & Current Supply (Av) by Assessed Quality



## Central Zone – Composition of Sales Volume (2017–2021) & Current Supply (Av) by Assessed Quality

**North-Central has the greatest volume of low-quality current supply (2–3) across the Central Zone**





# Composition of Sales & Current Supply **by Product Age & Assessed Quality**

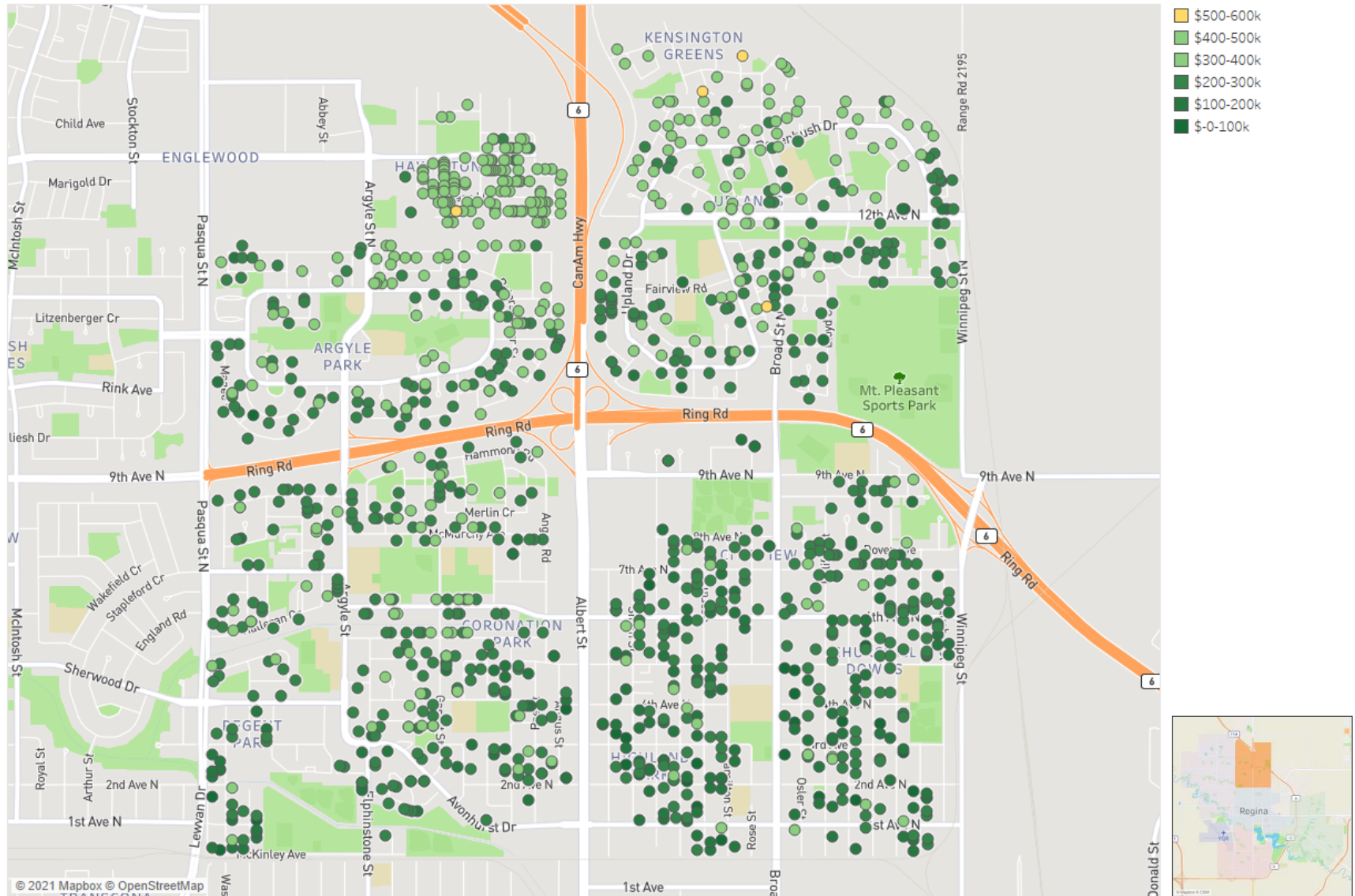
FOR-PURCHASE MARKET ANALYSIS



North Zone

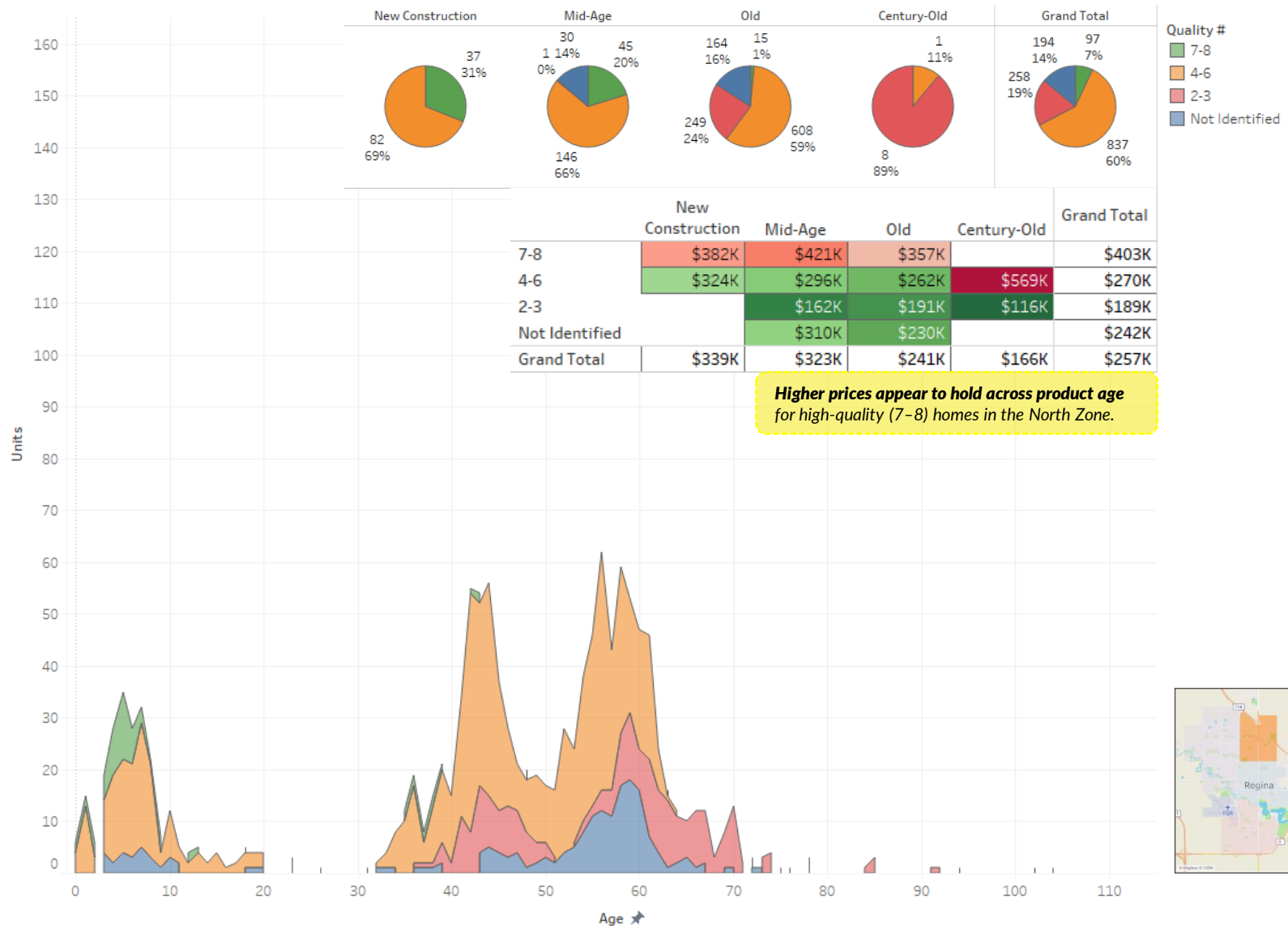


## North Zone – Home Price Distribution Map

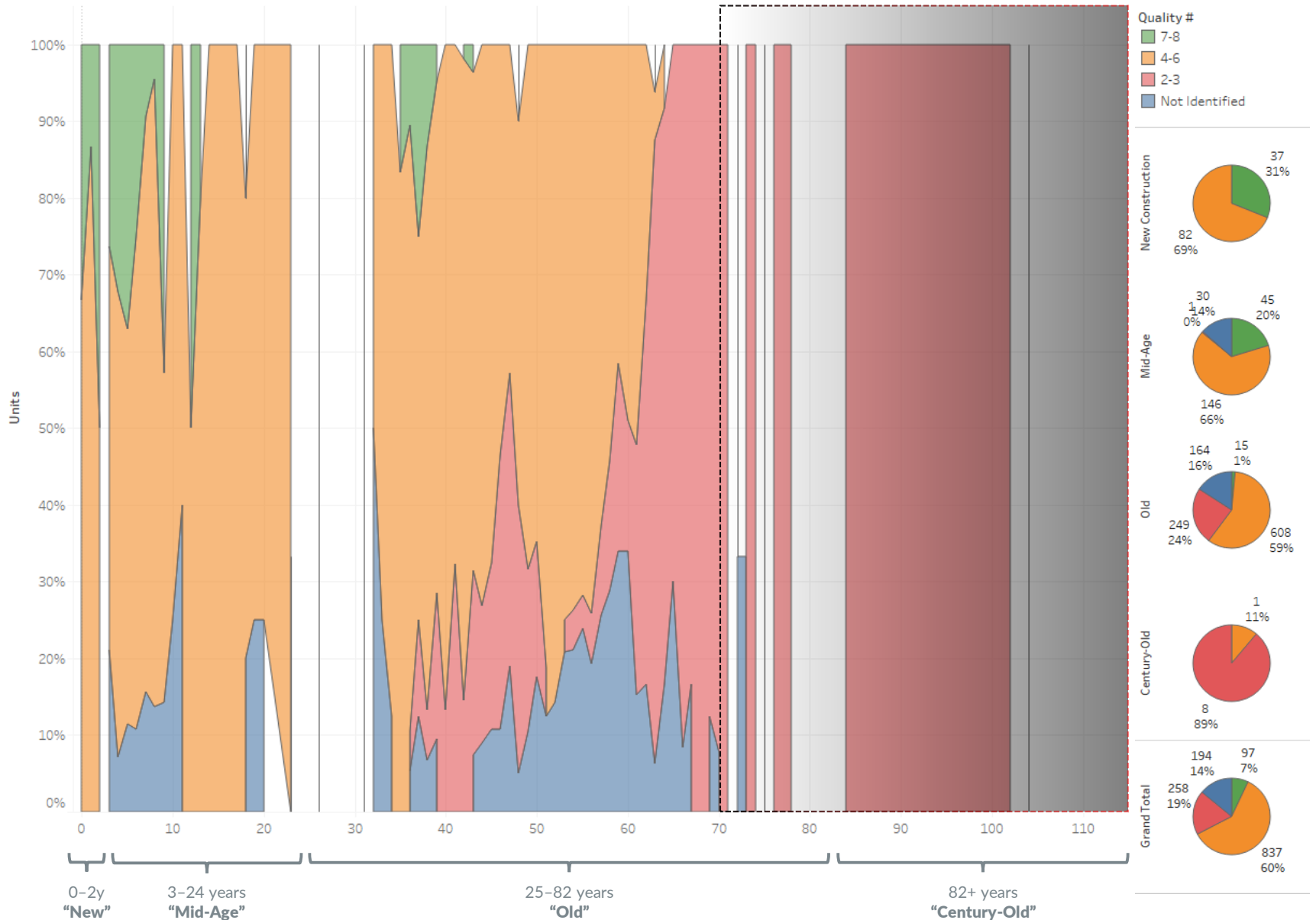




# North Zone – Construction Age V. Quality of Construction; Sales Volume (2017–2021)



## North Zone – Construction Age V. Quality of Construction; Sales (2017–2021)





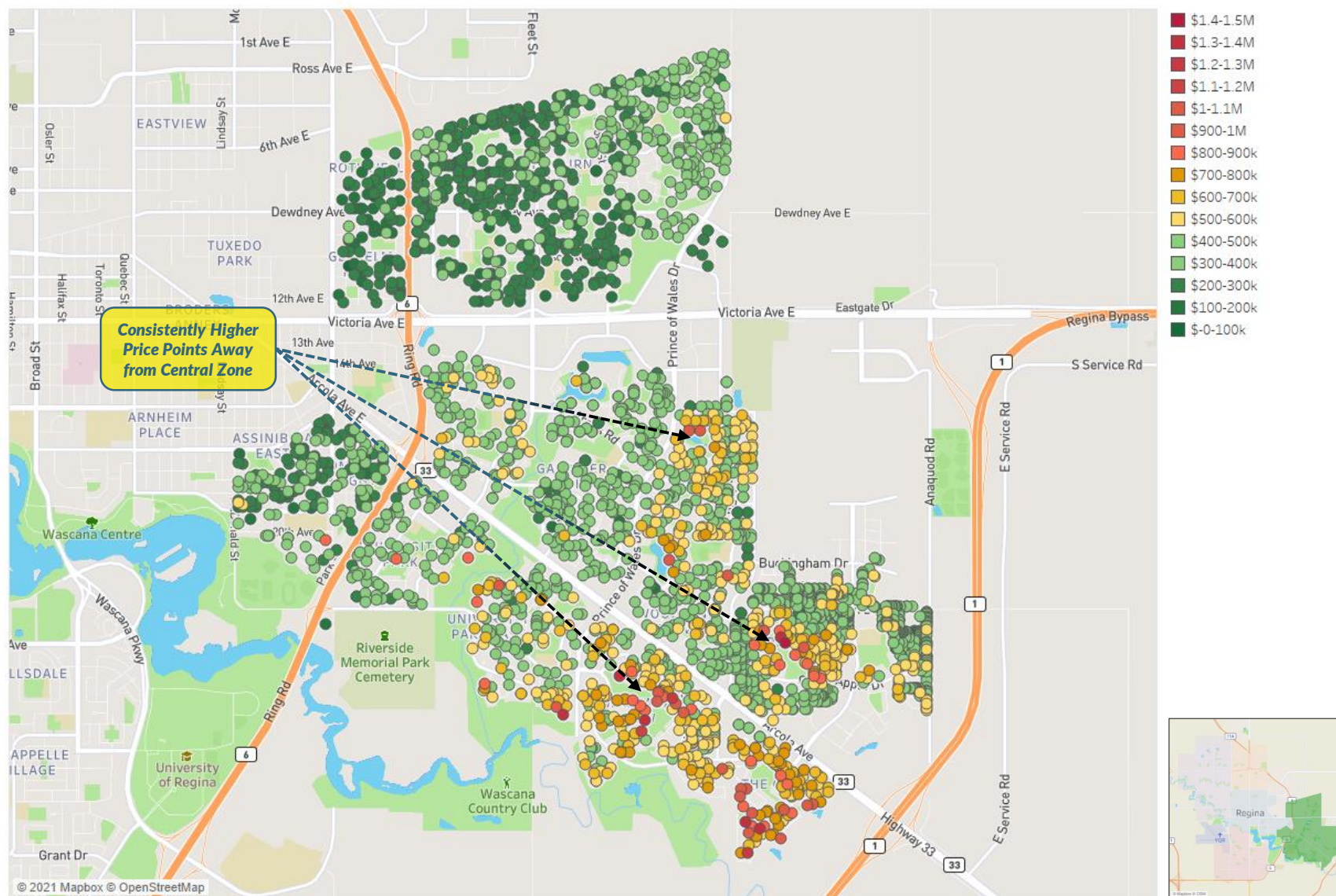
# Composition of Sales & Current Supply **by Product Age & Assessed Quality**

FOR-PURCHASE MARKET ANALYSIS

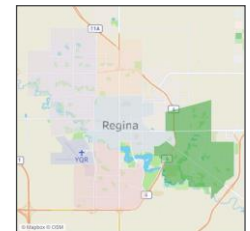
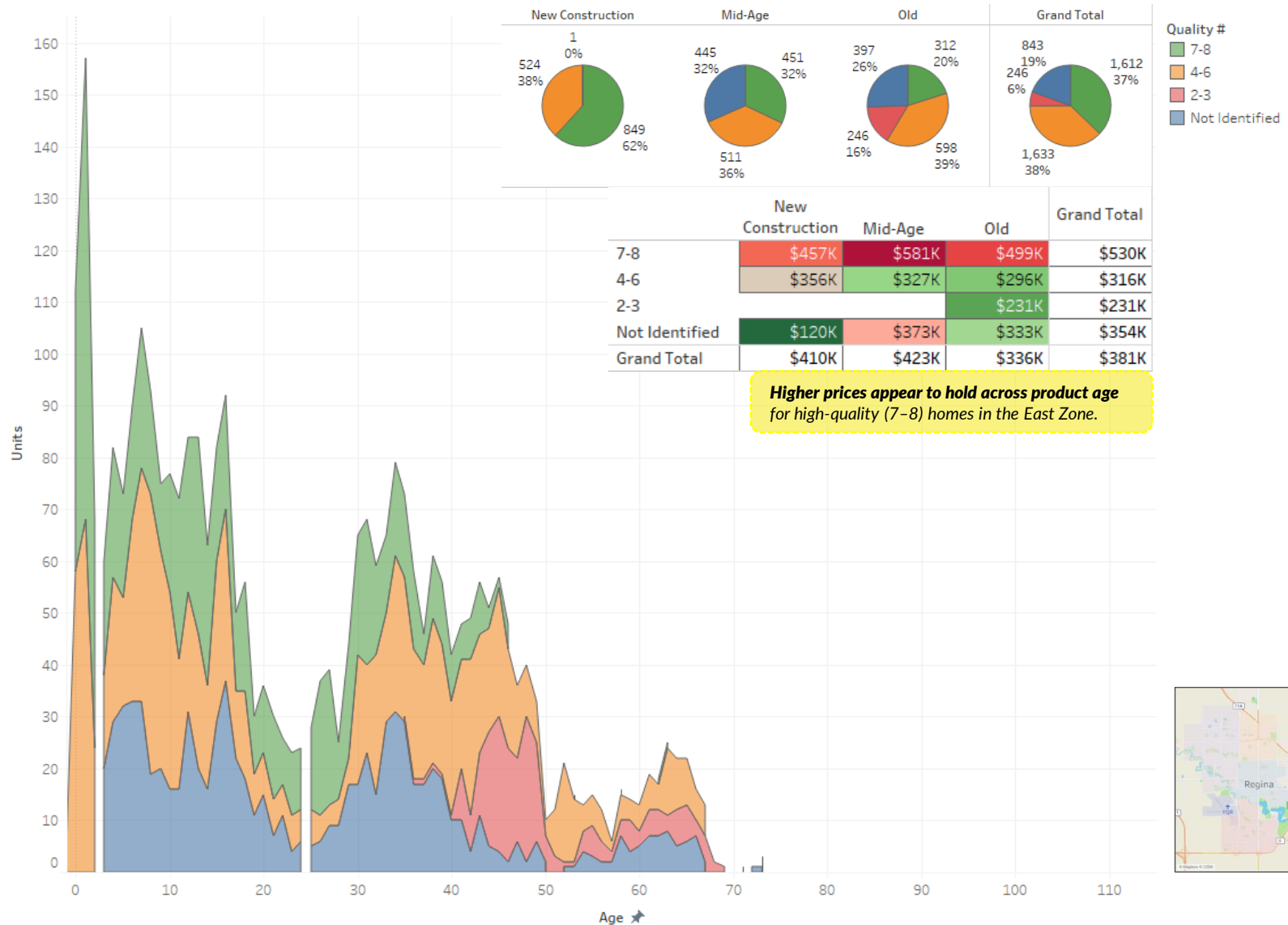


**East Zone**

## REGINA MARKET HOUSING ANALYSIS

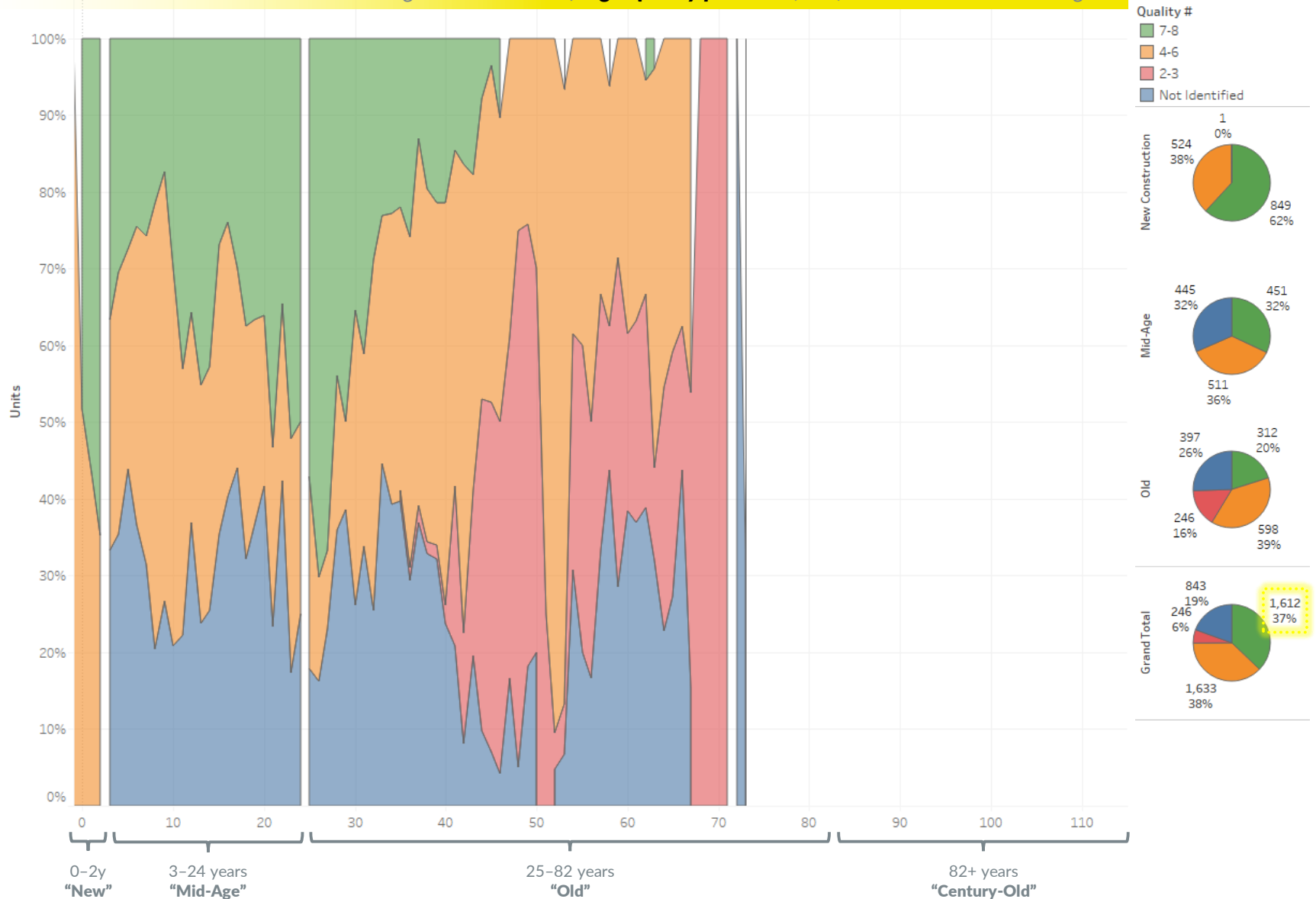


# East Zone – Construction Age V. Quality of Construction; Sales Volume (2017–2021)



# East Zone – Construction Age V. Quality of Construction; Sales (2017–2021)

East Zone has the greatest volume of **high-quality products (7–8)** across recent sales in Regina





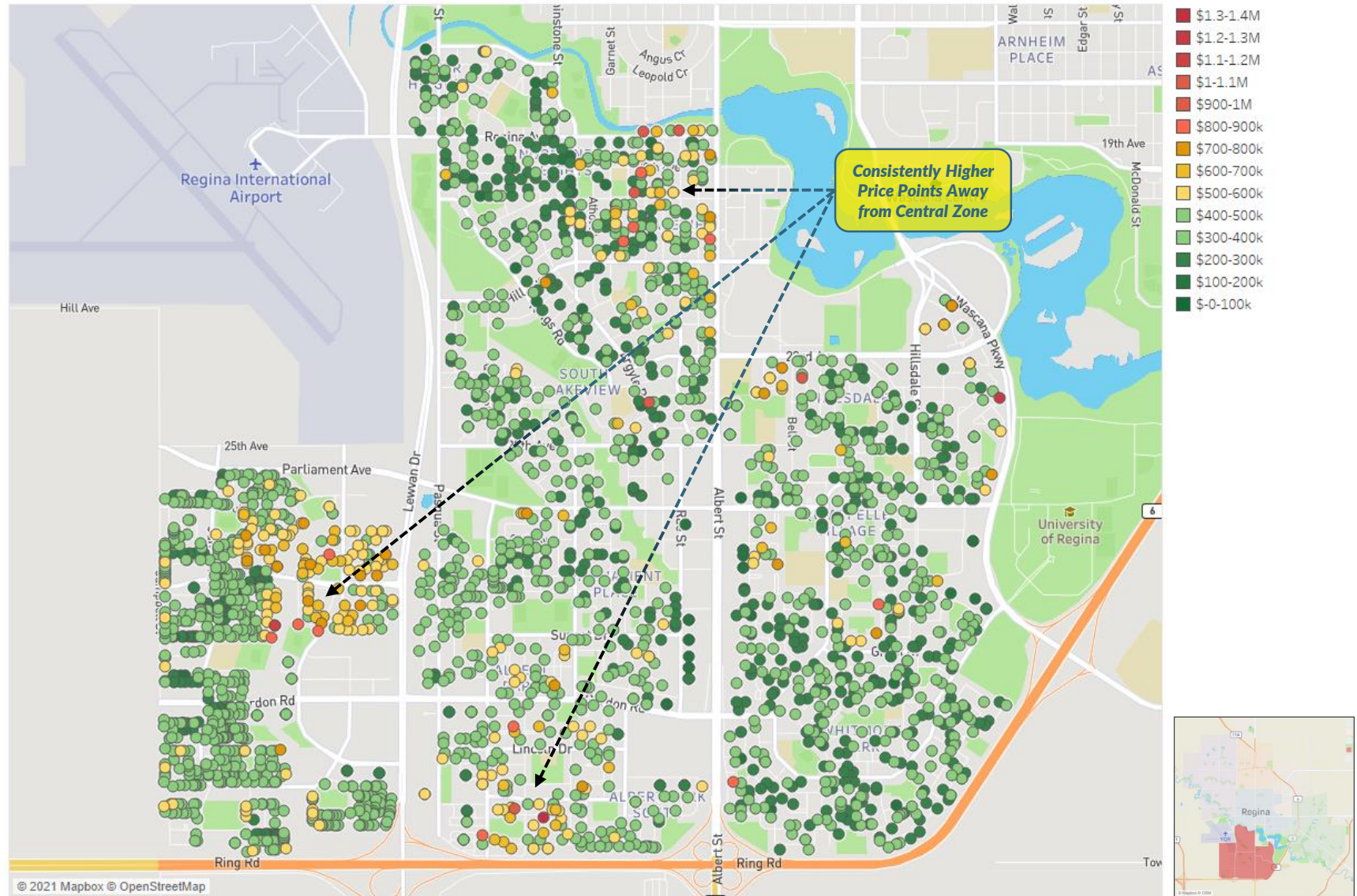
# Composition of Sales & Current Supply **by Product Age & Assessed Quality**

FOR-PURCHASE MARKET ANALYSIS

**South Zone**

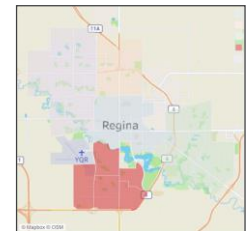
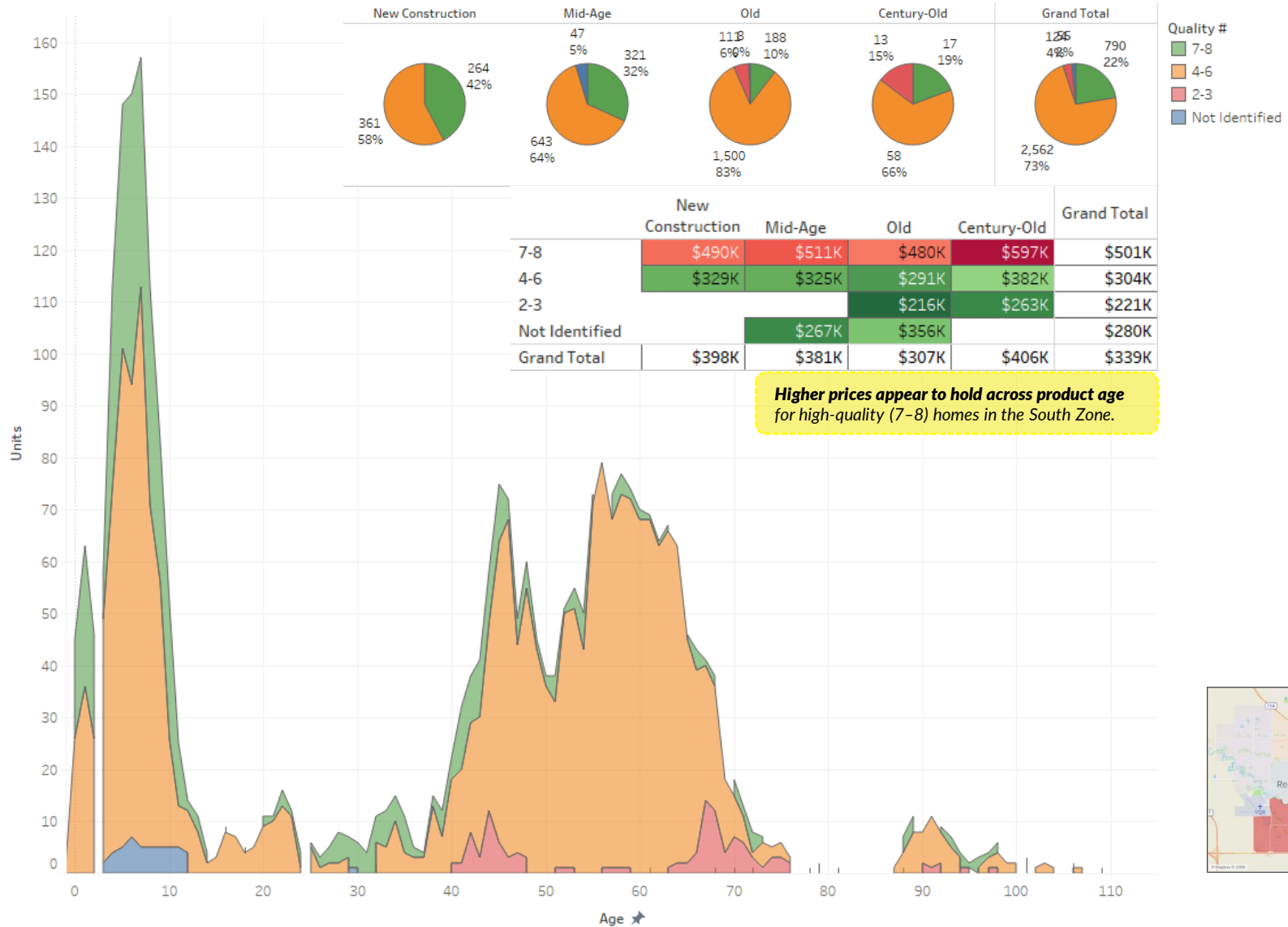


## South Zone – Home Price Distribution Map



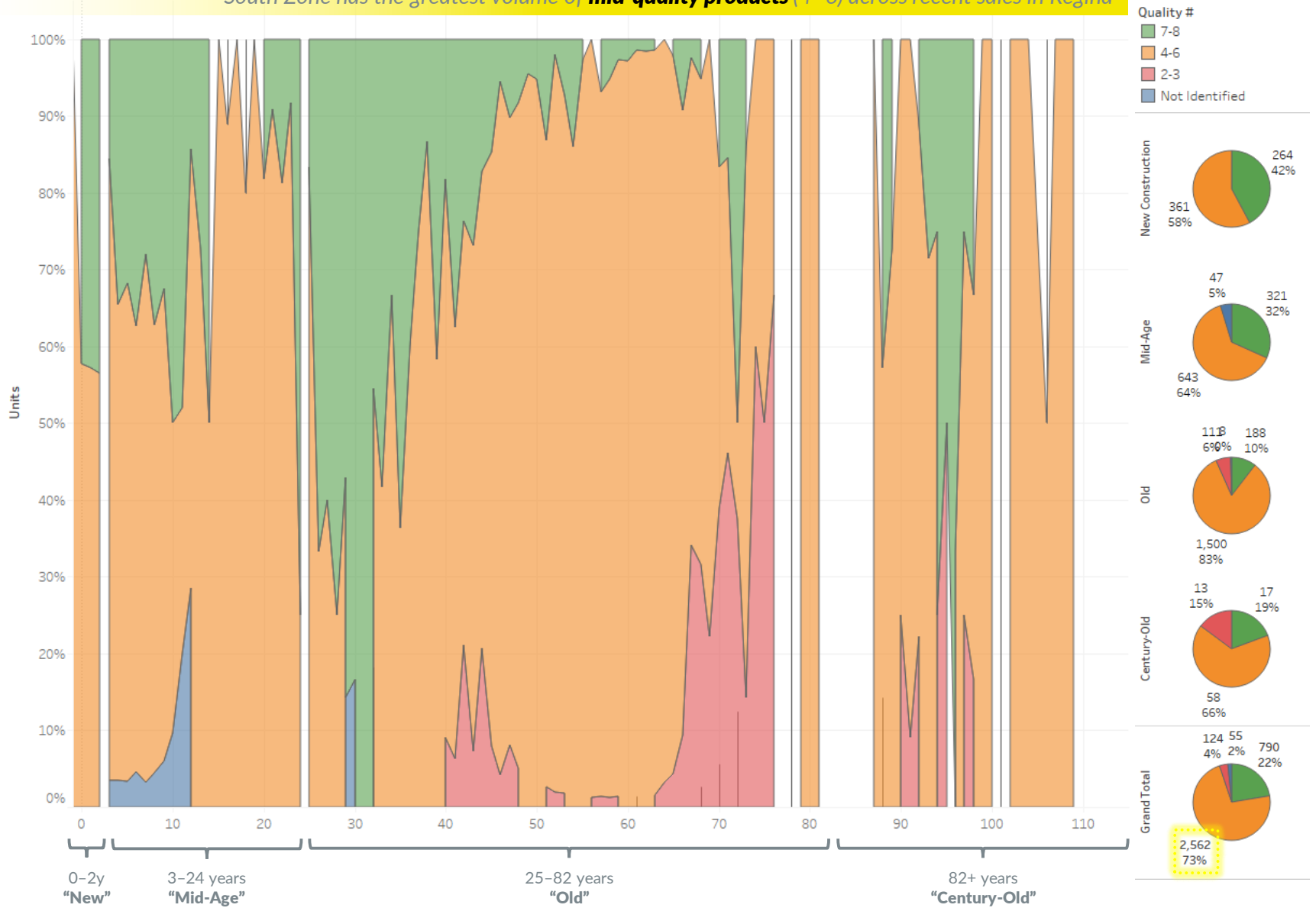


# South Zone – Construction Age V. Quality of Construction; Sales Volume (2017–2021)



# South Zone – Construction Age V. Quality of Construction; Sales (2017–2021)

South Zone has the greatest volume of **mid-quality products** (4–6) across recent sales in Regina



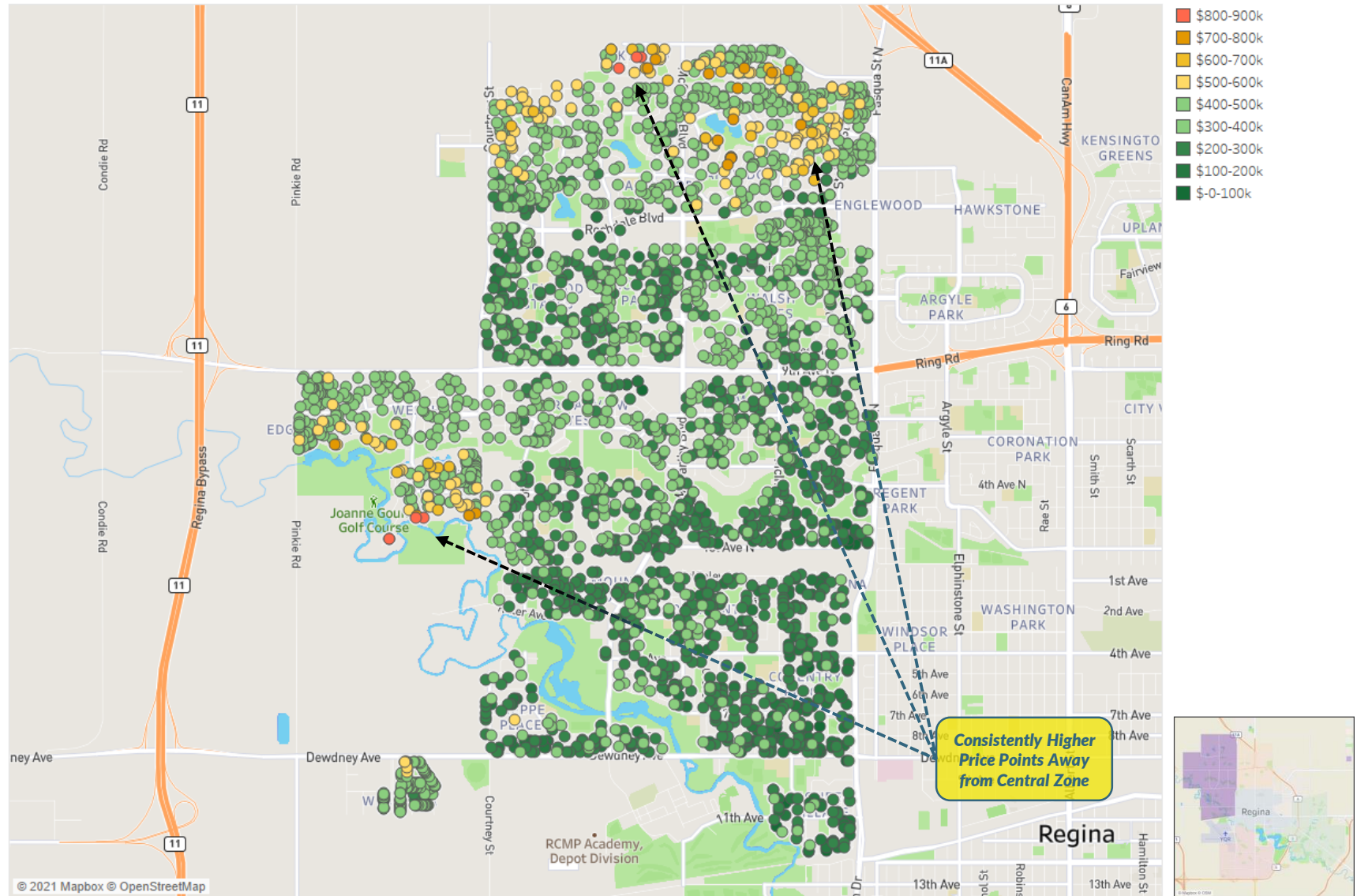


# Composition of Sales & Current Supply **by Product Age & Assessed Quality**

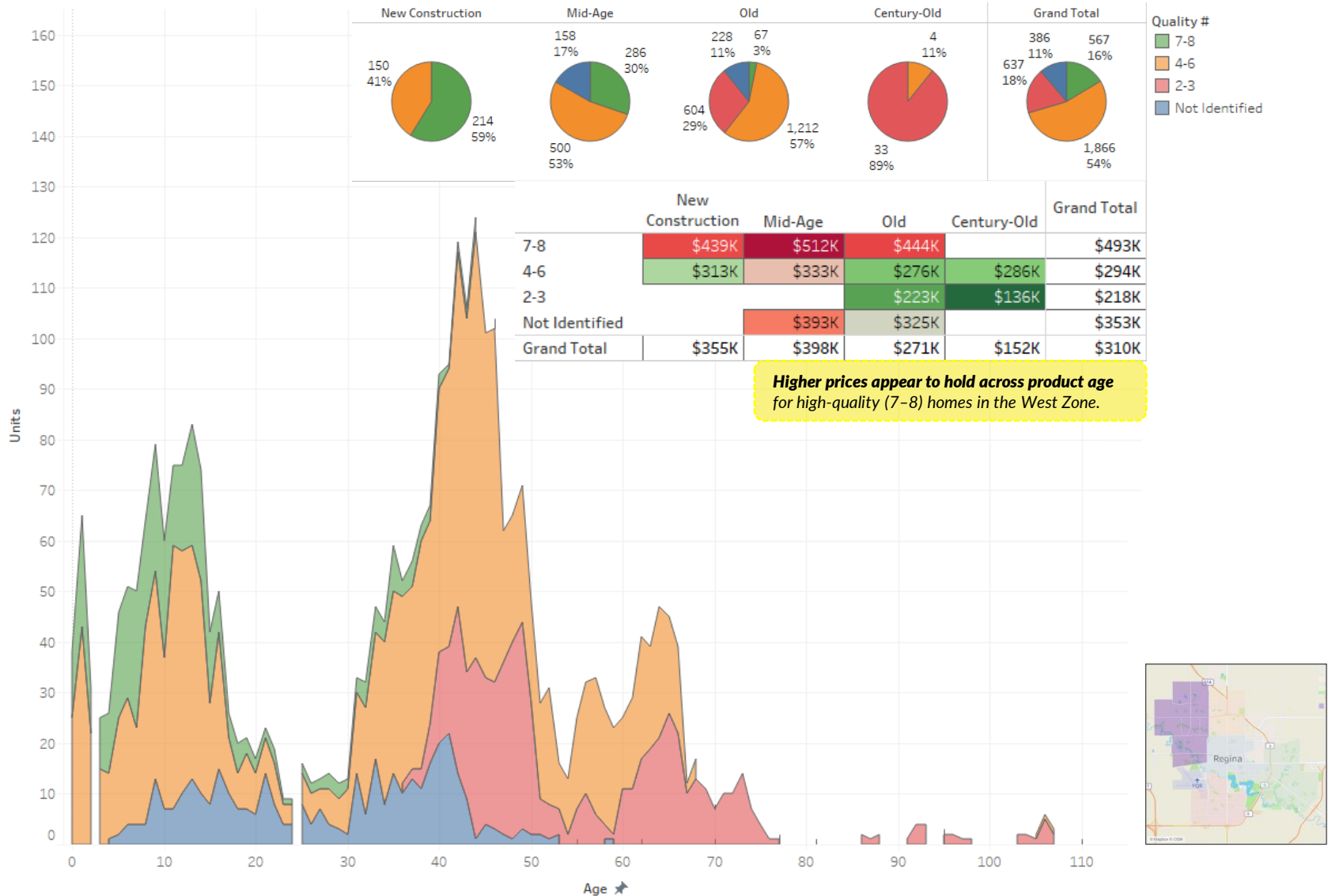
FOR-PURCHASE MARKET ANALYSIS

**West Zone**

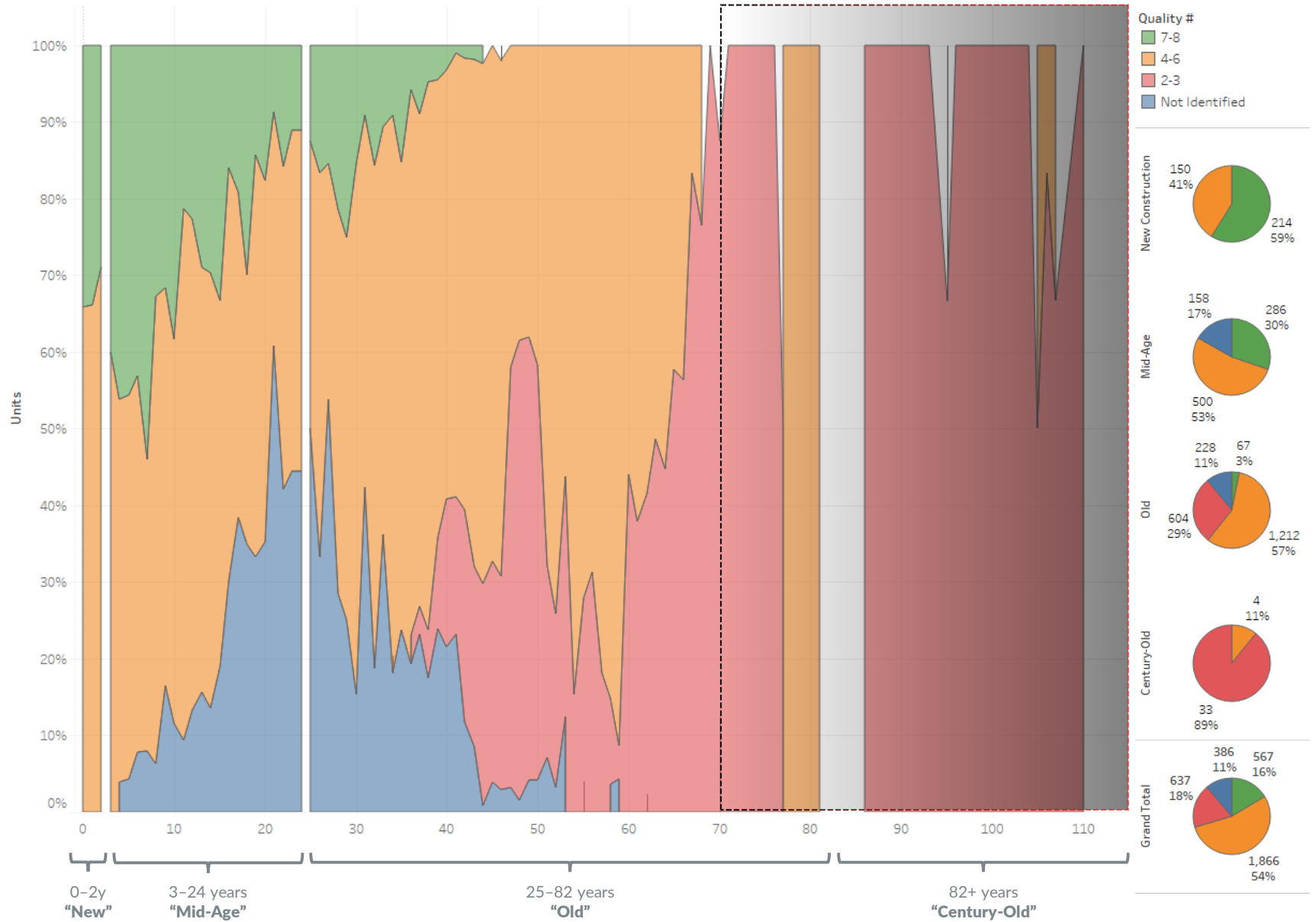
## West Zone – Home Price Distribution Map



## West Zone – Construction Age V. Quality of Construction; Sales Volume (2017–2021)



# West Zone – Construction Age V. Quality of Construction; Sales (2017–2021)





# Market Research by Y Station

**ADDENDUM NO. 1**  
APPENDIX

## Intelligence House's Annotations – Market Research by Y-Station

- **p3** | Resident mobility may have risen over the last five years, with many recent occupants observed. Increased mobility/desire to move is also suggested by **p22**; however, searching for their next home does not necessarily qualify a household as a definitive homebuyer prospect.
- **p12** | Respondents' average household size is higher than we observed in 2016 census data (2.3 people); a larger average household size indicates more census families in the census (also suggested by **p33**, **p35**, **p50**). This sample composition could explain the lower rentership (**p11**) and fewer multi-family dwellings (**p13**) observed.
- **p13** | The single-family market in Regina could be growing (also suggested by **p35**); 80% representation of single-detached households is higher than we observed in 2016 census data (65%).
- **P29 & p30** | The Central Zone appears to be generally undesirable (also suggested by **p7**), as we concluded in our research. The relatively high rates of crime we refer to in our research negatively impact the desirability of quality of life in the Central Zone to a significant degree (**p9**) and hold back many Regina's from considering the area as an option to live (**p32**).
- **p36** | Regina generally has very affordable housing options (also suggested by **p47**), and homebuyers with budget flexibility can prioritize the product types that best suit their preferences and needs, given that supply is available to them. The affordable cost of living contributes positively and significantly to Regina's quality of life (**p8**).
- **p39** | Resale homes are potentially more suitable to consumer preferences and generally dominate the for-purchase housing market, as we concluded in our research. A lower average price of resale homes likely does not explain this; we observed that resale homes often have comparable prices to new homes due to the limited (and waning) availability of high-quality stock.
- **p45** | The mean \$442K corresponds to the mid-upper range of average product prices we saw from 2017-Current for New Construction and Mid-Age homes in Zones outside the Central Zone; this figure most closely corresponds to price points we saw in the East Zone.
- **p51** | Income ranges are segmented differently but roughly correspond to what we observed in 2016 census data. The sample mostly fits our census demographics and can be generally combined and compared with our findings.





# City of Regina – Housing Study

December 21, 2021

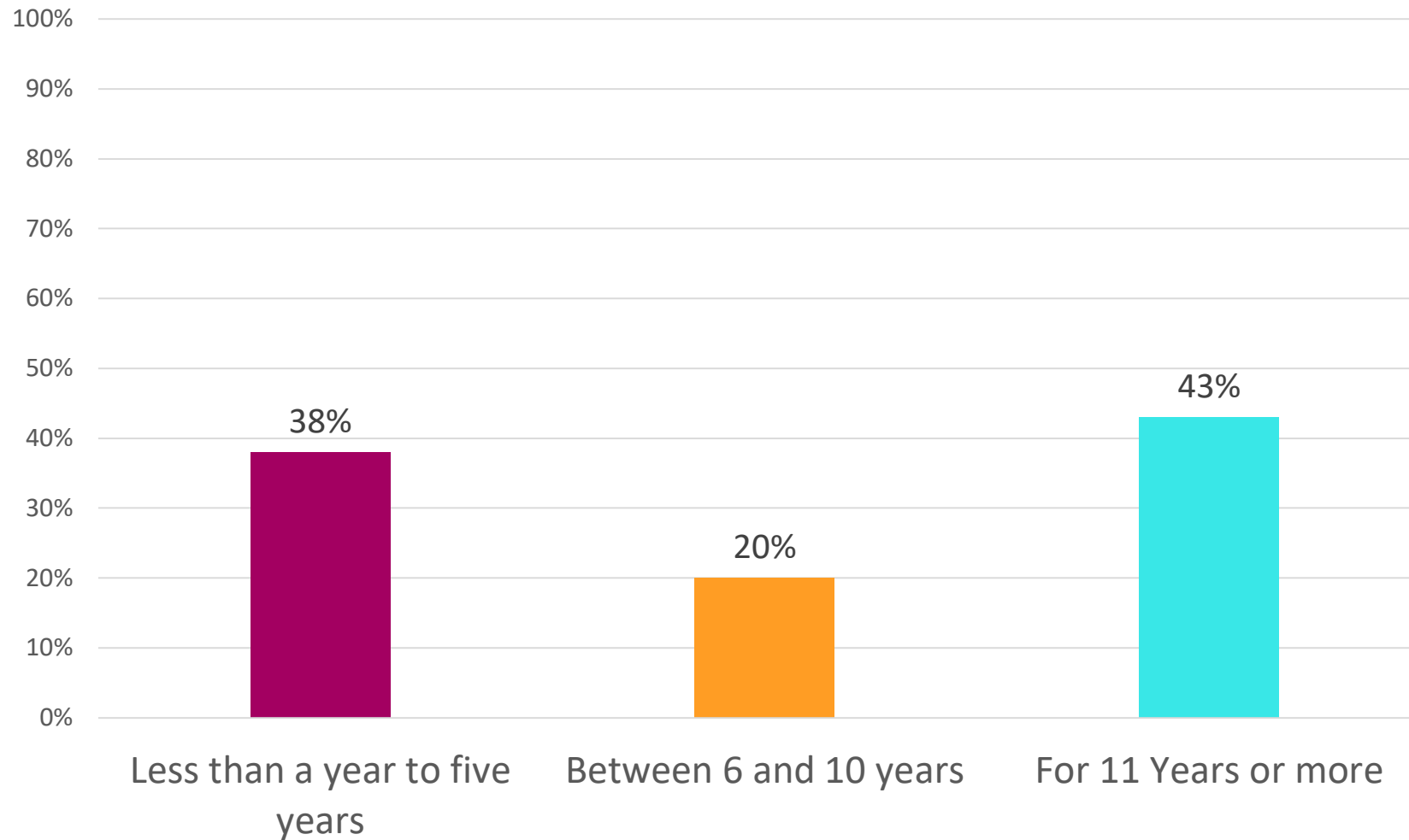
# Study Background and Methodology

Y Station was contracted by the City of Regina and Intelligence House to conduct a survey of City of Regina residents on housing purchase decision making and preferences. The survey was conducted via telephone and social media recruitment to a web-based version of the survey. The sampling strategy targeted all 10 wards of the City of Regina, with top ups in target neighbourhoods.

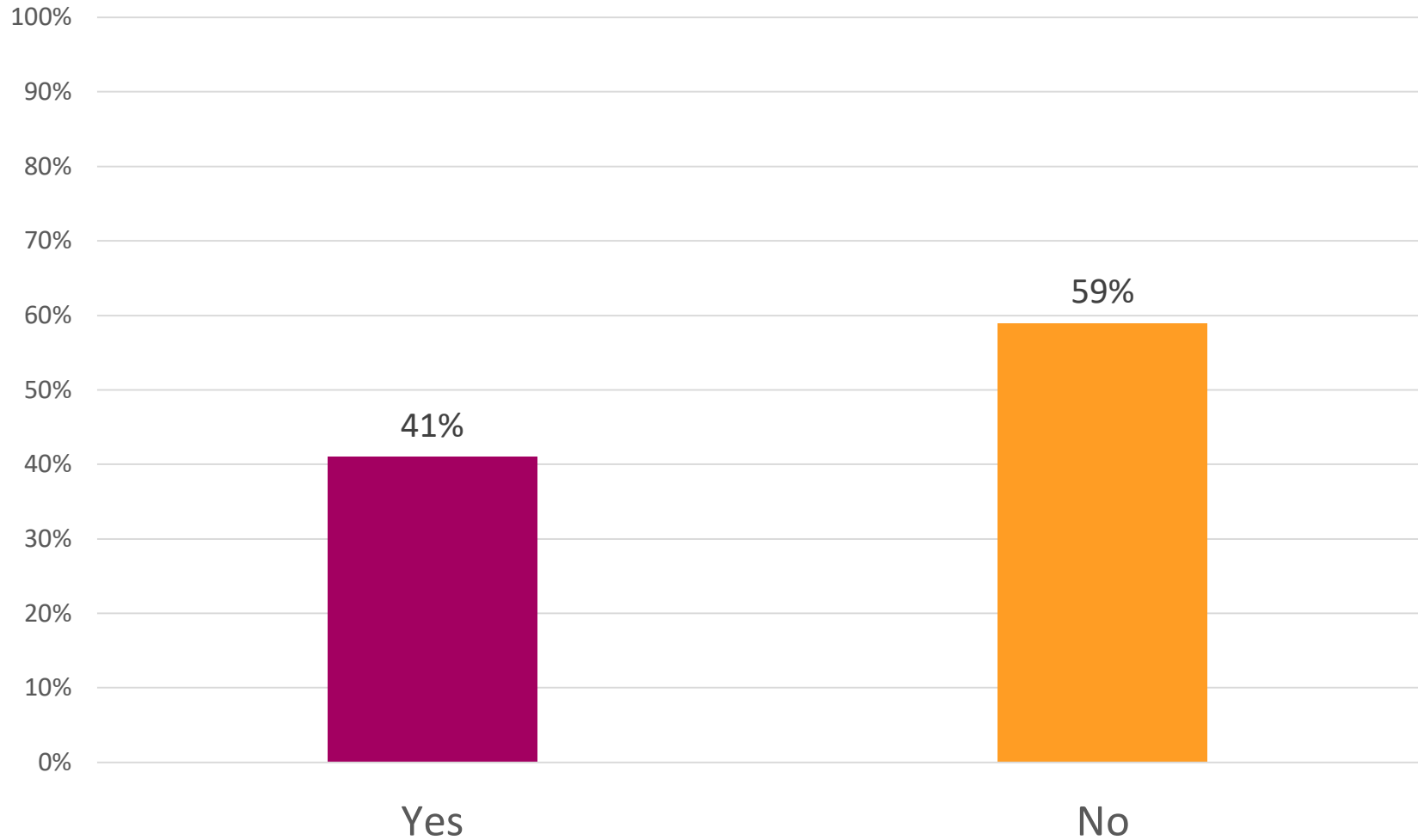
The survey was completed by a total of 528 residents of the City of Regina, with 472 surveys completed via telephone (margin of error +/- 4.51) and 56 completed via social media.

Results have been weighted to best represent the survey data.

# How long have you been living at your current residence?

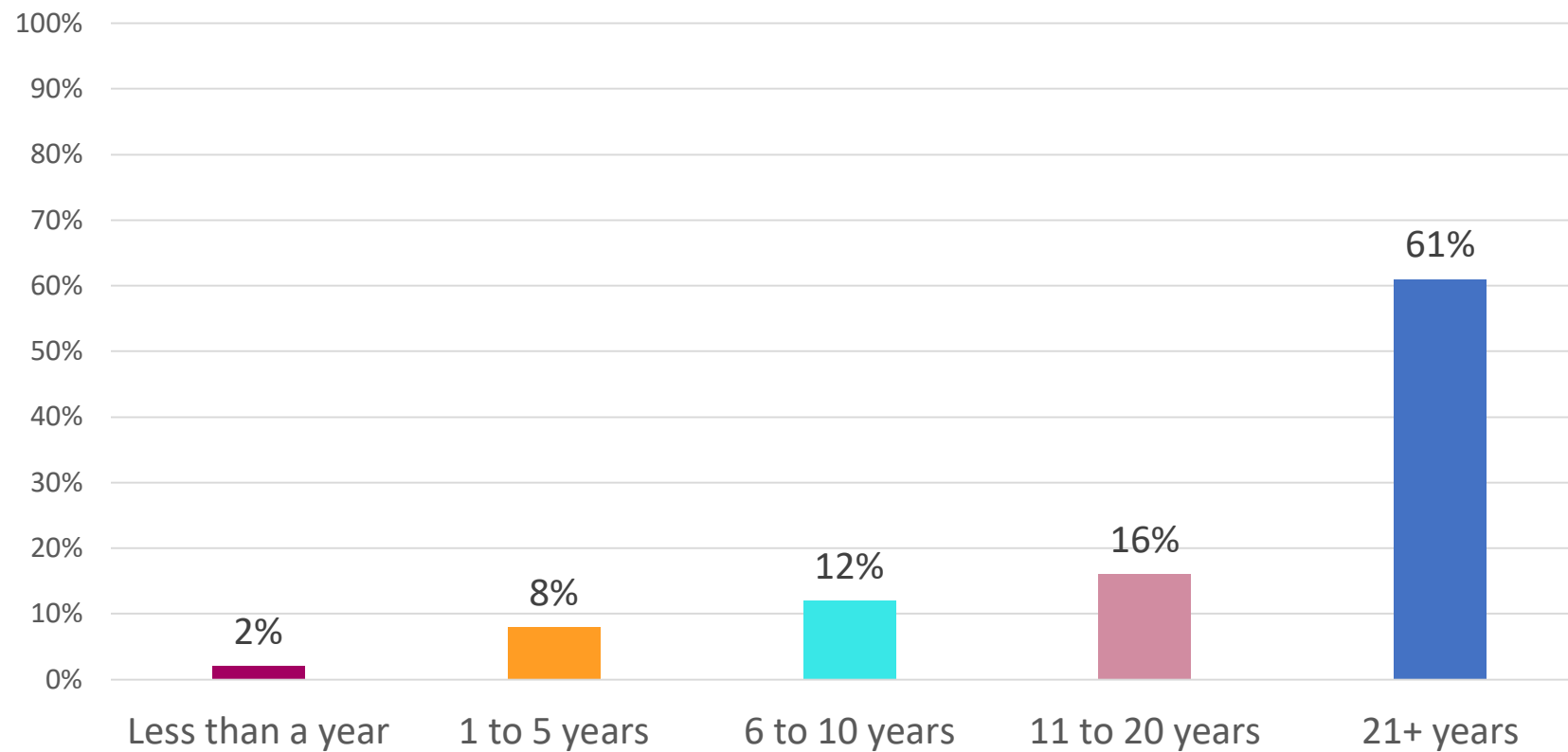


**Are you, or is someone else you know (friend or family member), planning to move or buy a new home in the next five years?**

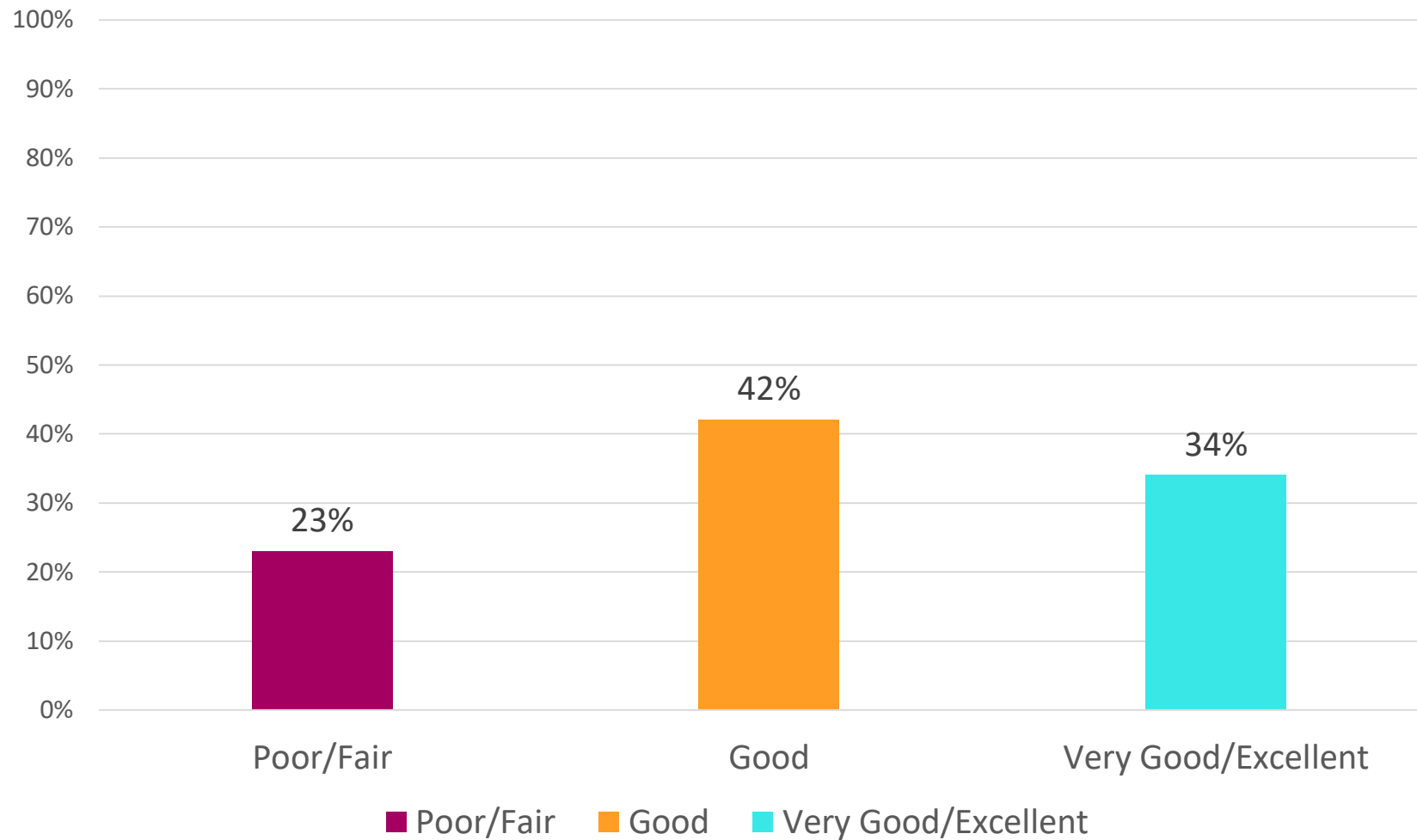


# How long have you lived in Regina?

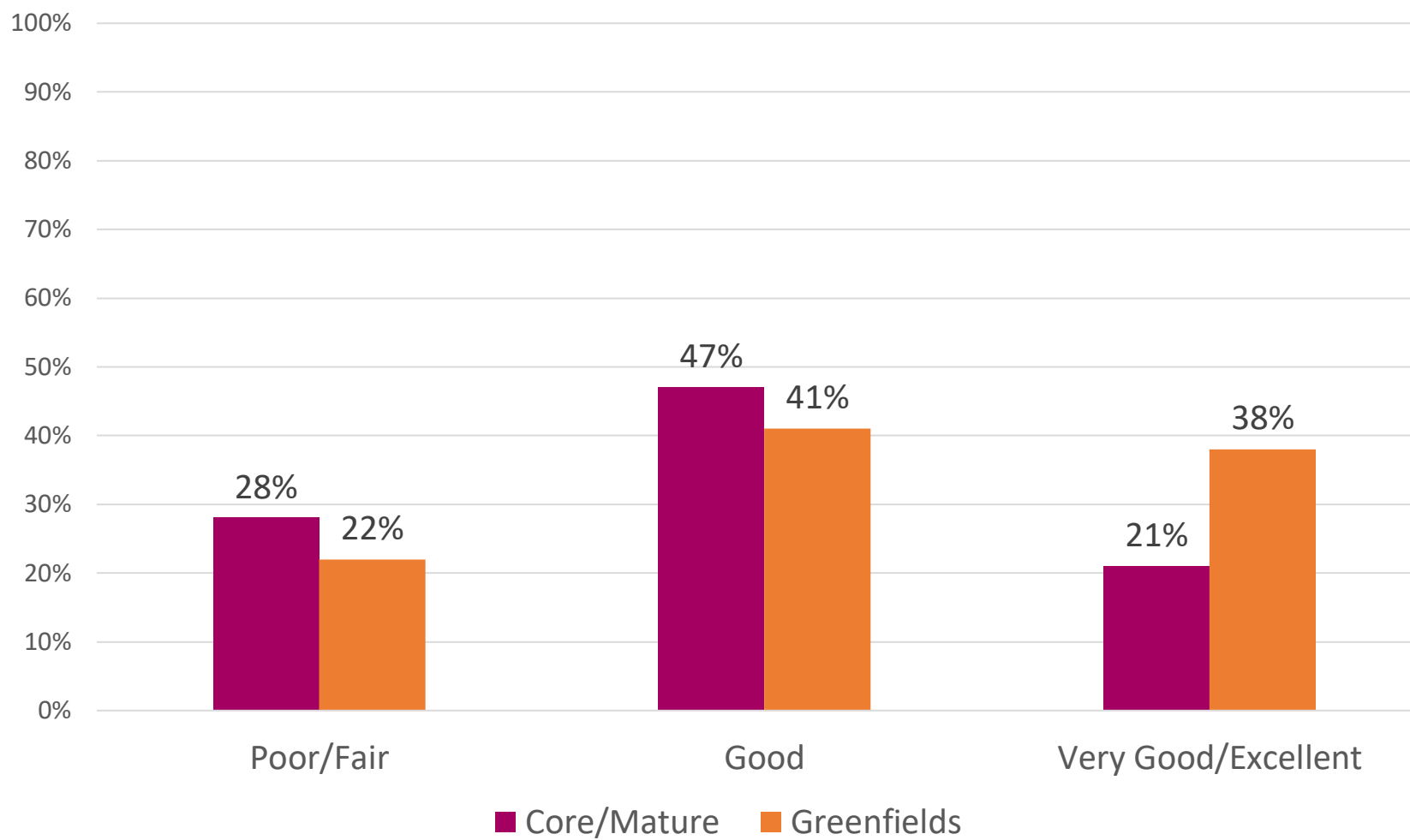
Min	Max	Mean
1 year	90 years	29.86 years



# Quality of Life in Regina

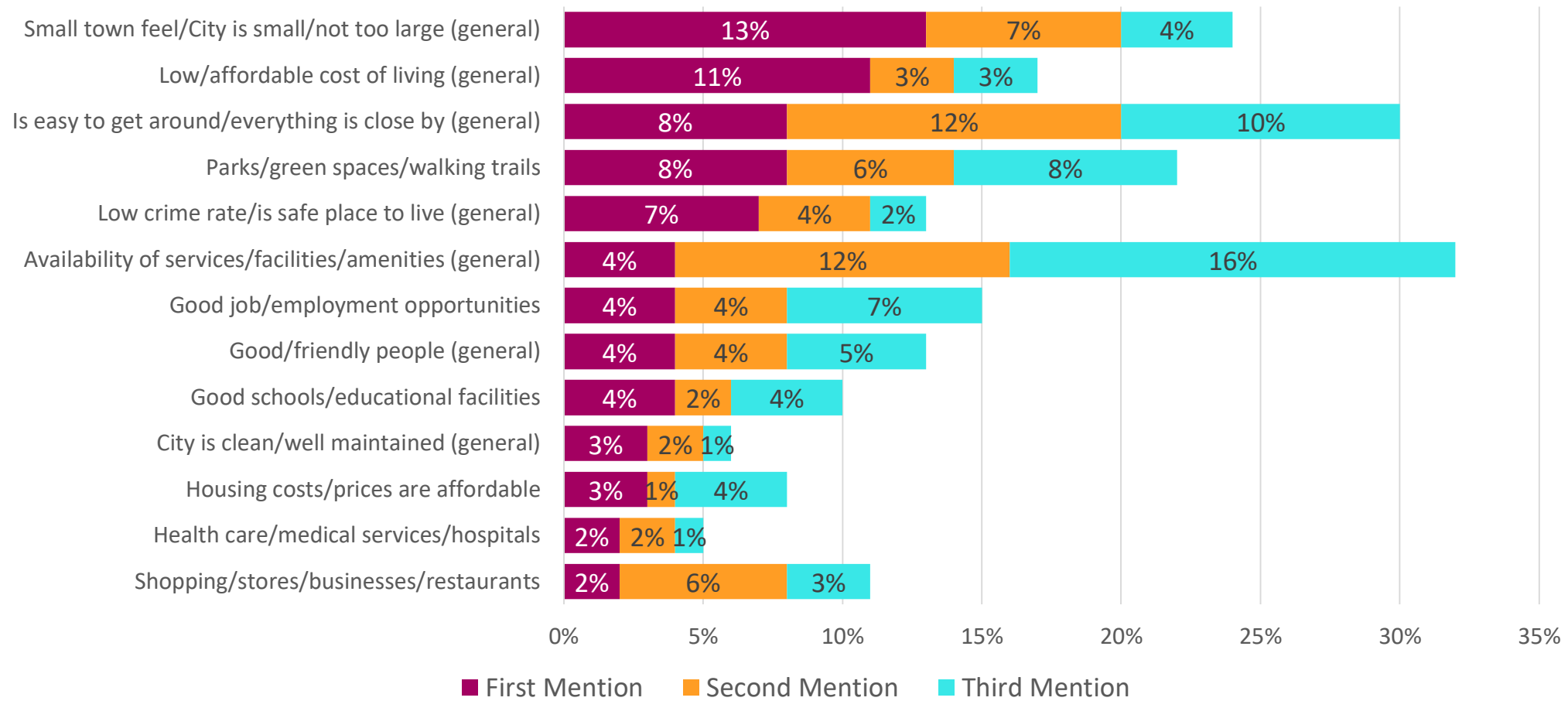


# Quality of life in Regina – Core/Mature vs Greenfields



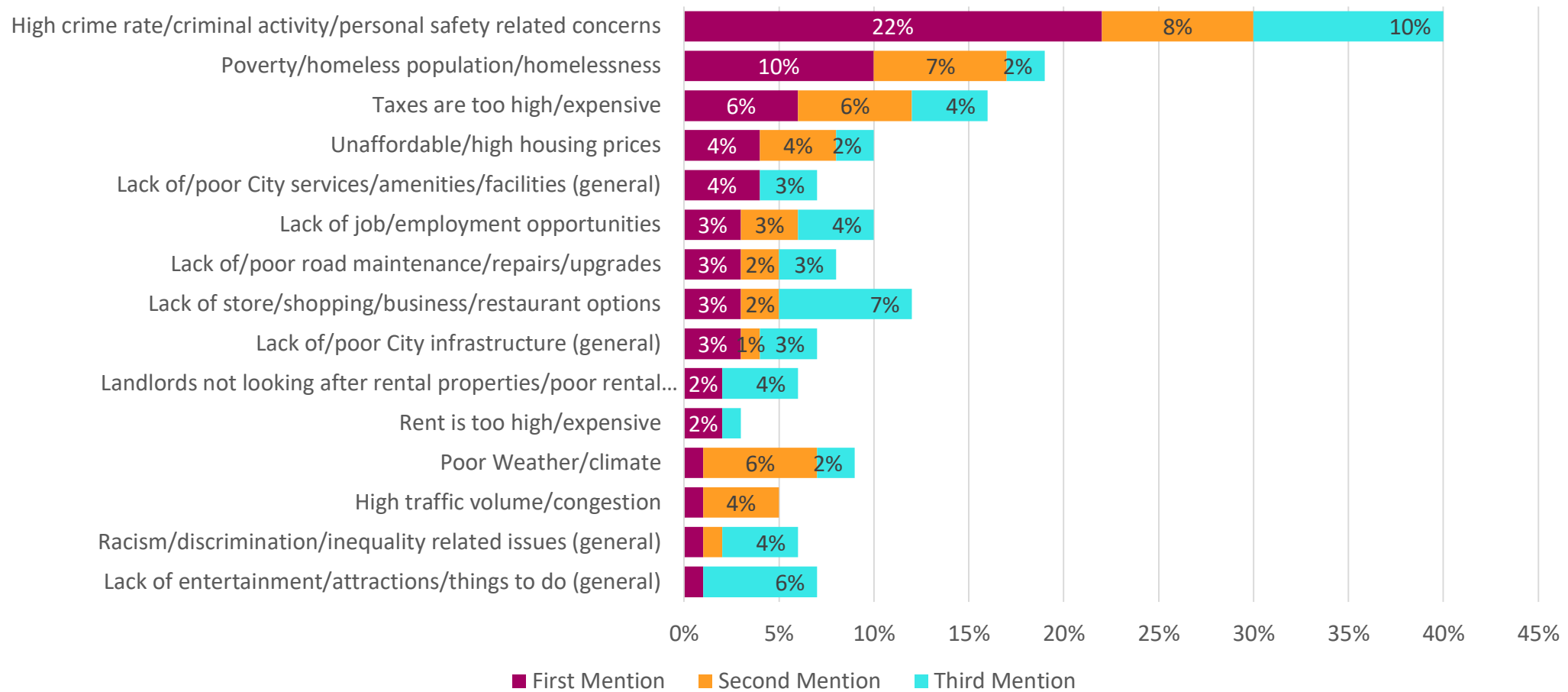
Base: All respondents; n=528. Core/mature=Wards 3 & 6. Greenfield= Wards 1,2,4,5,7,8,9,10

# In your opinion, what would you say are the three (3) most significant factors contributing to a high quality of life in Regina?



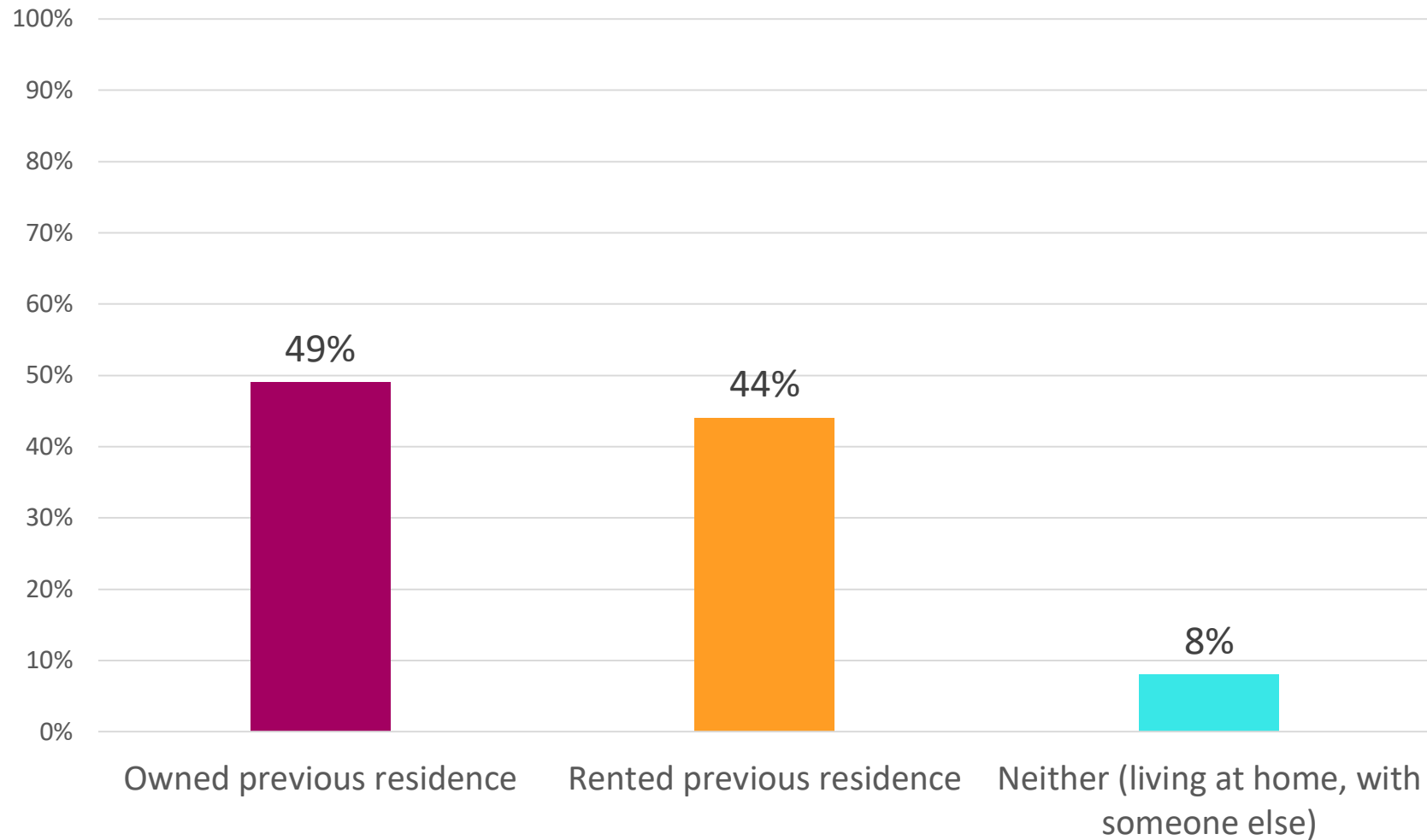


# What would you say are the three (3) most significant factors contributing to a low quality of life in Regina?

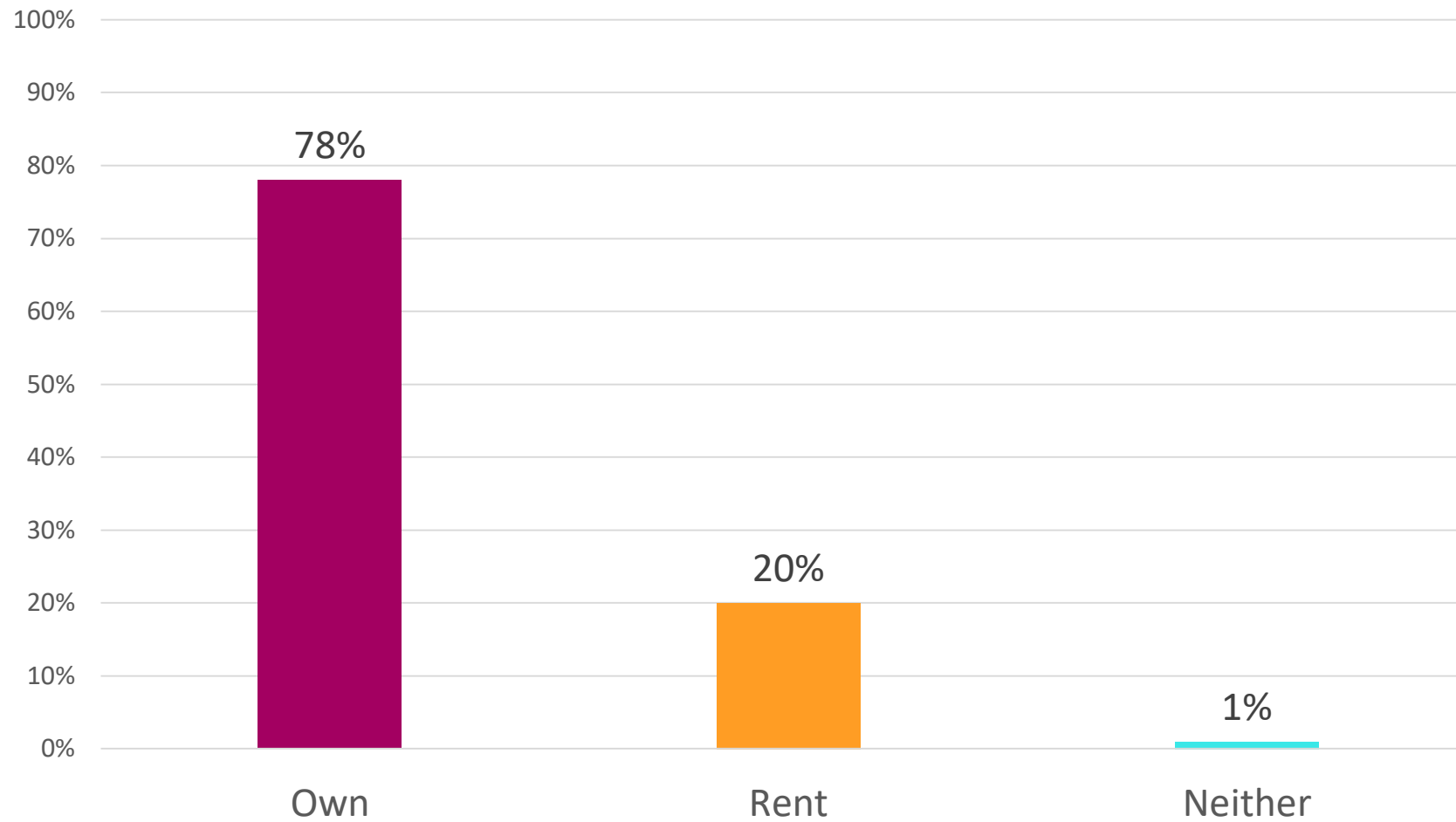


Base: All respondents; n=528. Excludes don't know/not stated

# Before you moved to your current residence, did you own or rent your previous home?

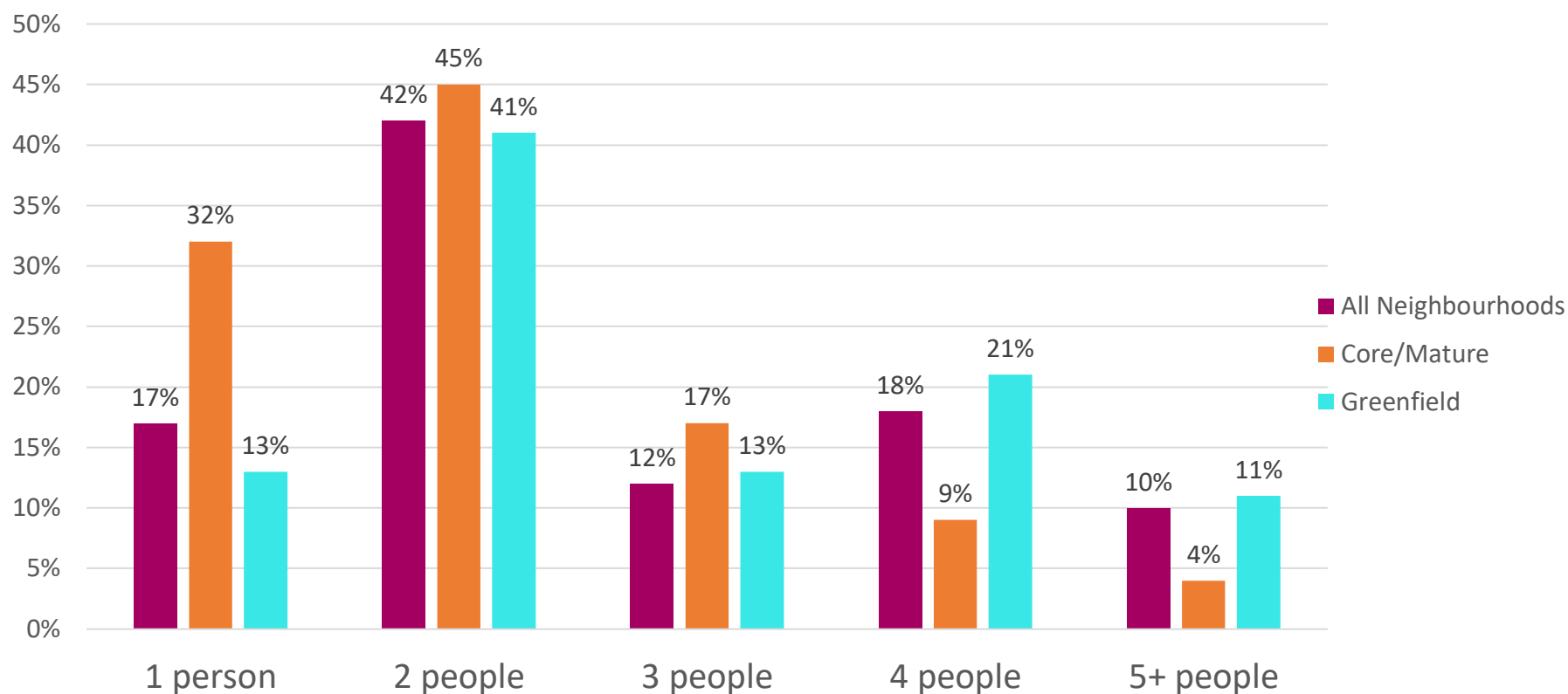


# Rent or Own current home?

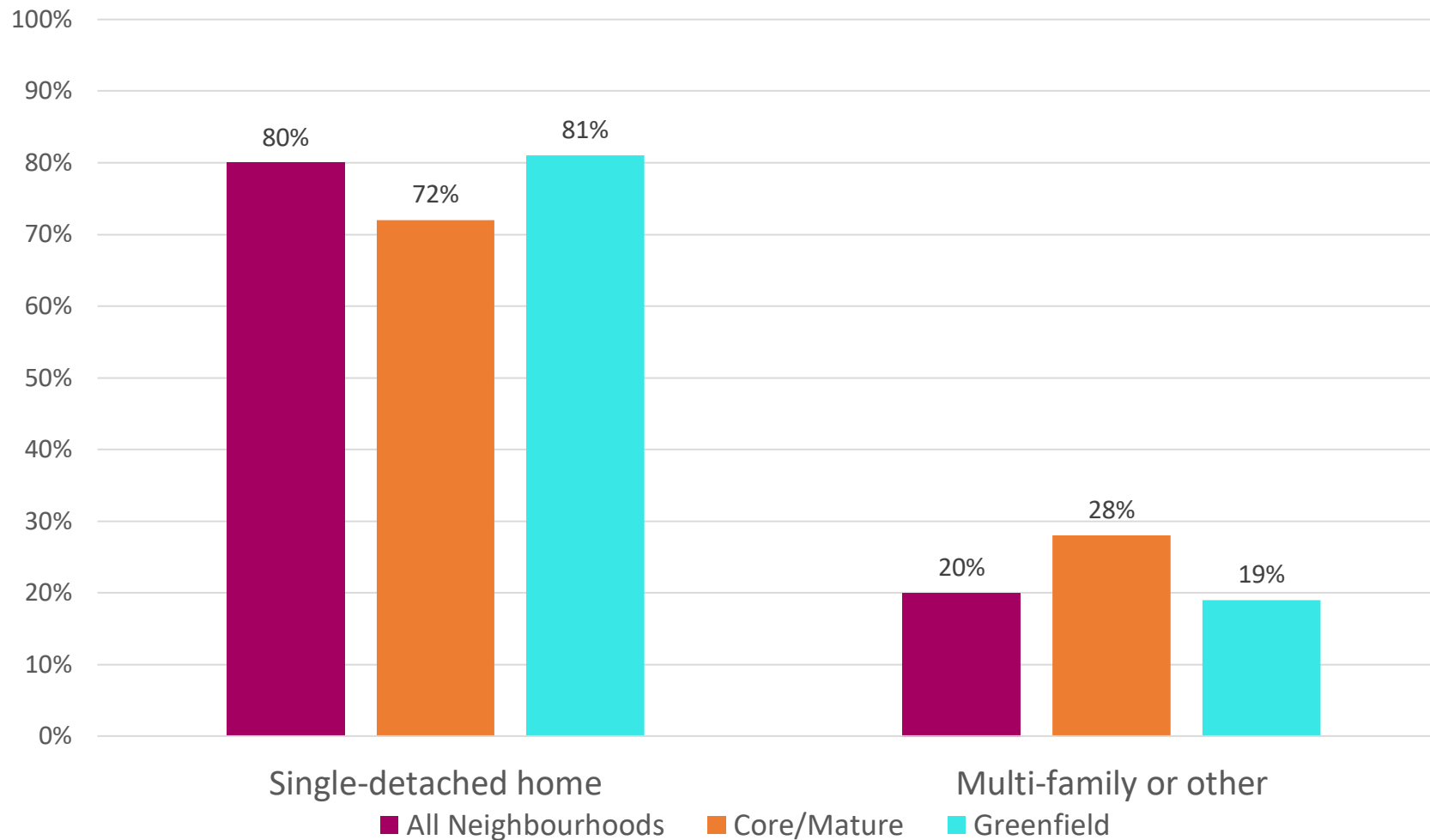


# How many people live in your household?

Min	Max	Mean
1 person	10 people	2.69 people

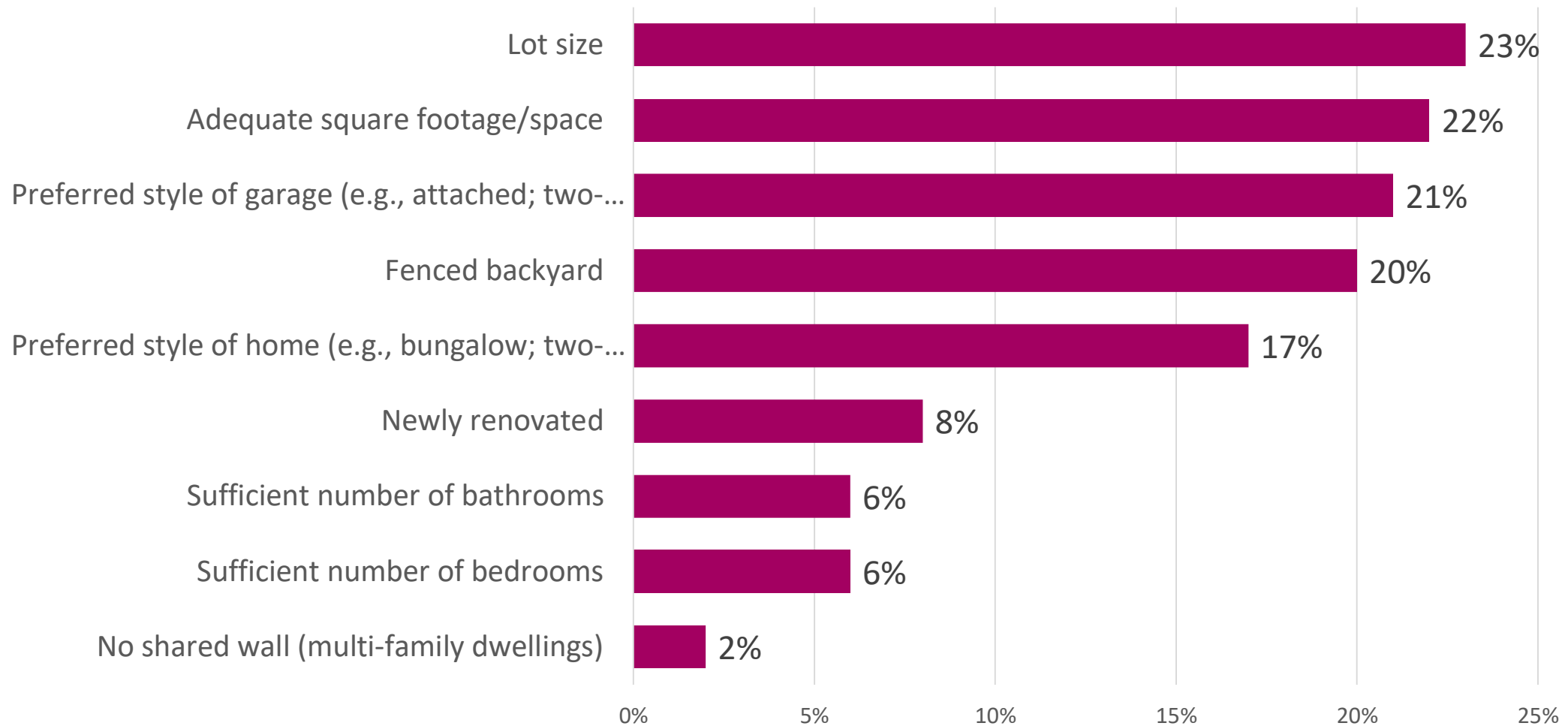


# What type of dwelling do you currently live in?



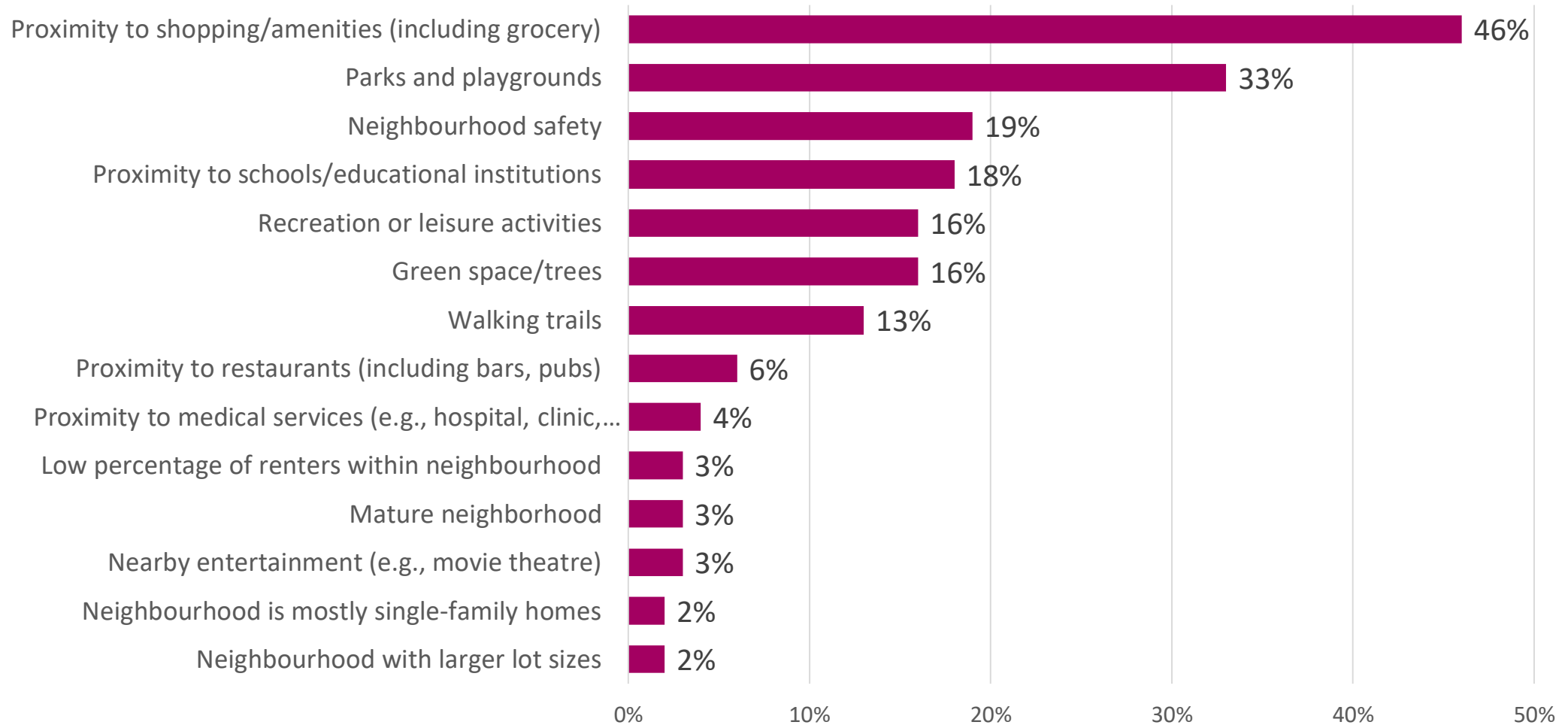
Base: All respondents; n=528. Core/mature=Wards 3 & 6. Greenfield= Wards 1,2,4,5,7,8,9,10

# What would you say are the most important housing or property features for your household?



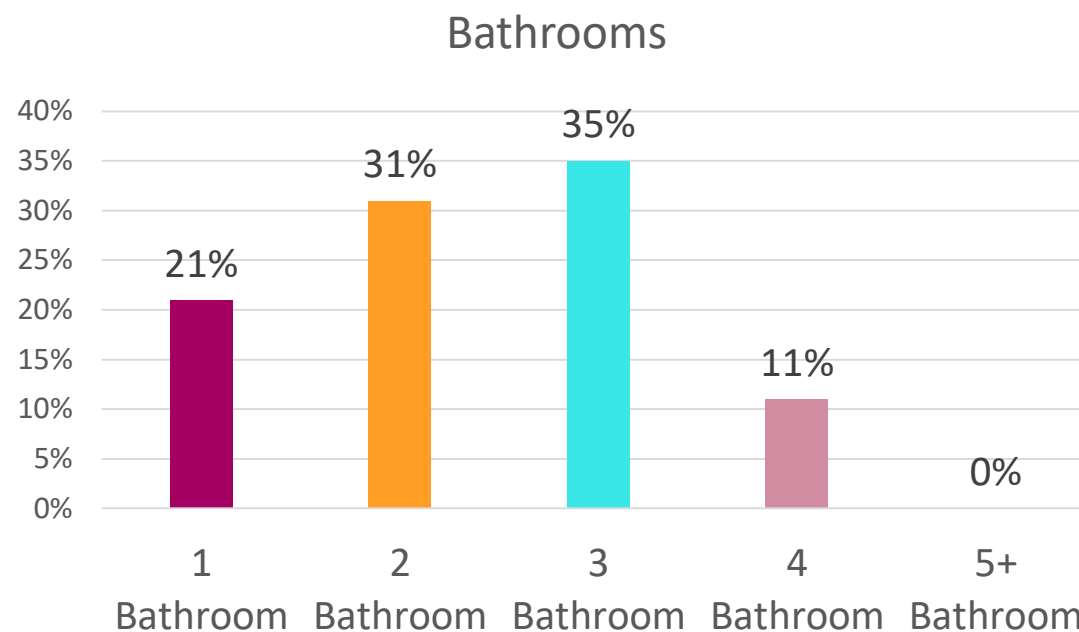
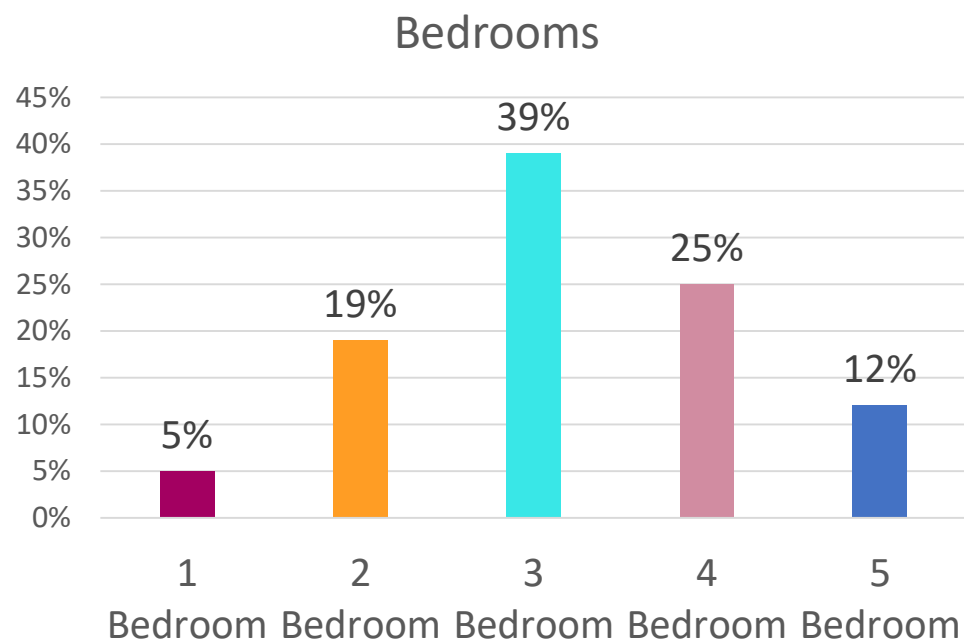
Base: All respondents; n=528. Notable 'other' responses: finished basement (n=19) & quality construction (n=15)

# What would you say are the most important community features for your household?



# How many bedrooms/bathrooms/square feet does your current home have?

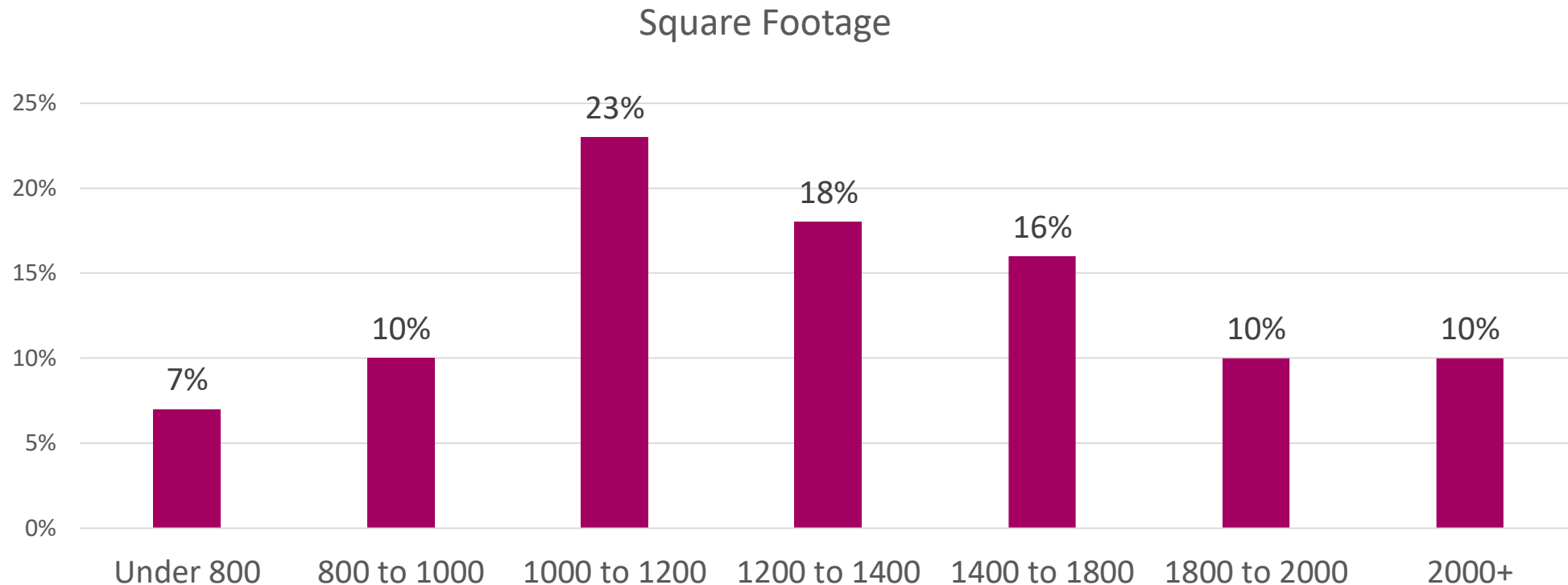
	Min	Max	Mean
Bedrooms	1 room	8 rooms	3.21 rooms
Bathrooms	1 room	5 rooms	2.37 rooms



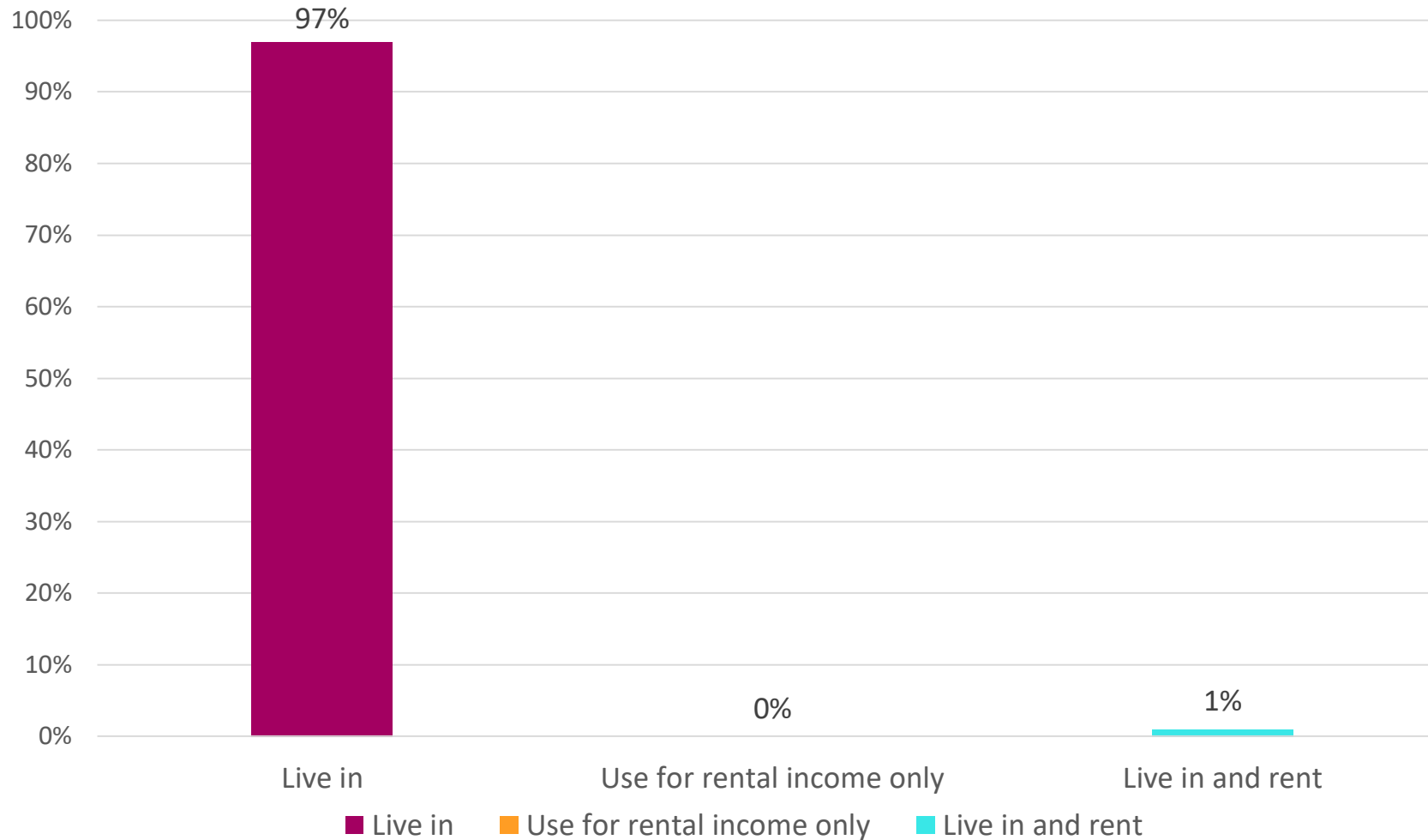


# How many bedrooms/bathrooms/square feet does your current home have?

	Min	Max	Mean
Square Feet	450 sq/feet	3,504 sq/feet	1,349 sq/feet

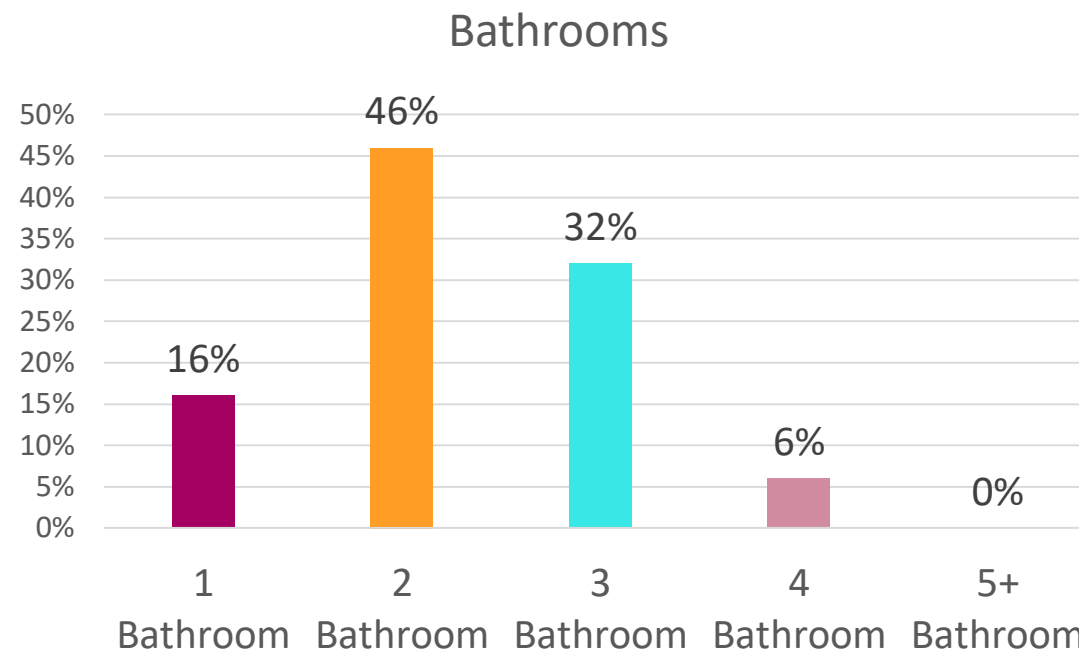
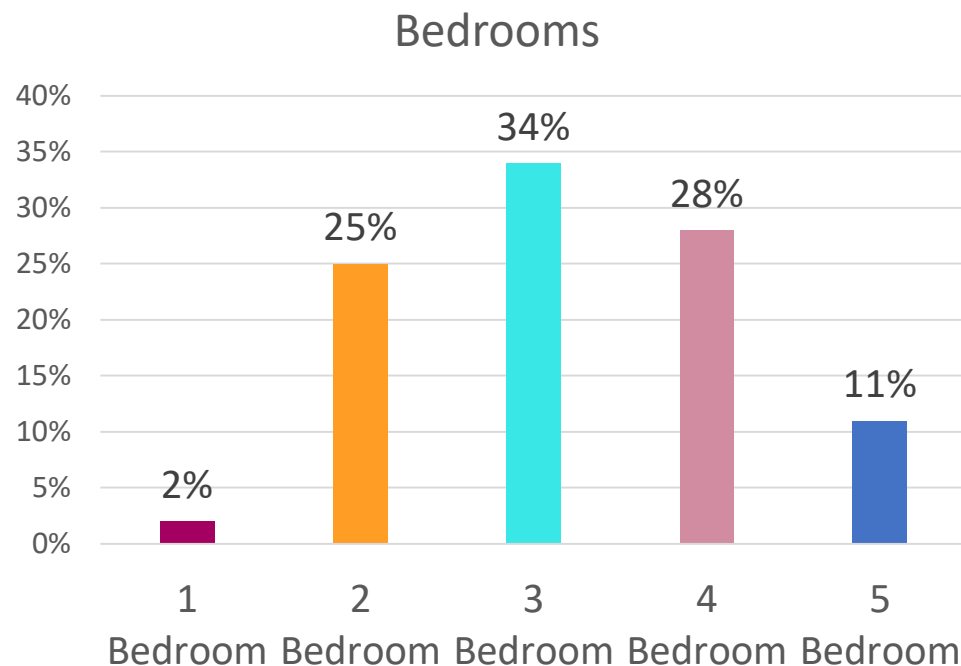


# Are/were you looking for a new home to live in, use for rental income, or something else?



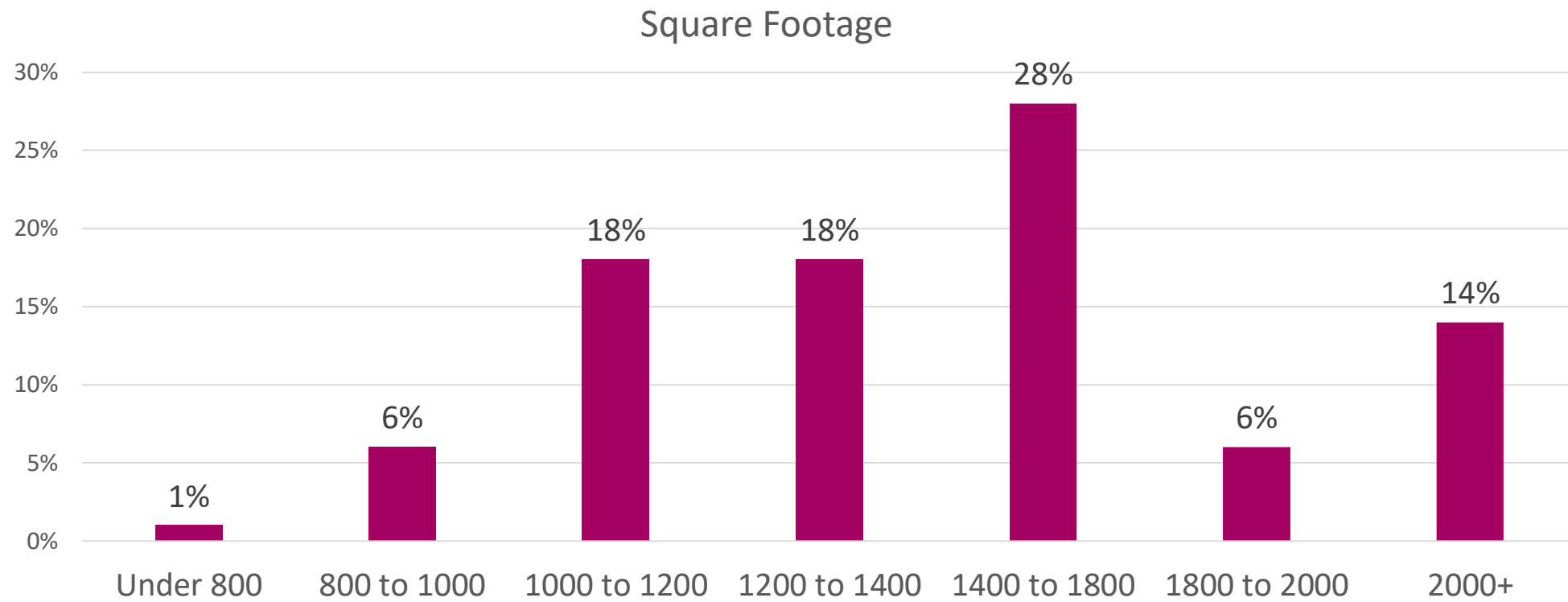
# How many bedrooms/bathrooms/square feet are you looking for?

	Min	Max	Mean
Bedrooms	1 room	6 rooms	3.24 rooms
Bathrooms	1 room	4 rooms	2.28 rooms

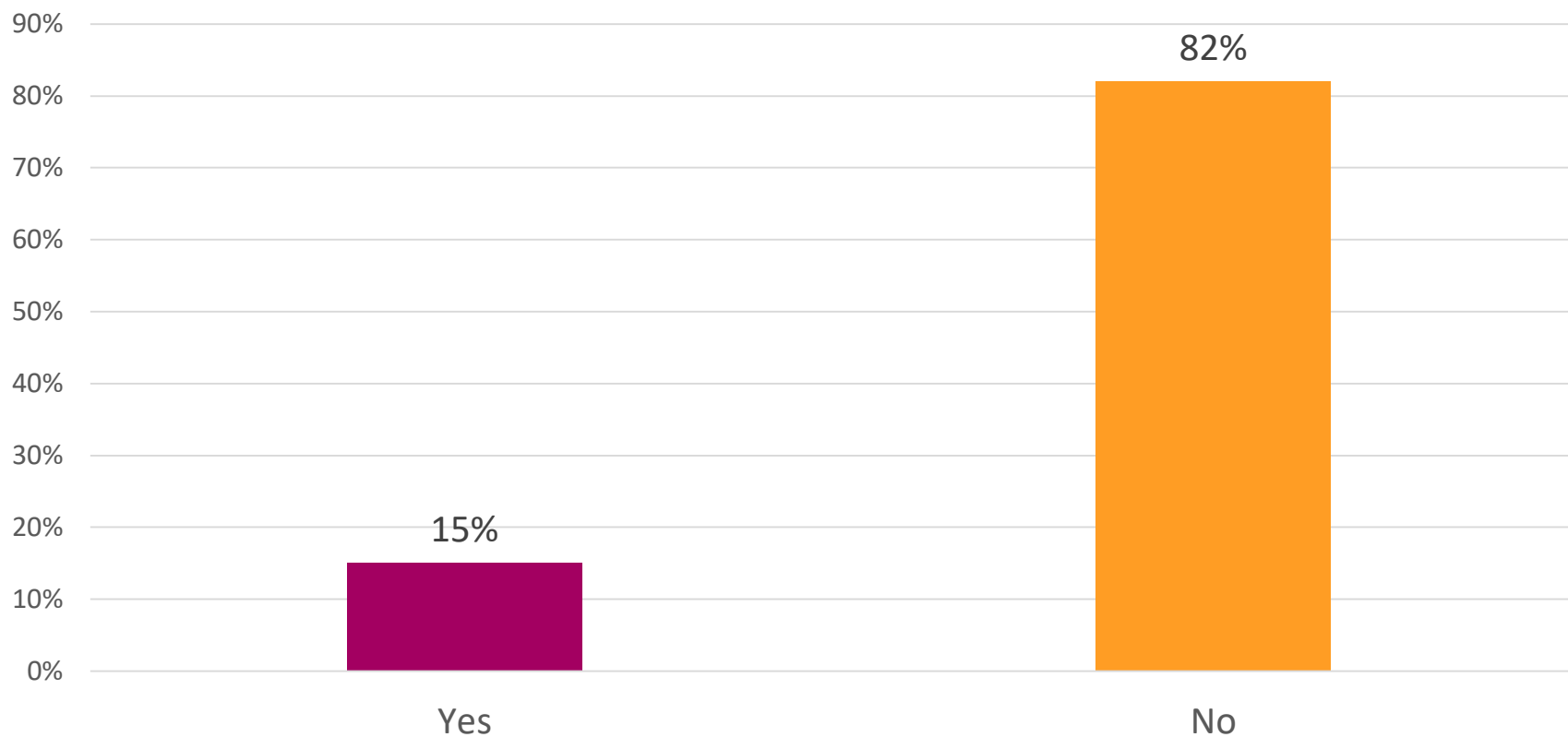


# How many bedrooms/bathrooms/square feet are you looking for?

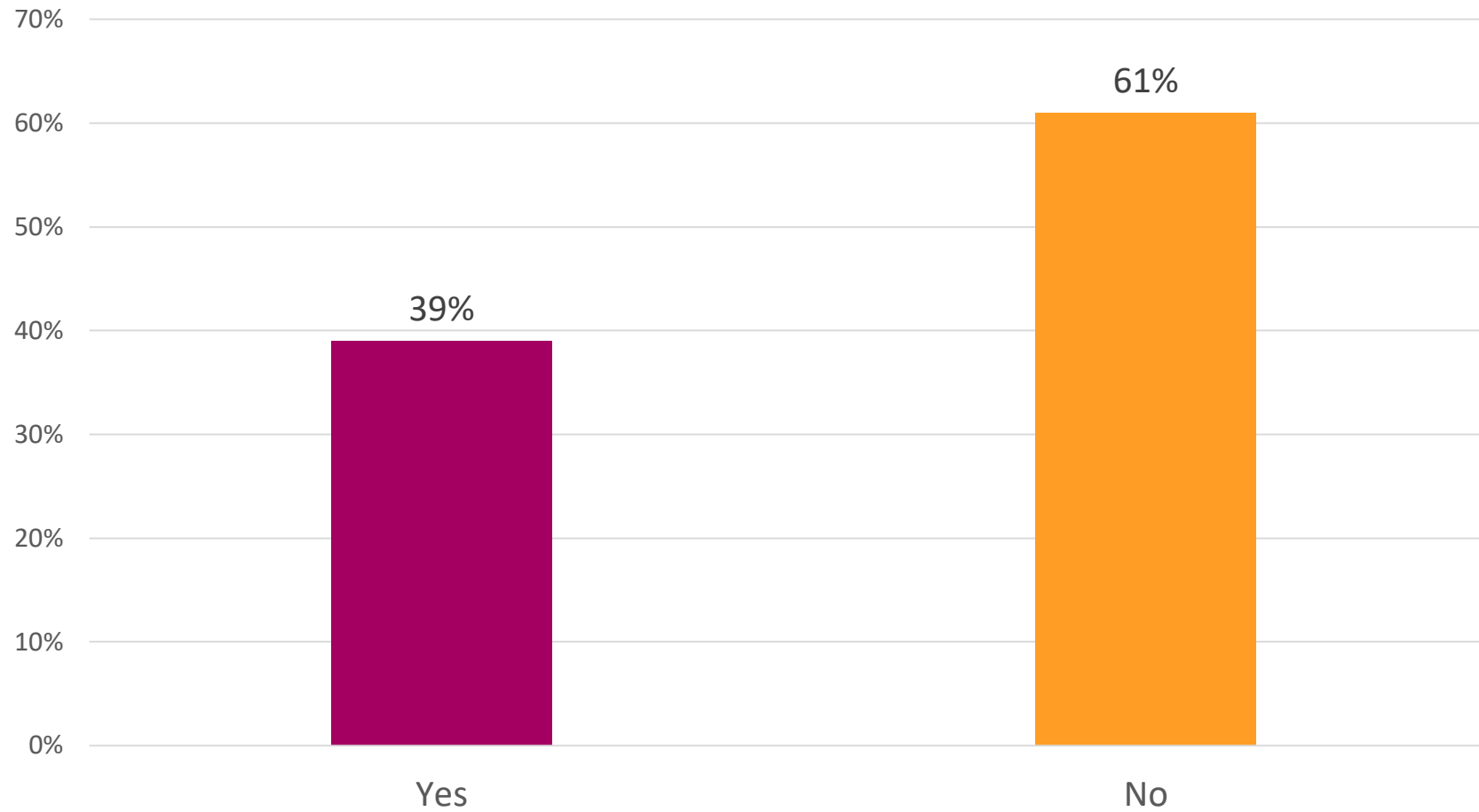
	Min	Max	Mean
Square Feet	500 sq/feet	4,000 sq/feet	1,473 sq/feet



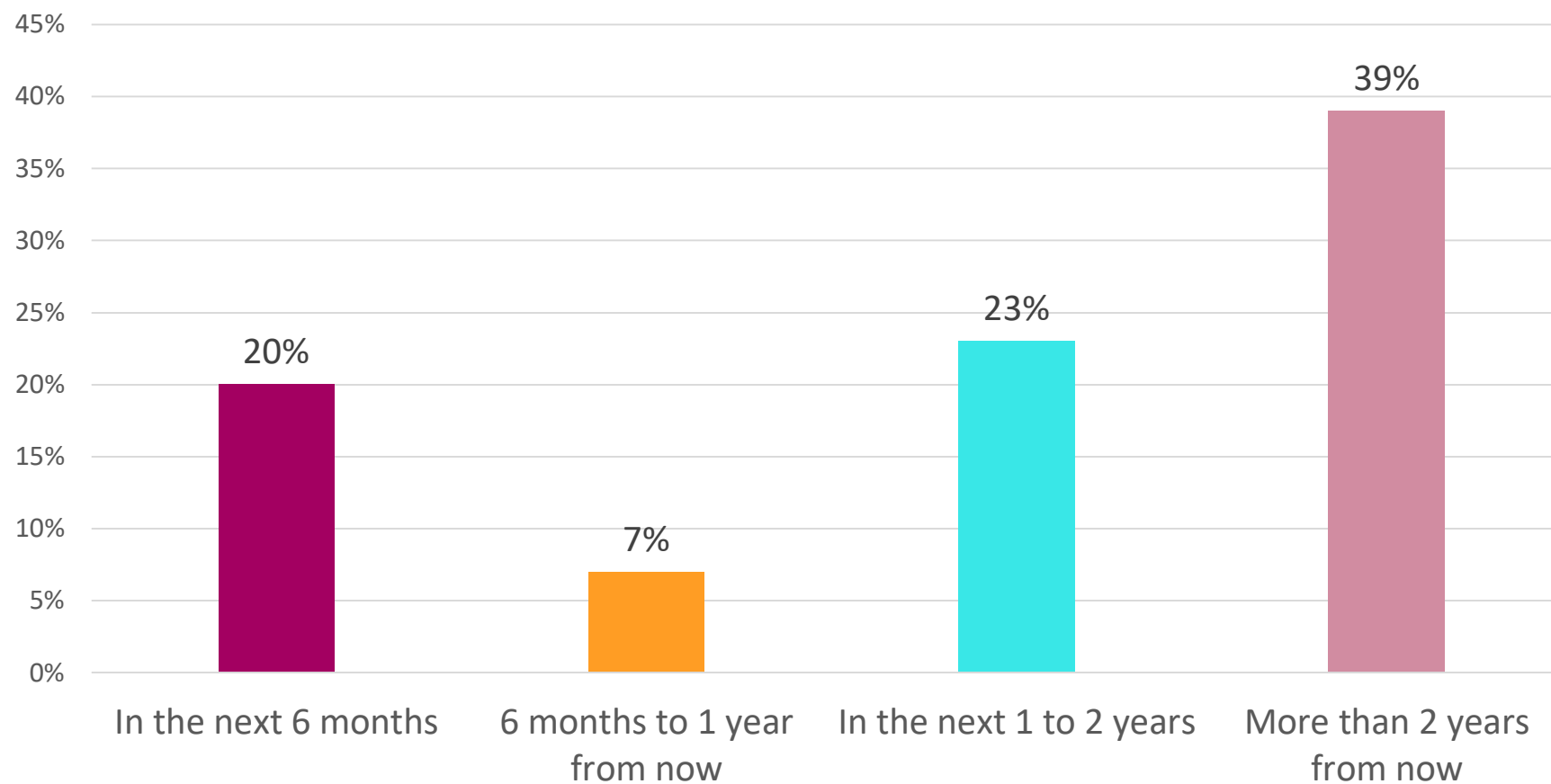
# Have you already decided which property to move to or purchase?



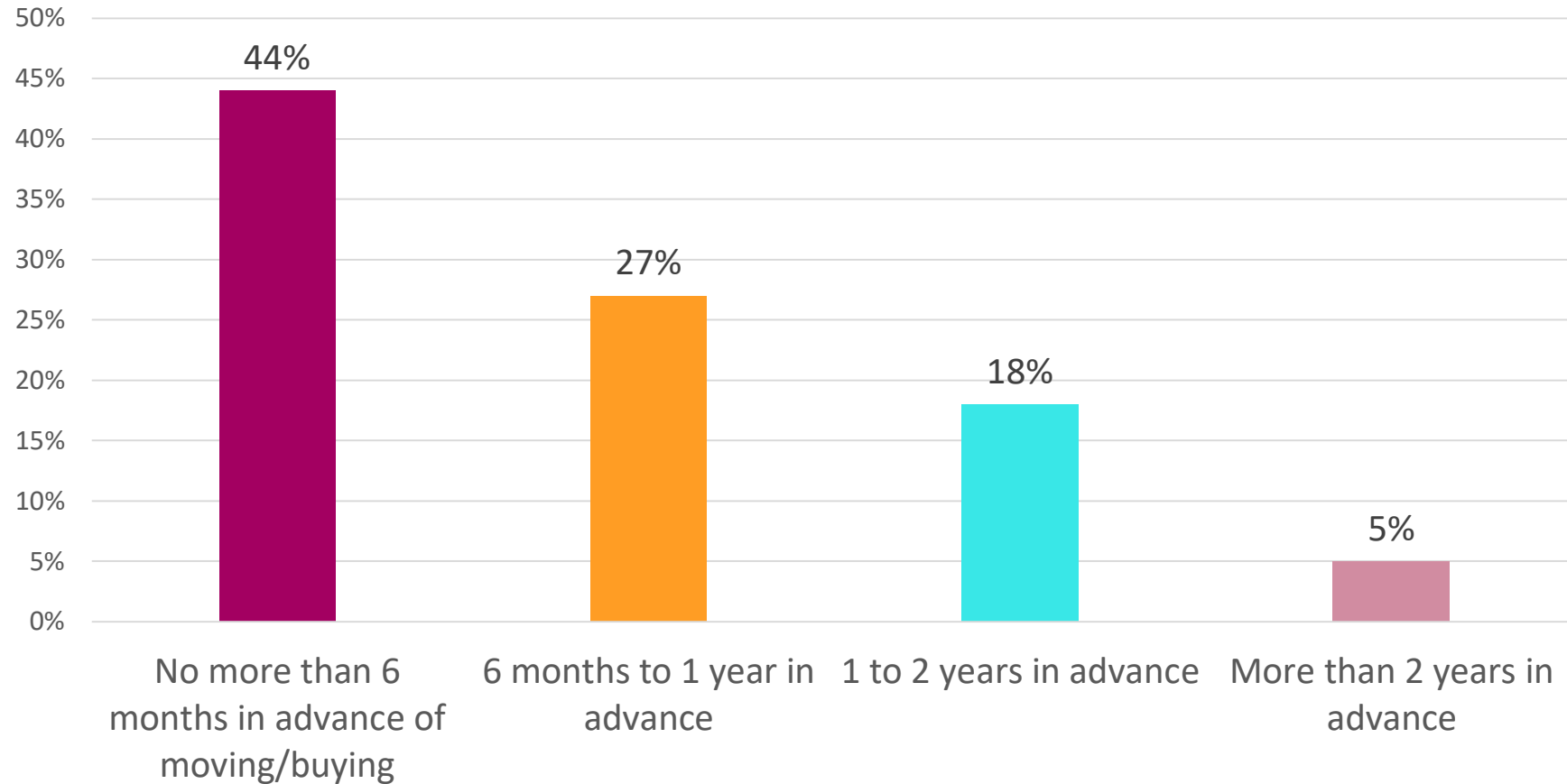
# Have you started your search for your next home?



# When do you plan on starting your search?

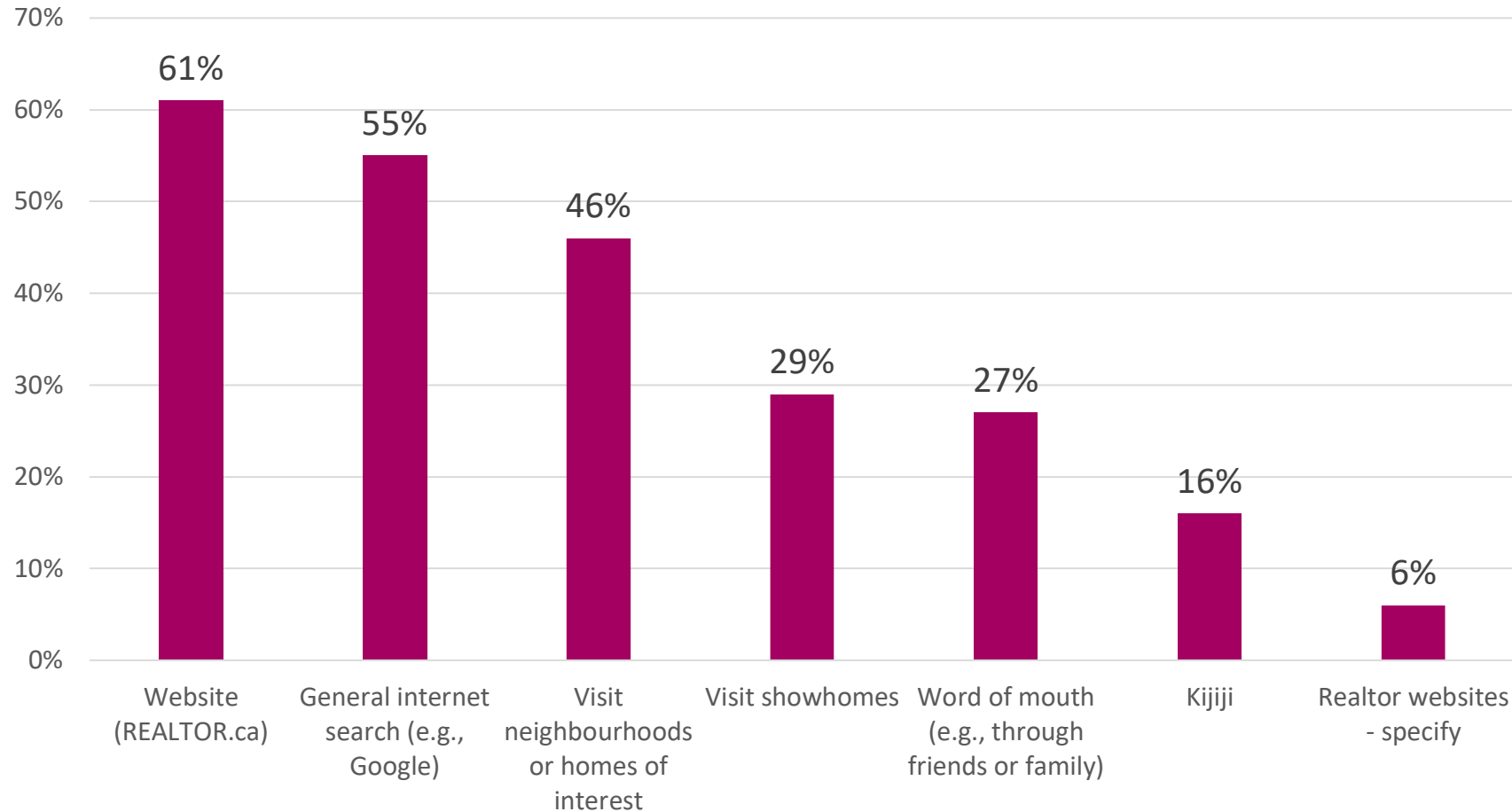


# How far in advance of moving or buying your new home did you start your search?

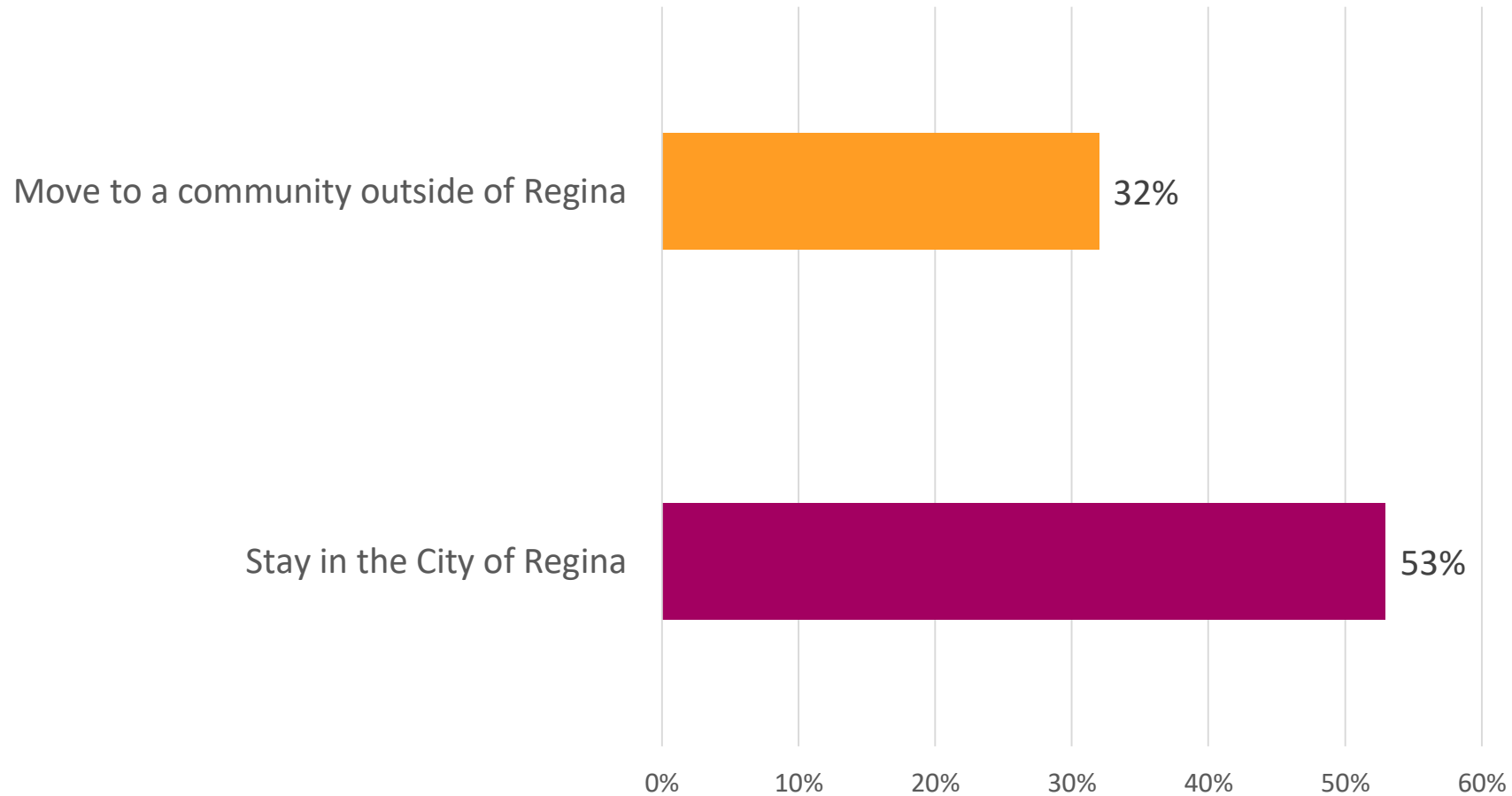




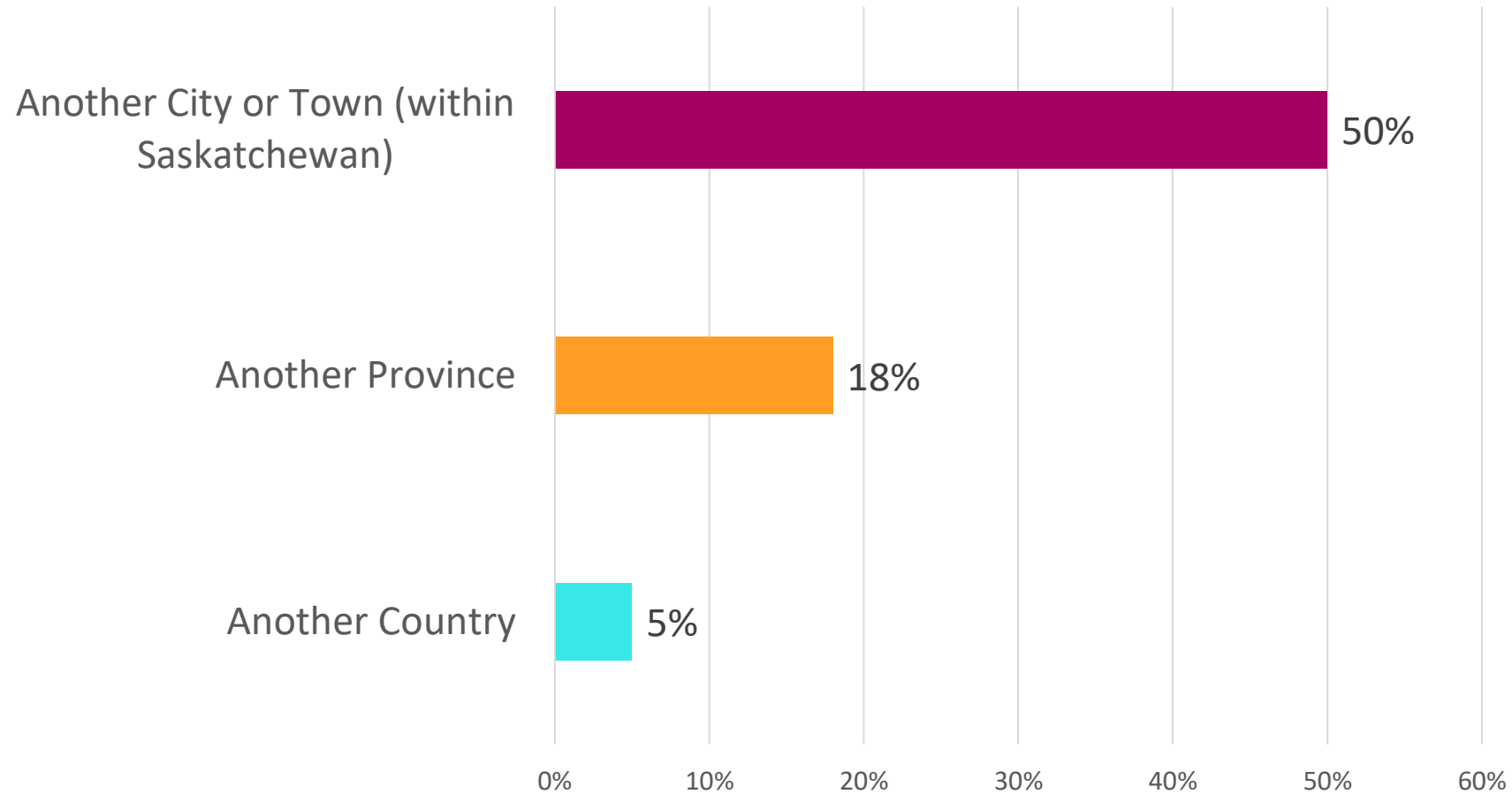
# What are the main tools you use (or would use) when searching for a new property?



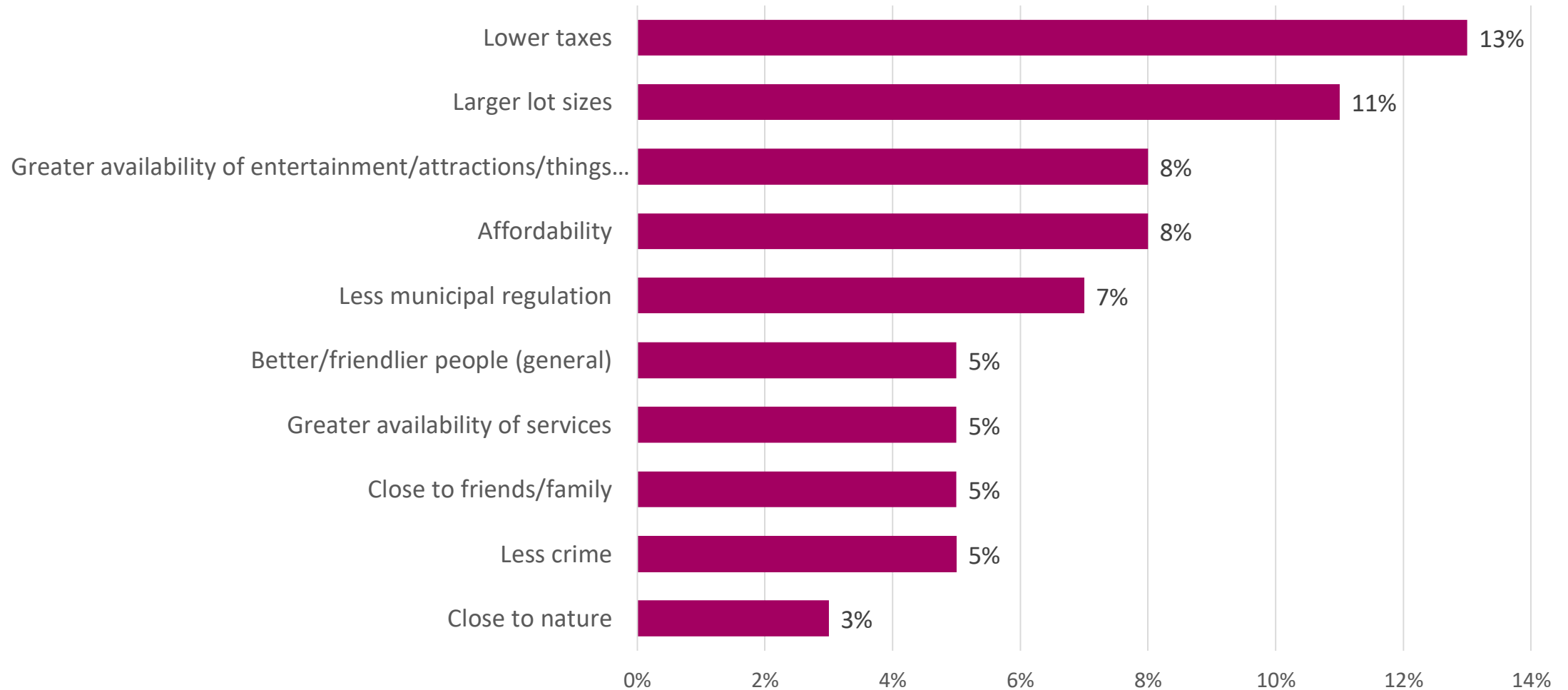
## How likely are you to...?



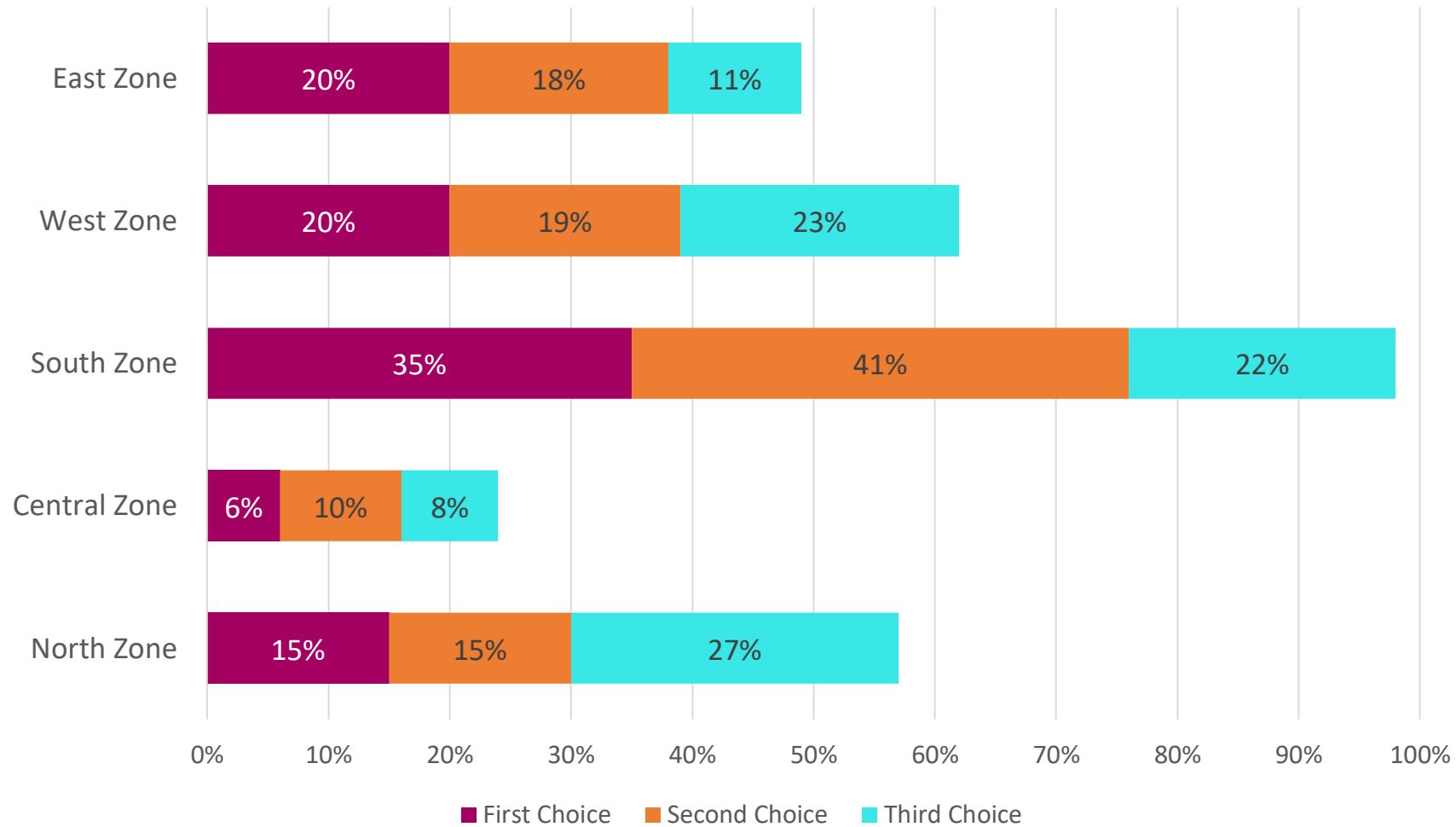
## Specify where you would most likely to consider moving to:



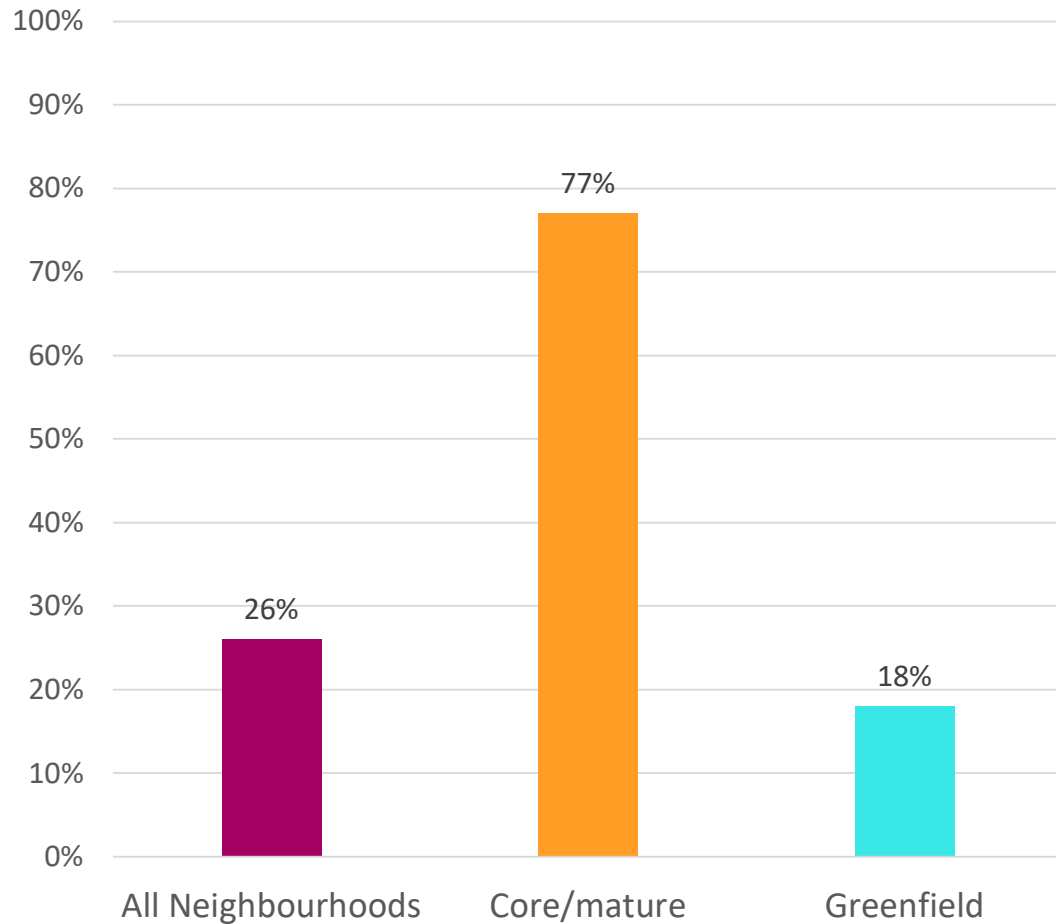
## What is the main reason you are likely to consider moving to another municipality?



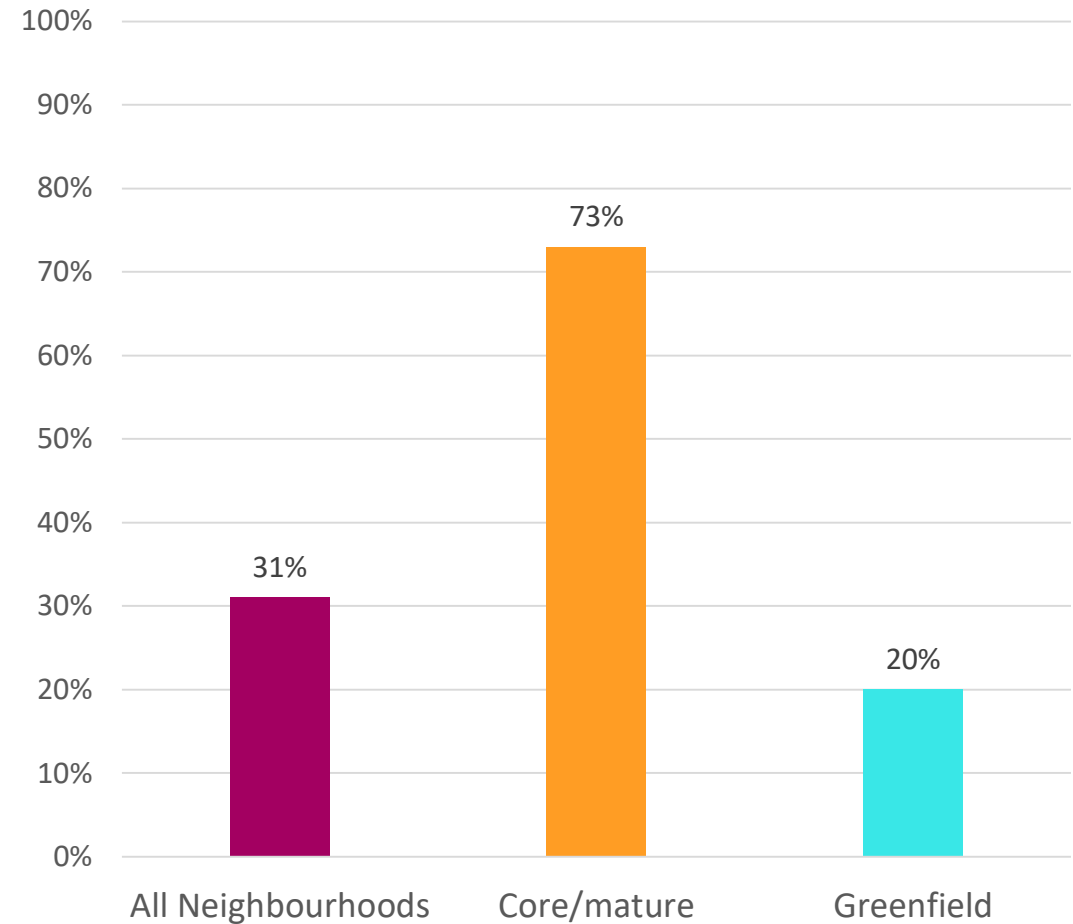
## What is your preferred choice of area or neighbourhood within the City of Regina?



## Do you/have you lived in a Central Zone neighbourhood?



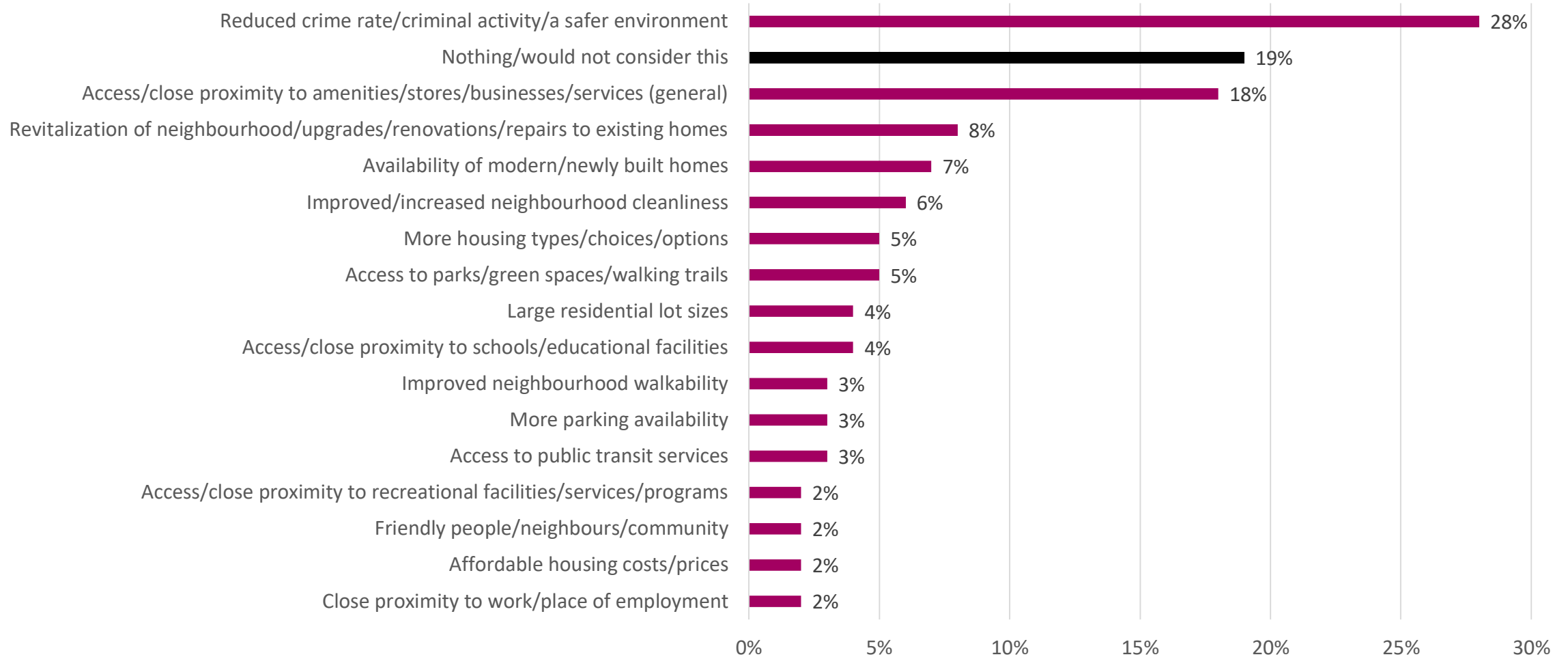
## Would you consider living a Central Zone neighbourhood?



## What factors currently discourage you from considering living in a Central Zone neighbourhood?

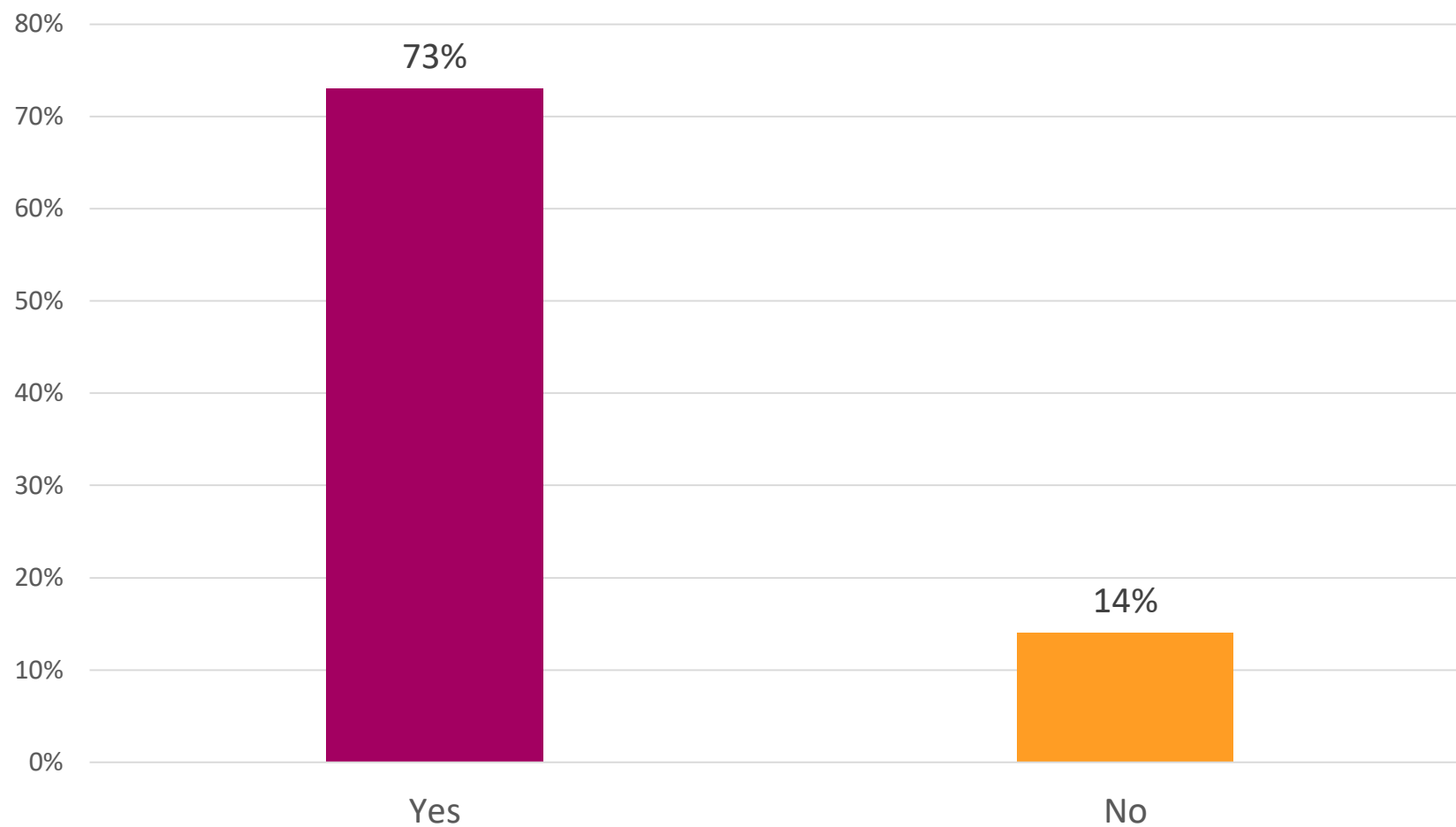
- Lack of/poor neighbourhood cleanliness n=11
- High traffic volume/congestion n=9
- Too far from work/place of employment n=8
- I don't want to move/am happy with where I currently live (general) n=5
- High density development n=2
- Too far from family/friends n=2

# What would have to be offered by the Central Zone neighbourhoods for you to live there?

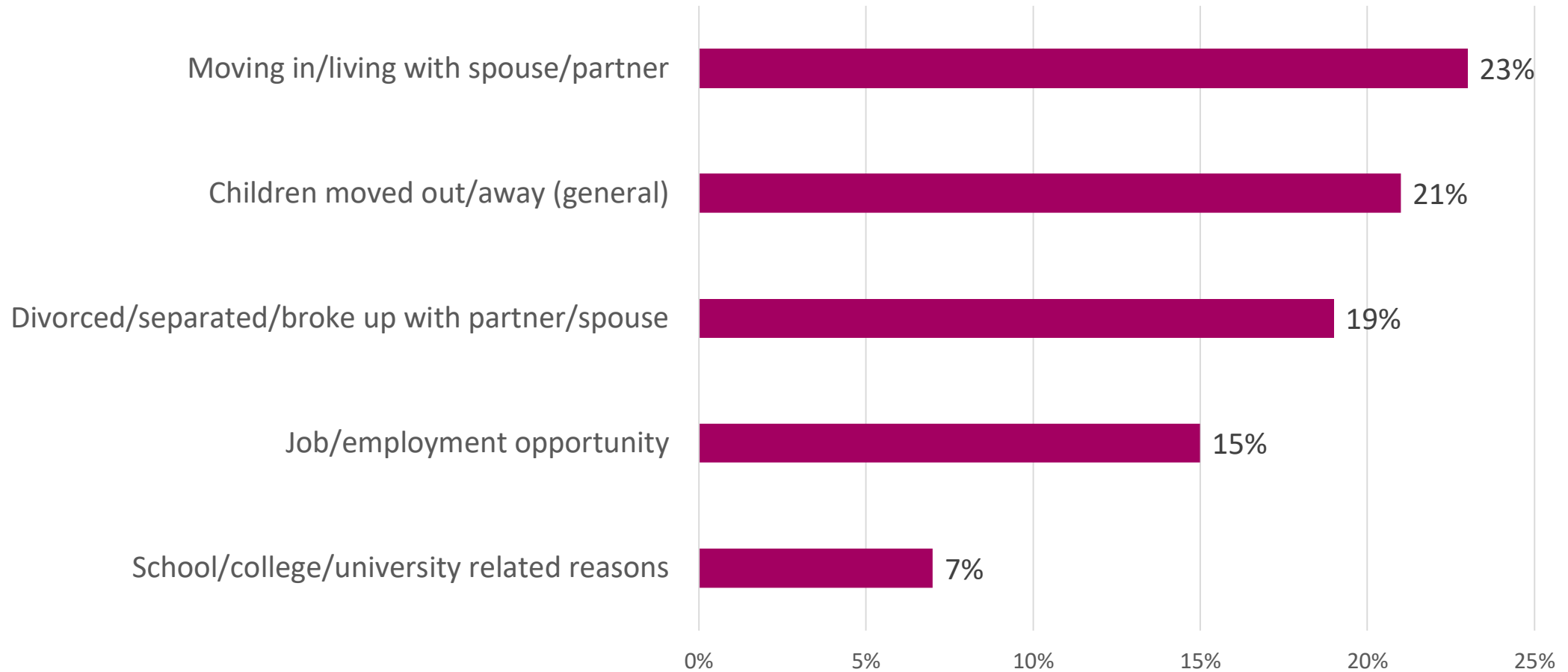




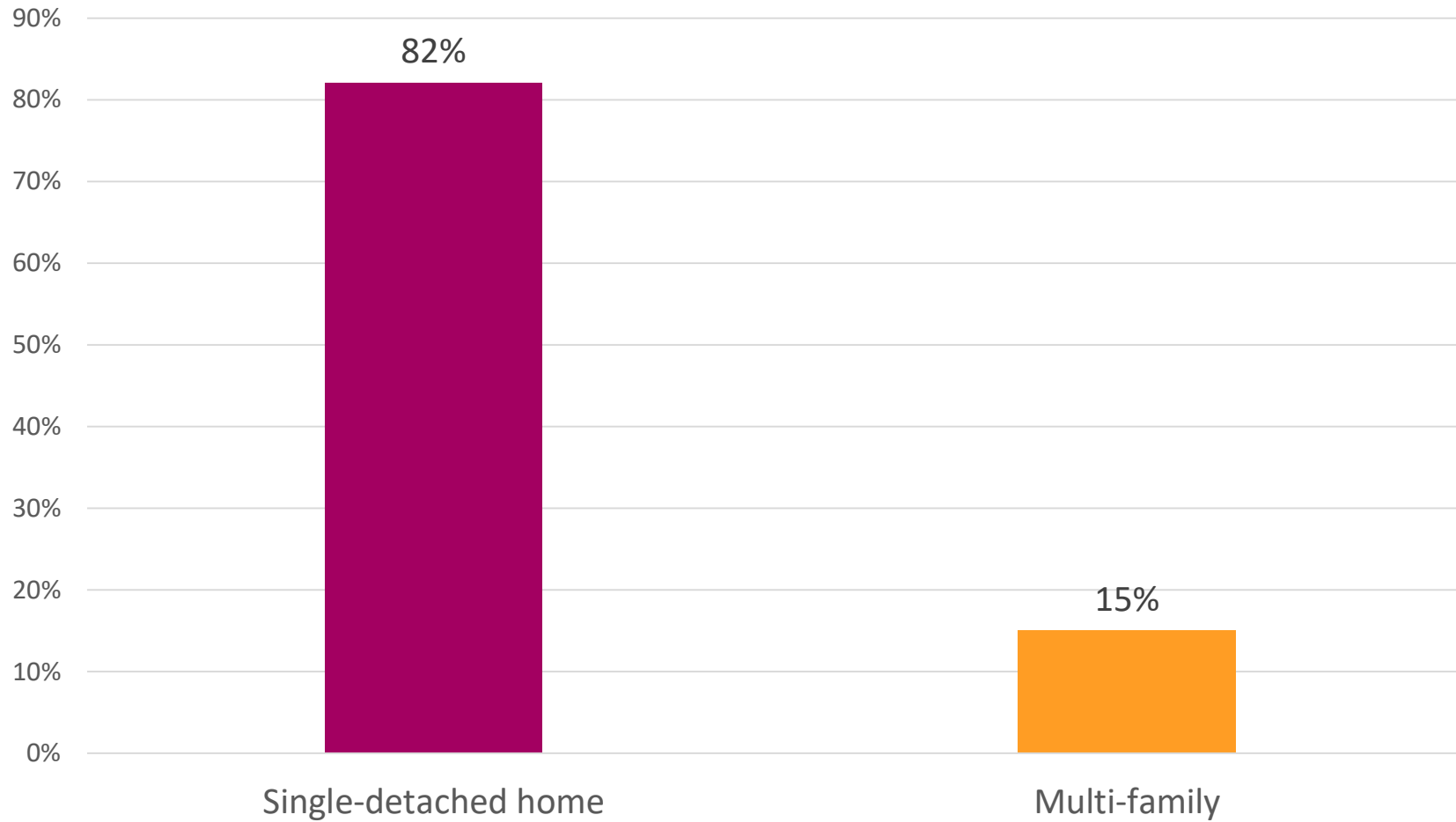
## When you moved/move, will/did everyone in your household move together?



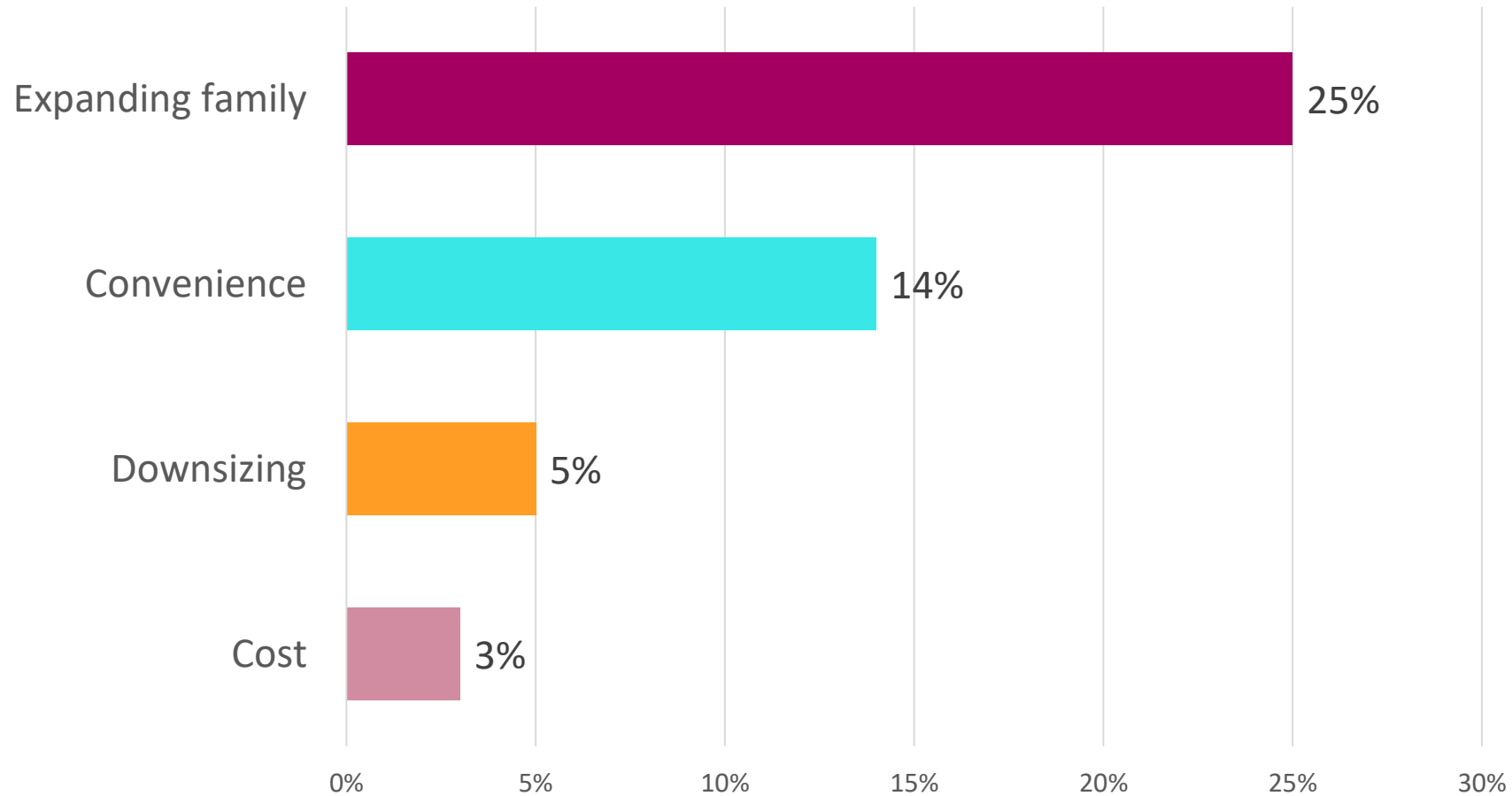
## When you moved/move, will/did everyone in your household move together? Respondents who answered 'No'



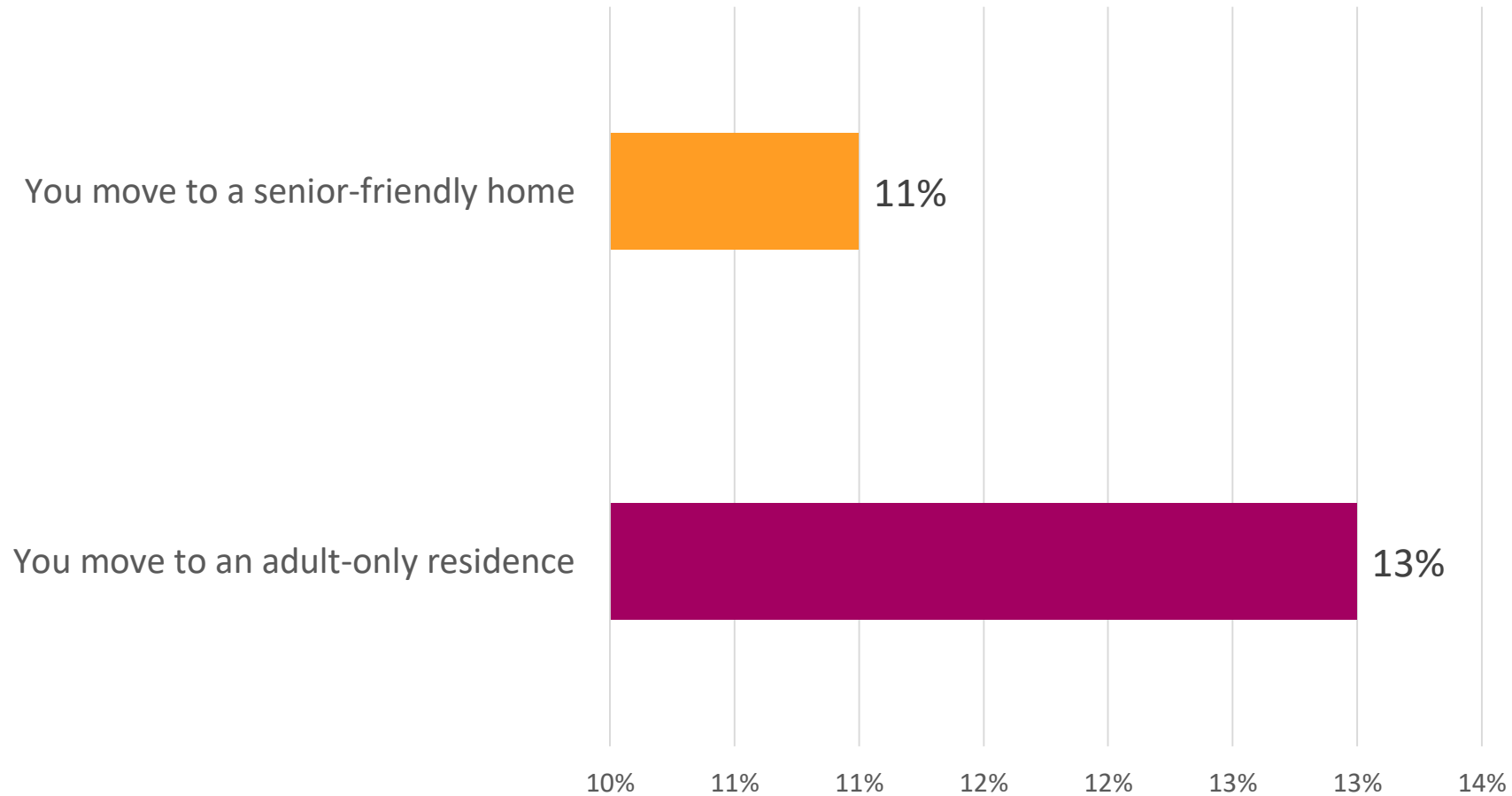
# What type of dwelling do you plan on moving to or buying?



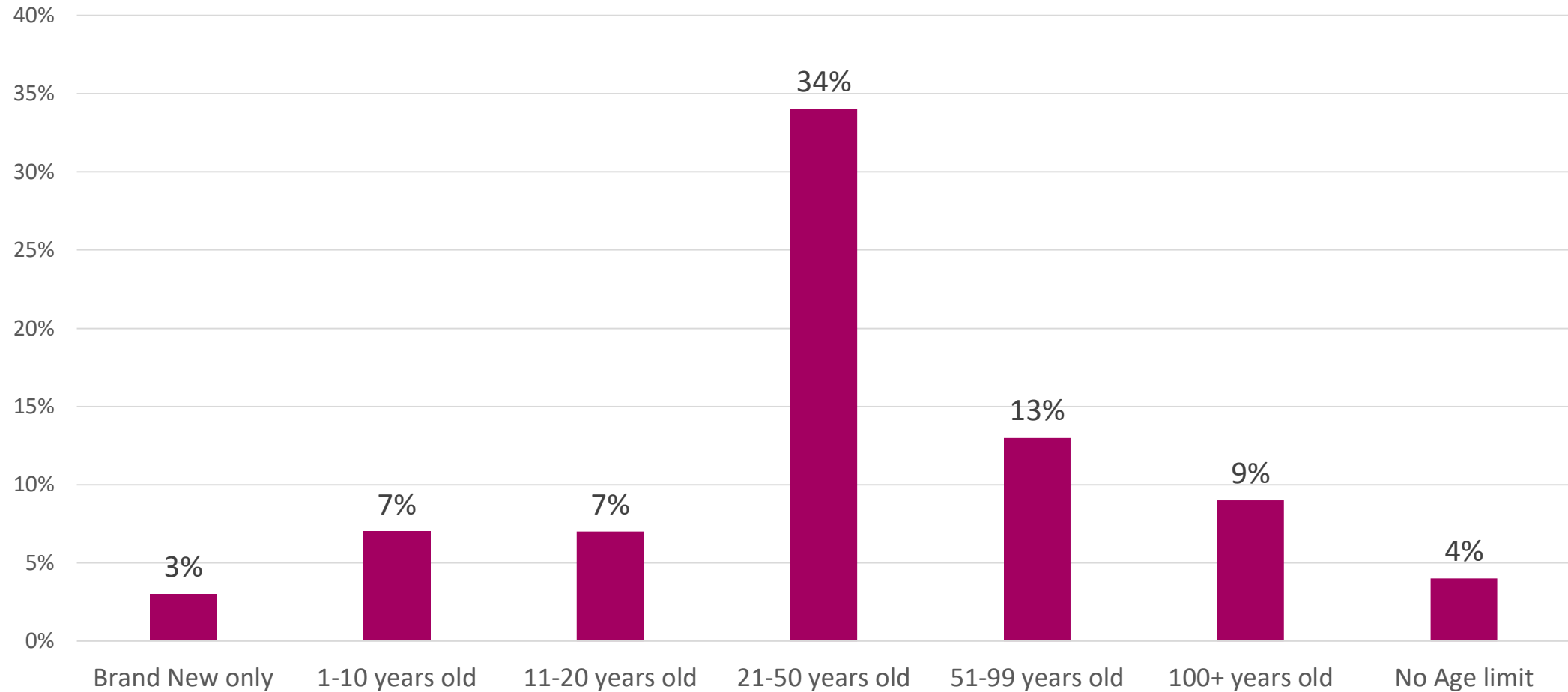
## What is the primary reason for this change in type of dwelling?



## How important is/was it that...?

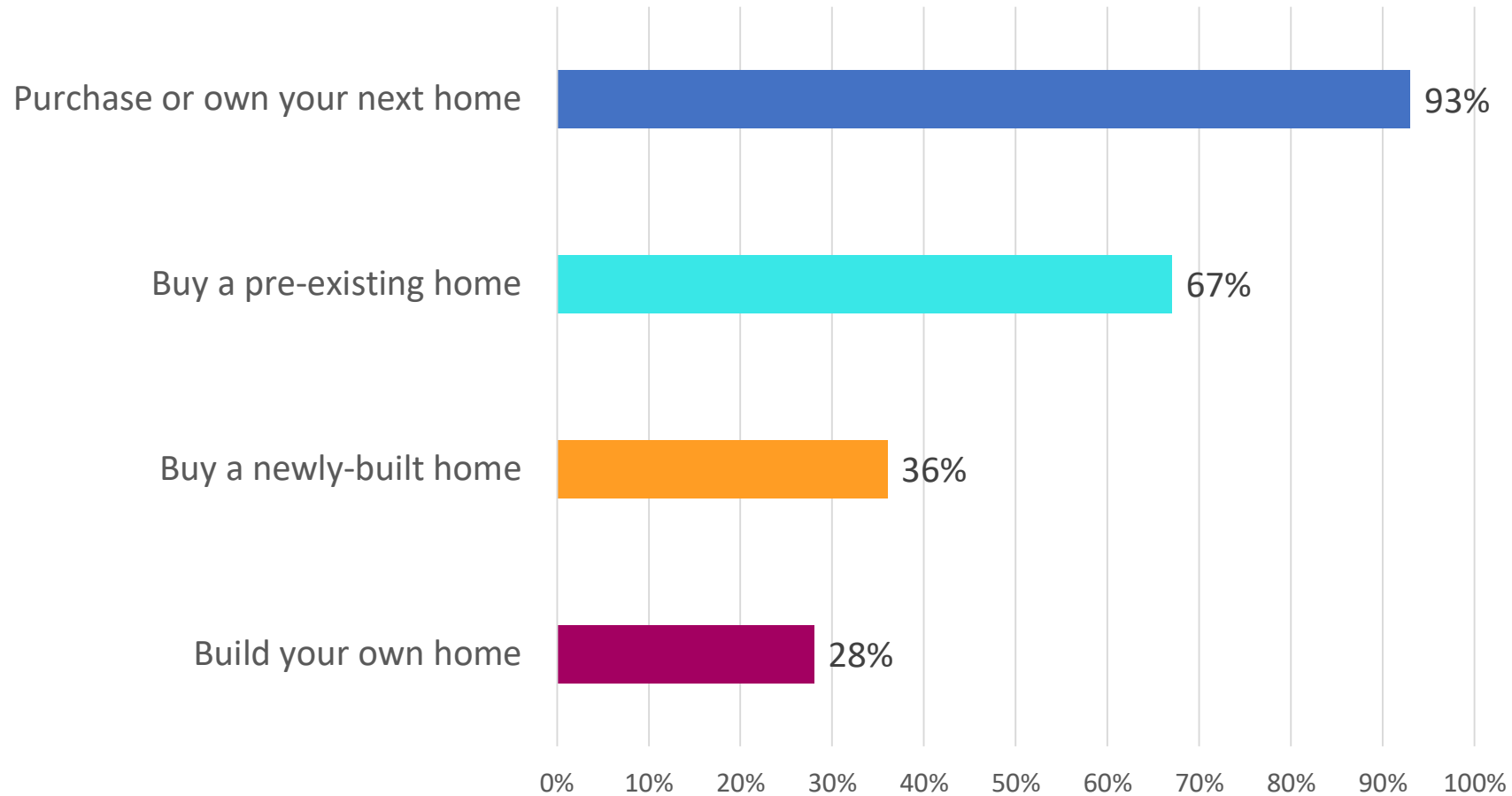


## What is the oldest age of housing you would consider?

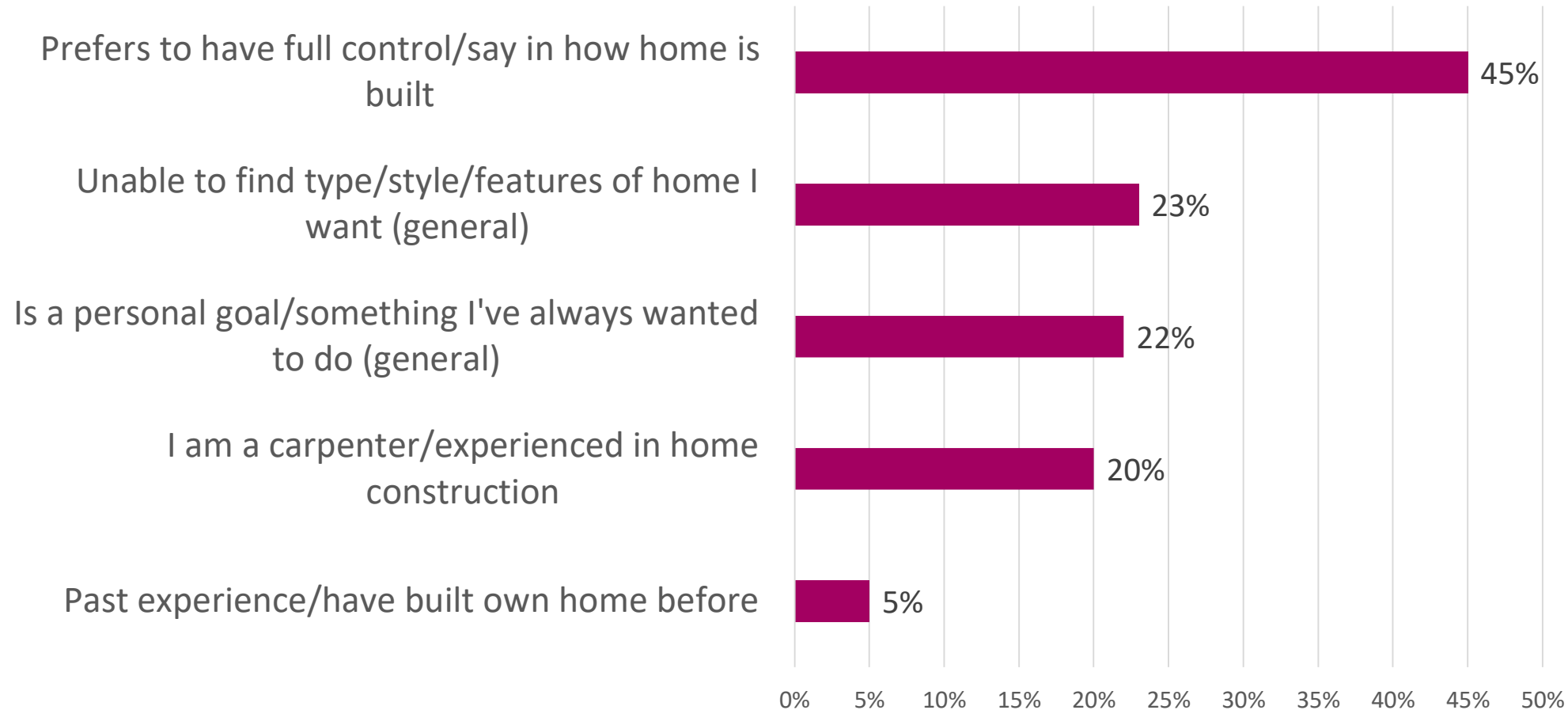


Base: Movers; n=218. Excludes don't know/not stated & non-numeric responses.

## How likely are you to...?



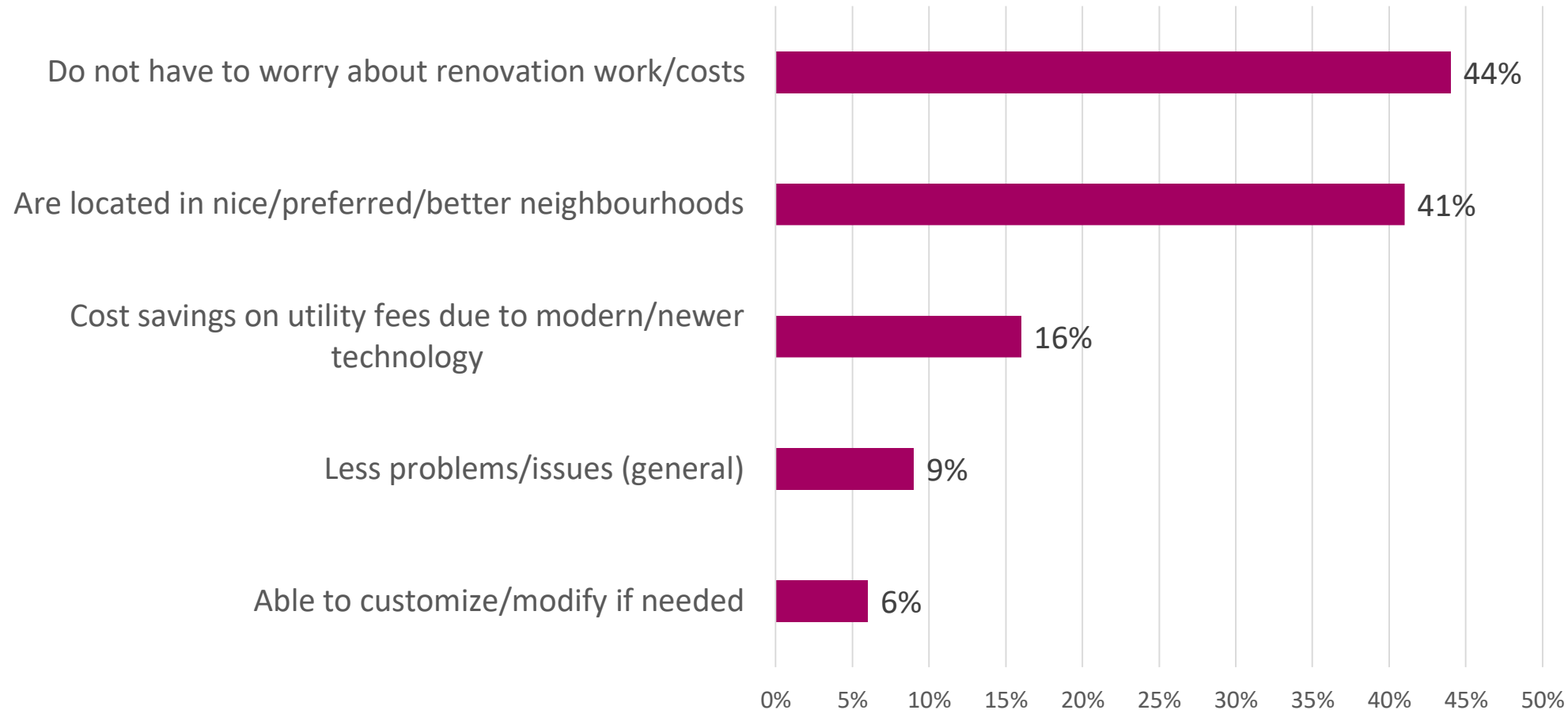
## Why are you most likely to Build your own home?



Base: Respondents that specified they are likely to build their own home. N=47. Excludes 'don't know/not stated'

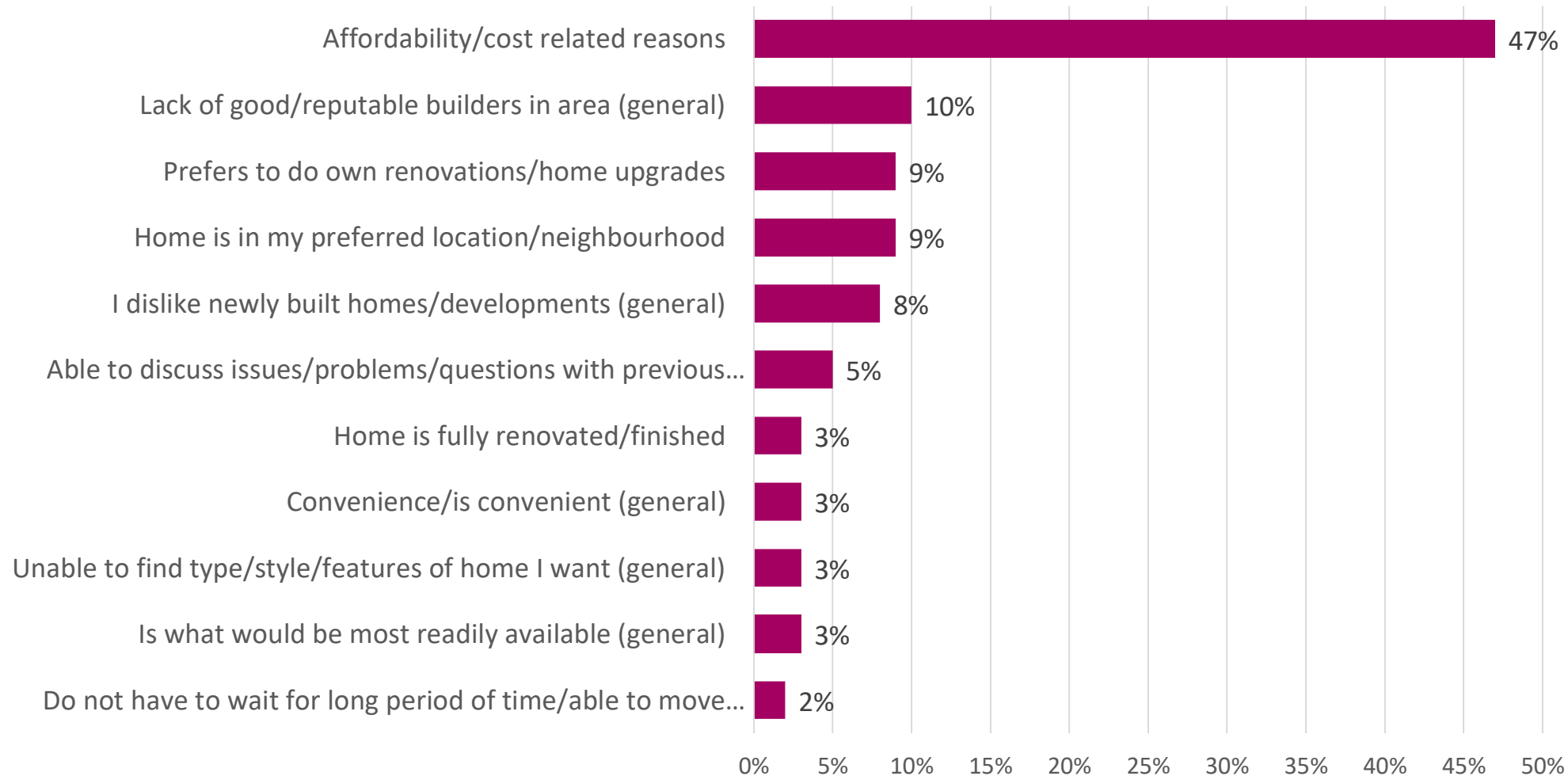


## Why are you most likely to buy a newly built home?



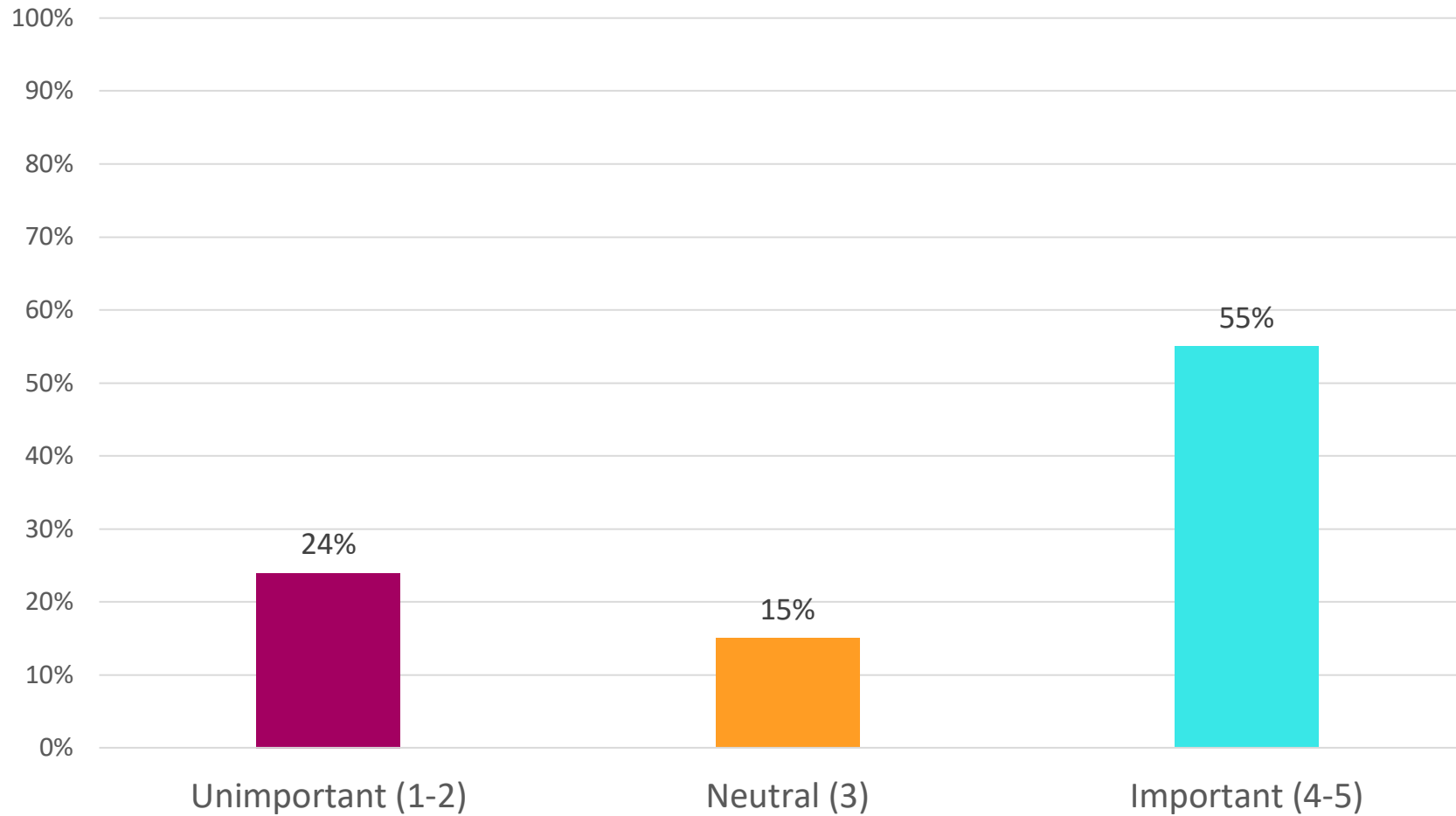
Base: Respondents that specified they are likely to buy a newly built home. N=31. Excludes 'don't know/not stated'

# Why are you most likely to buy a previously lived-in home?



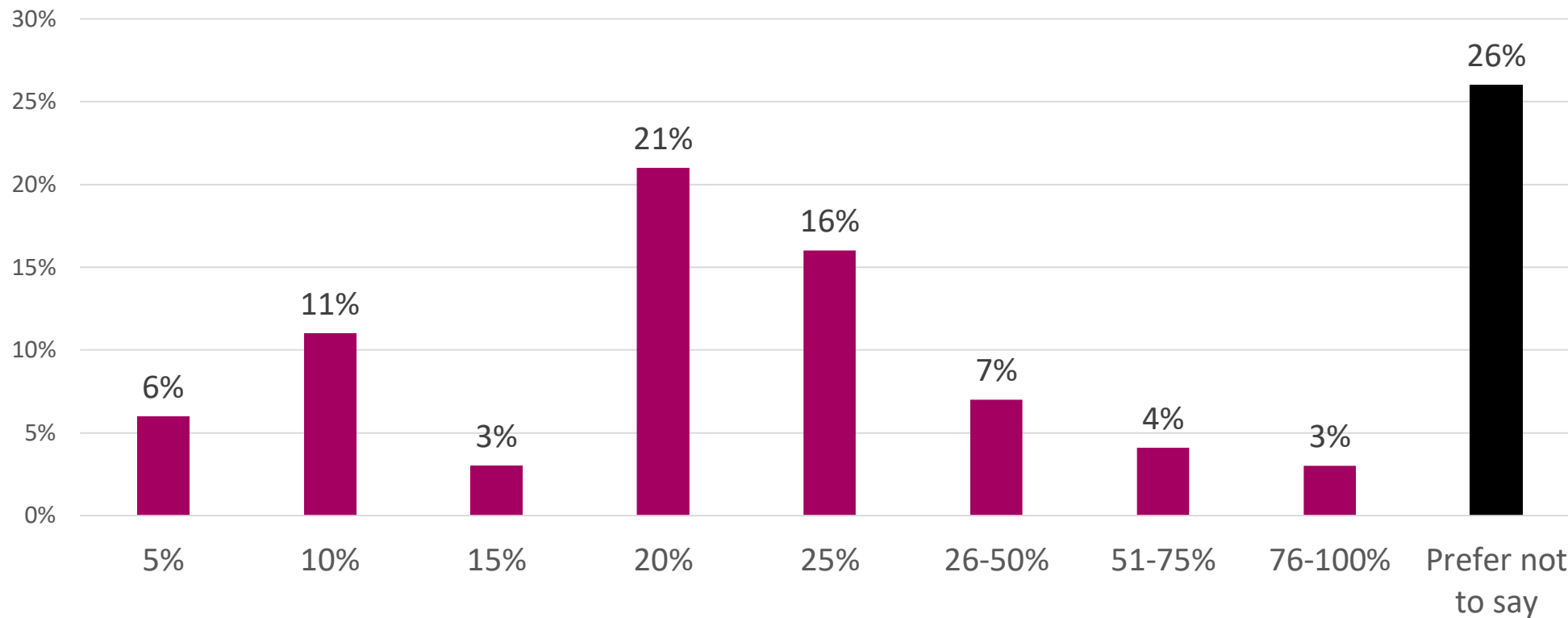
Base: Respondents that specified they are likely to buy a pre-existing home (previously lived-in). N=134. Excludes 'don't know/not stated'

## How important is it that you sell your current home before buying or moving to a new one?



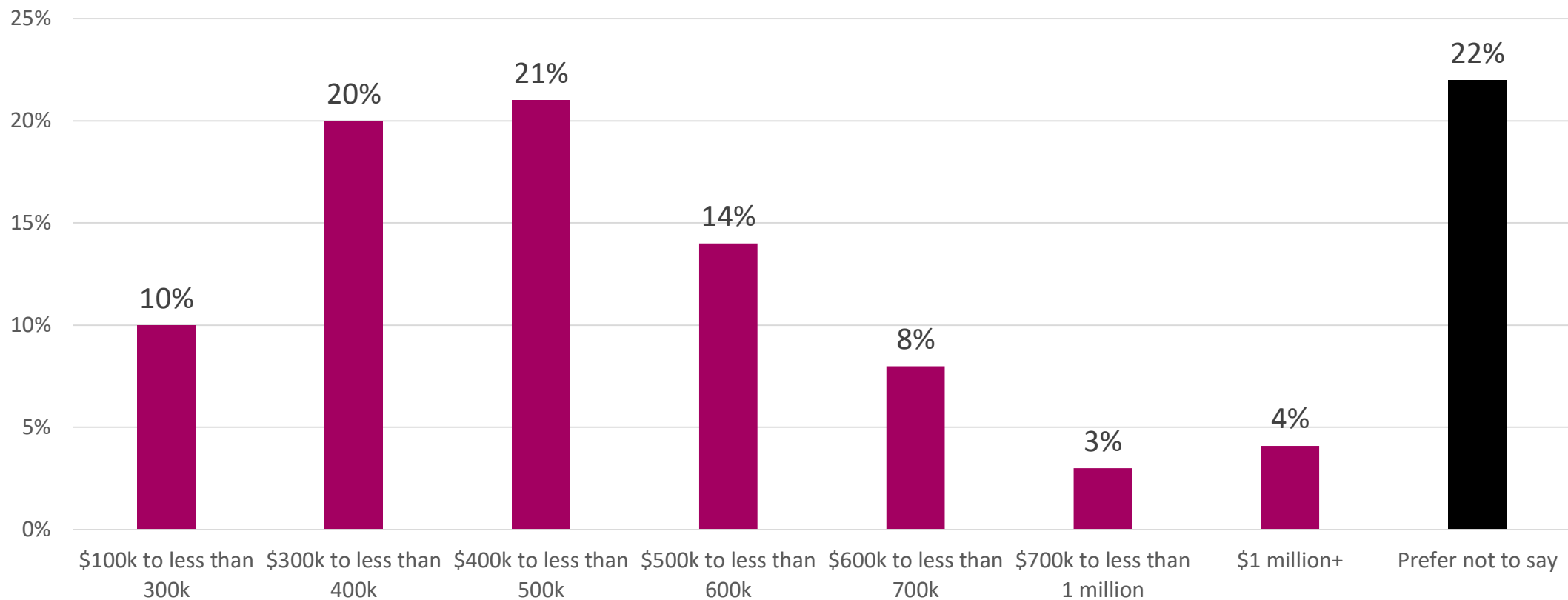
## Approximately what percentage of the mortgage are you planning/did you plan to put down as a down payment?

	Min	Max	Mean
Percentage	5%	100%	26%



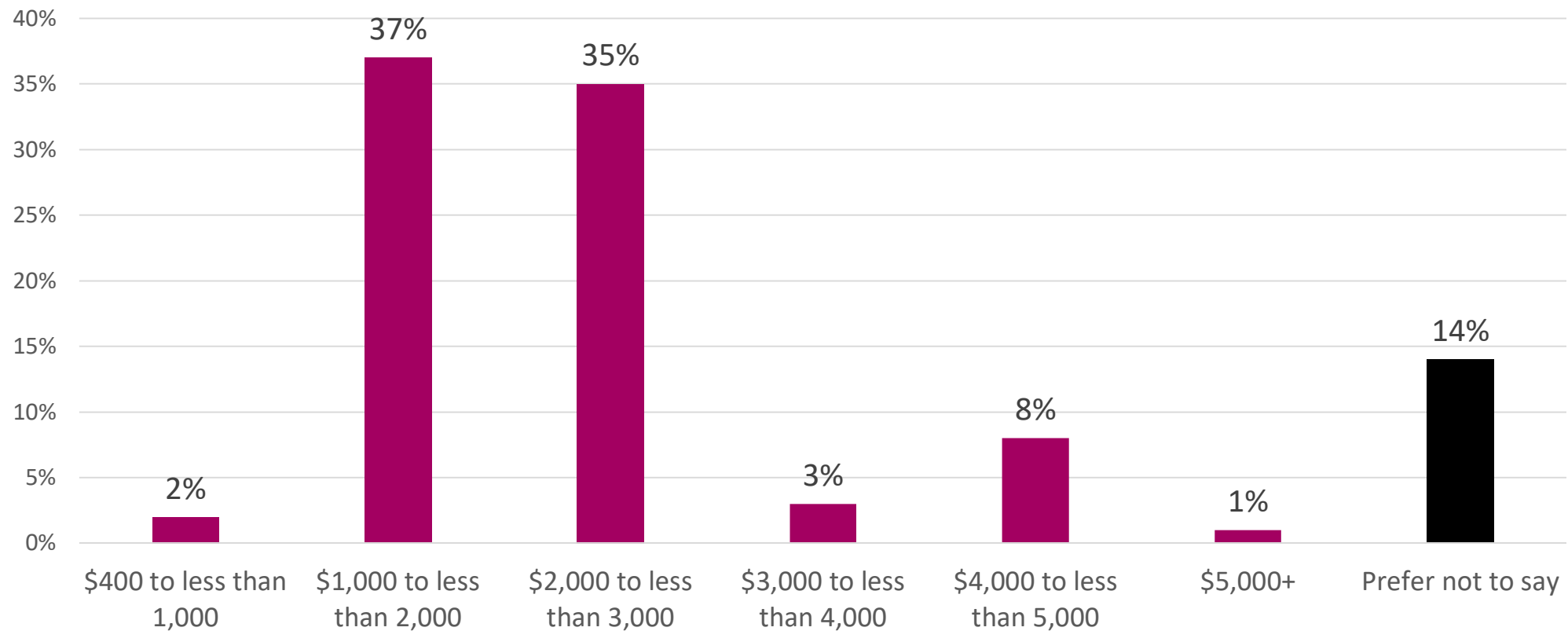
# How much are you willing to spend on your home?

	Min	Max	Mean
\$	\$100,000	\$1,500,000	\$442,205

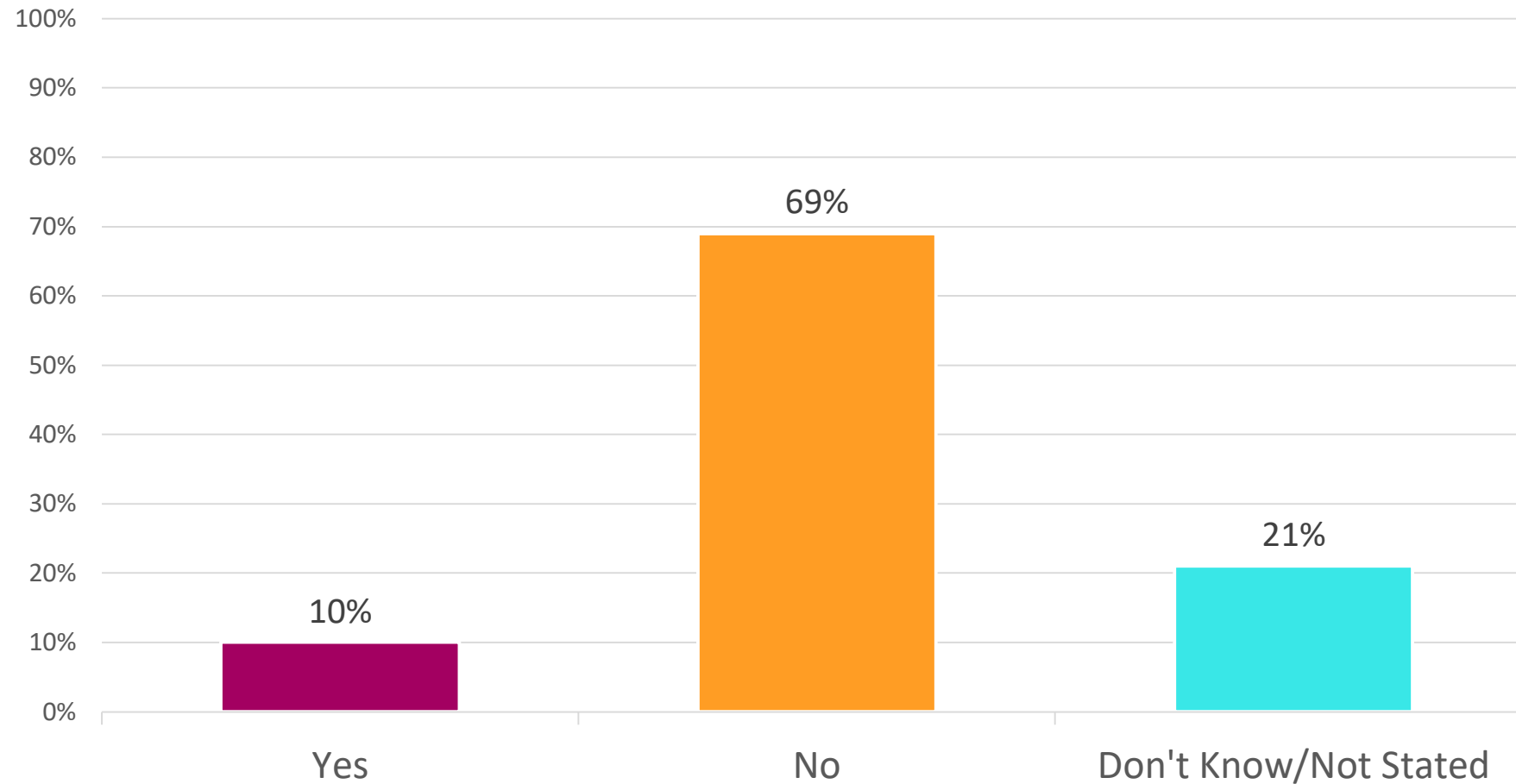


# How much would you be willing paying for this home, on a monthly basis?

	Min	Max	Mean
\$/Per Month	\$400	\$5,000	\$2,088



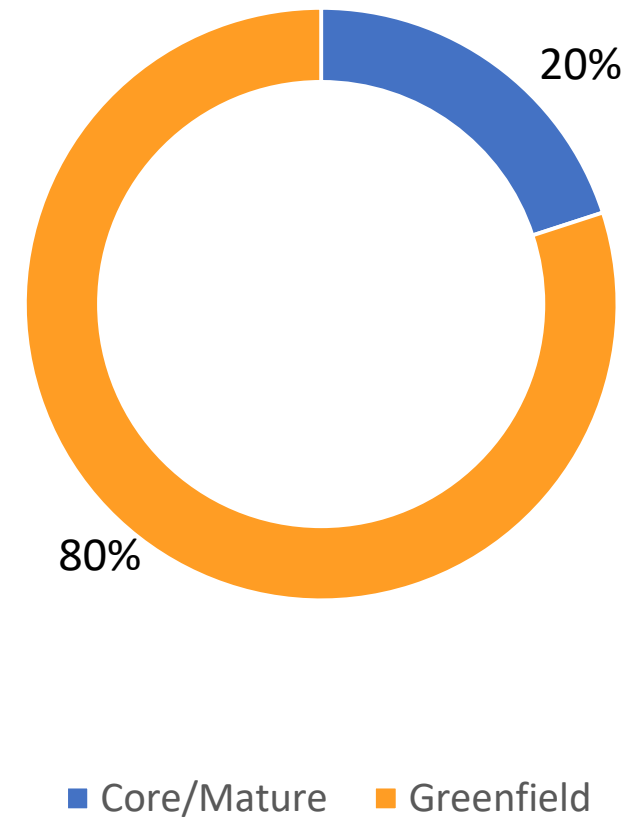
# Did you or do you anticipate requiring financial assistance from family to come up with the down payment?



# Ward Representation

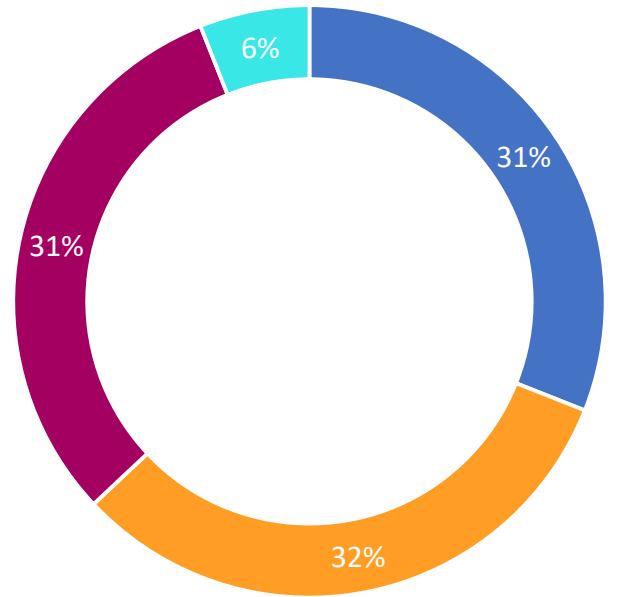
Ward	N=
1	40
2	62
3	58
4	84
5	42
6	46
7	21
8	42
9	35
10	98
Total	528

Core/mature vs. Greenfield

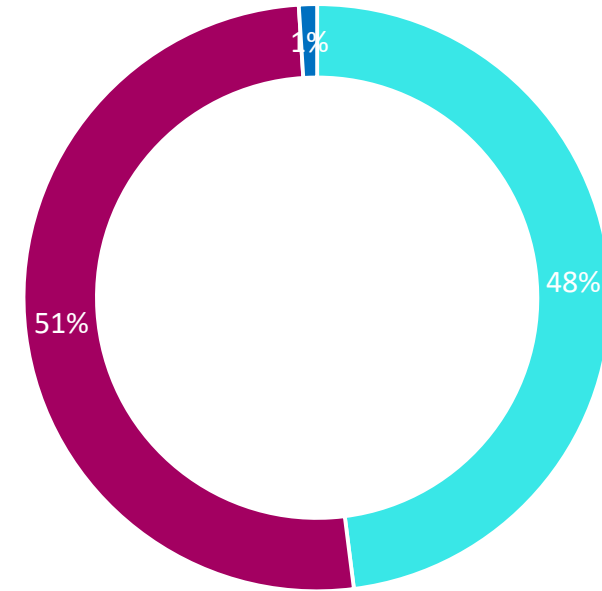




# Age & Gender



■ 18-34 ■ 35-54 ■ 55+ ■ Prefer not to say



■ Male ■ Female ■ Prefer not to say

# Marital Status & Employment Status

Single	16%
Married or living with a significant Other	69%
Divorced or separated	6%
Widowed	6%
Other/Prefer not to say	2%

Work full-time	55%
Work part-time	6%
Retired	26%
Homemaker	4%
Student	5%
Other/Prefer not to say	4%

# Income

Less than \$50,000	10%
\$50,000 to less than \$75,000	18%
\$75,000 to less than \$100,000	13%
\$100,000 to less than \$125,000	11%
\$125,000 to less than \$150,000	10%
\$150,000 to less than \$175,000	7%
\$175,000 to less than \$200,000	5%
\$200,000 or greater	9%
Prefer not to say	18%

## Disclaimer

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THANK YOU



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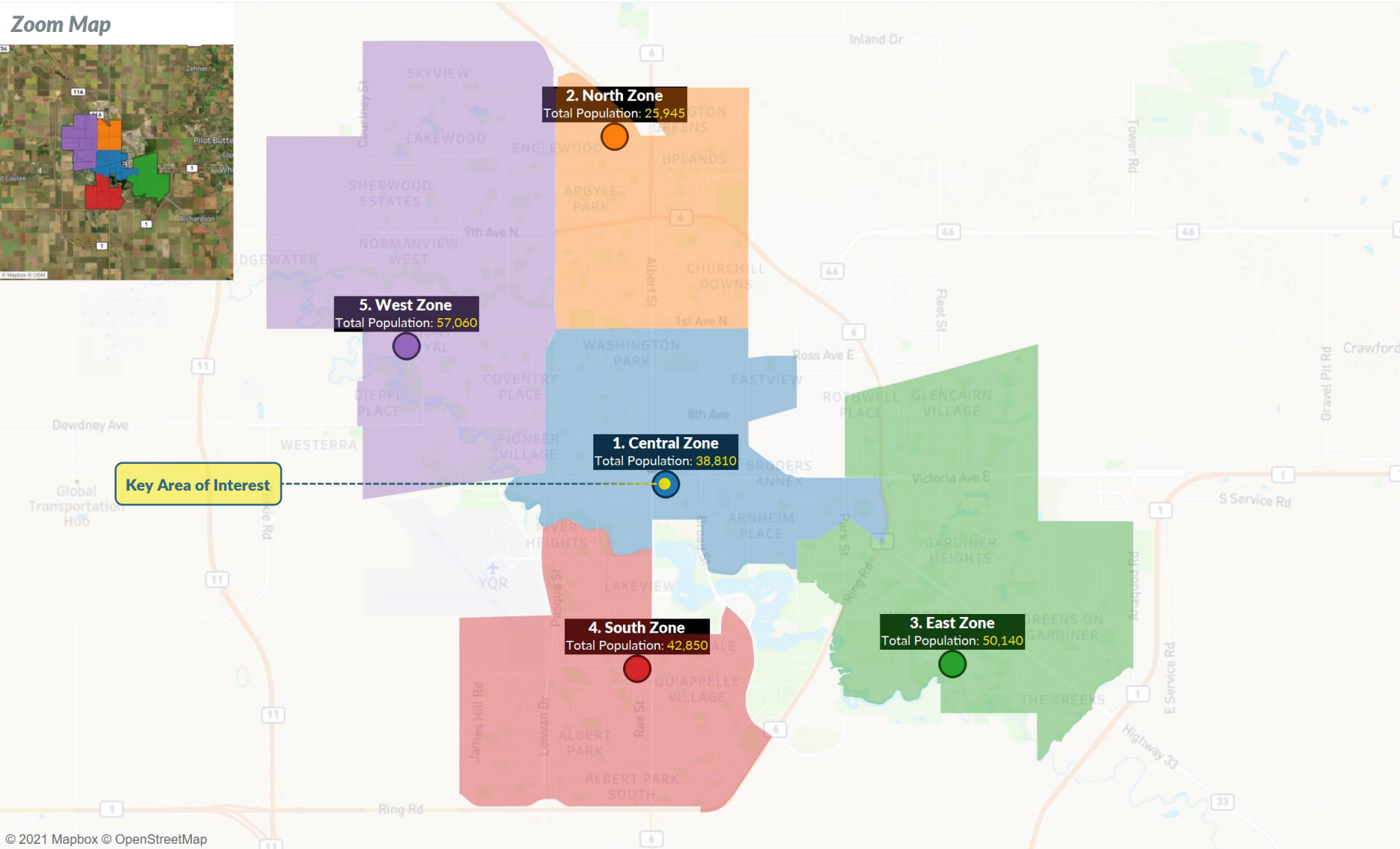
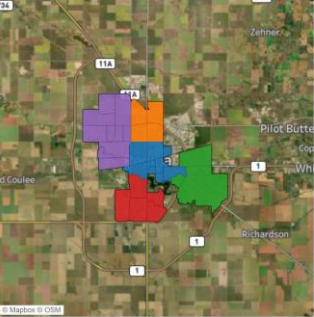
+1 780.975.5891

[intelligencehouse.ca](http://intelligencehouse.ca)



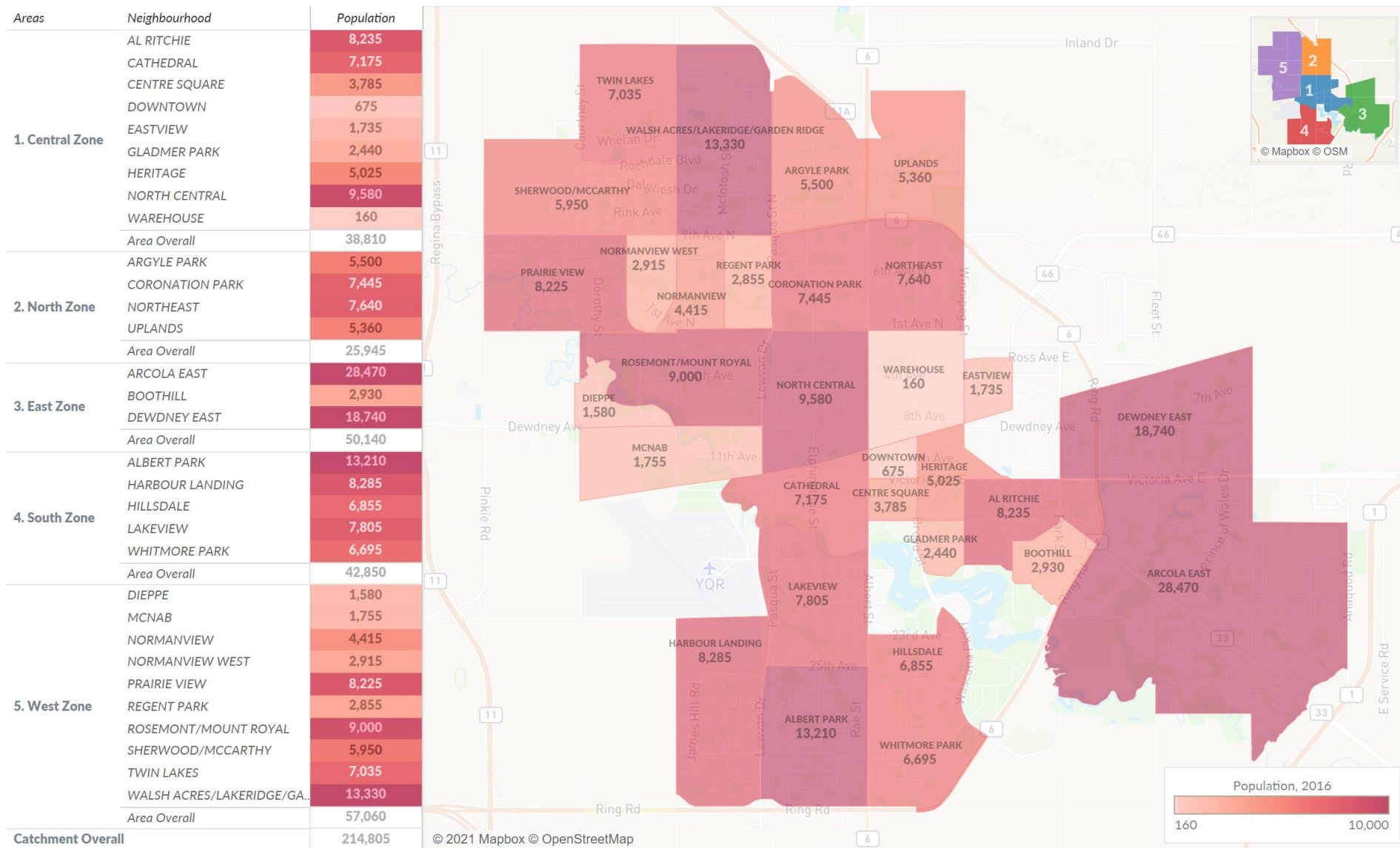
Catchment – Areas of Interest

Zoom Map



© 2021 Mapbox © OpenStreetMap

# Catchment Breakdown by Neighbourhood – Population Density Heatmap



# City of Regina – Housing Study

December 21, 2021





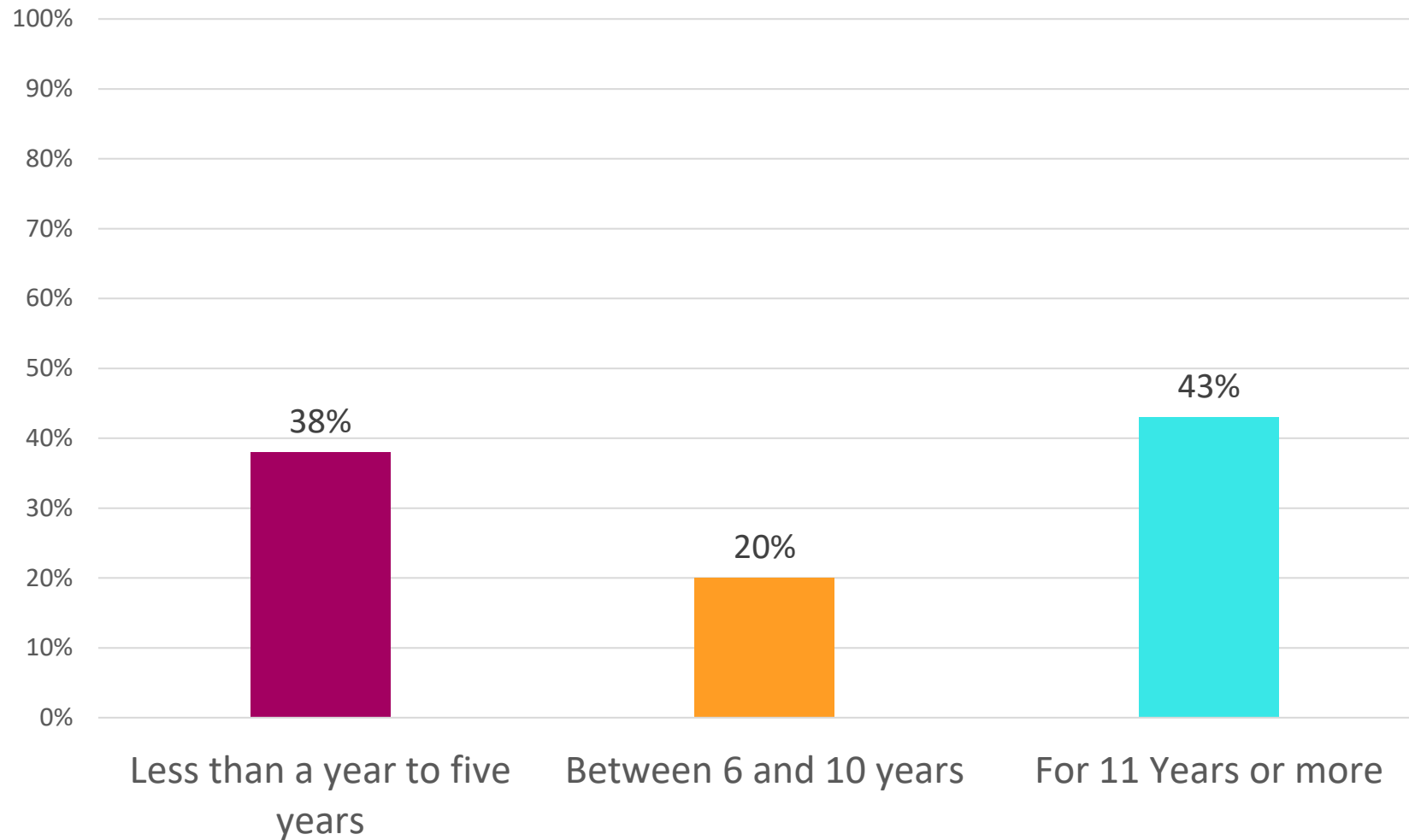
# Study Background and Methodology

**Y Station was contracted by the City of Regina and Intelligence House to conduct a survey of City of Regina residents on housing purchase decision making and preferences. The survey was conducted via telephone and social media recruitment to a web-based version of the survey. The sampling strategy targeted all 10 wards of the City of Regina, with top ups in target neighbourhoods.**

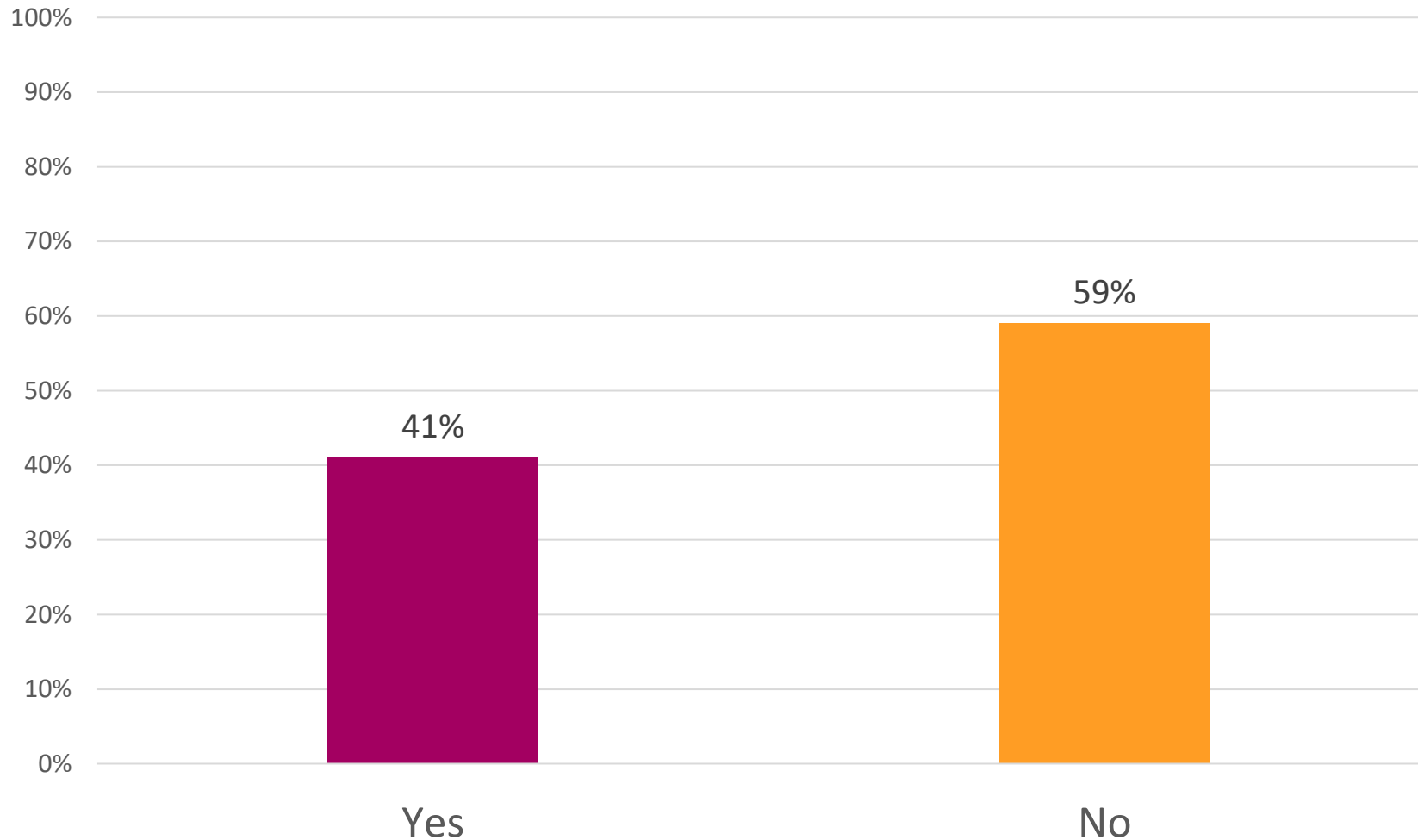
**The survey was completed by a total of 528 residents of the City of Regina, with 472 surveys completed via telephone (margin of error +/- 4.51) and 56 completed via social media.**

**Results have been weighted to best represent the survey data.**

# How long have you been living at your current residence?

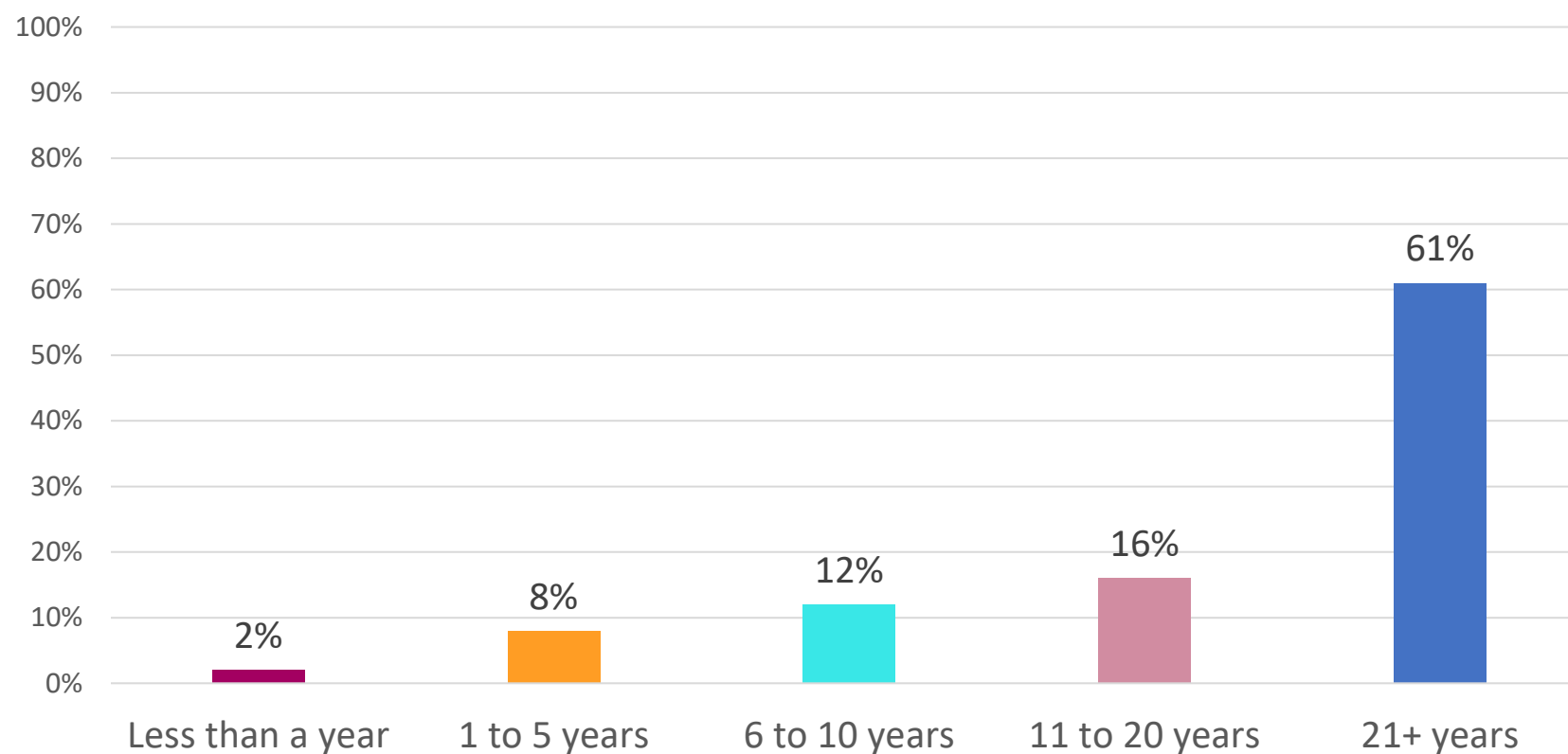


**Are you, or is someone else you know (friend or family member), planning to move or buy a new home in the next five years?**

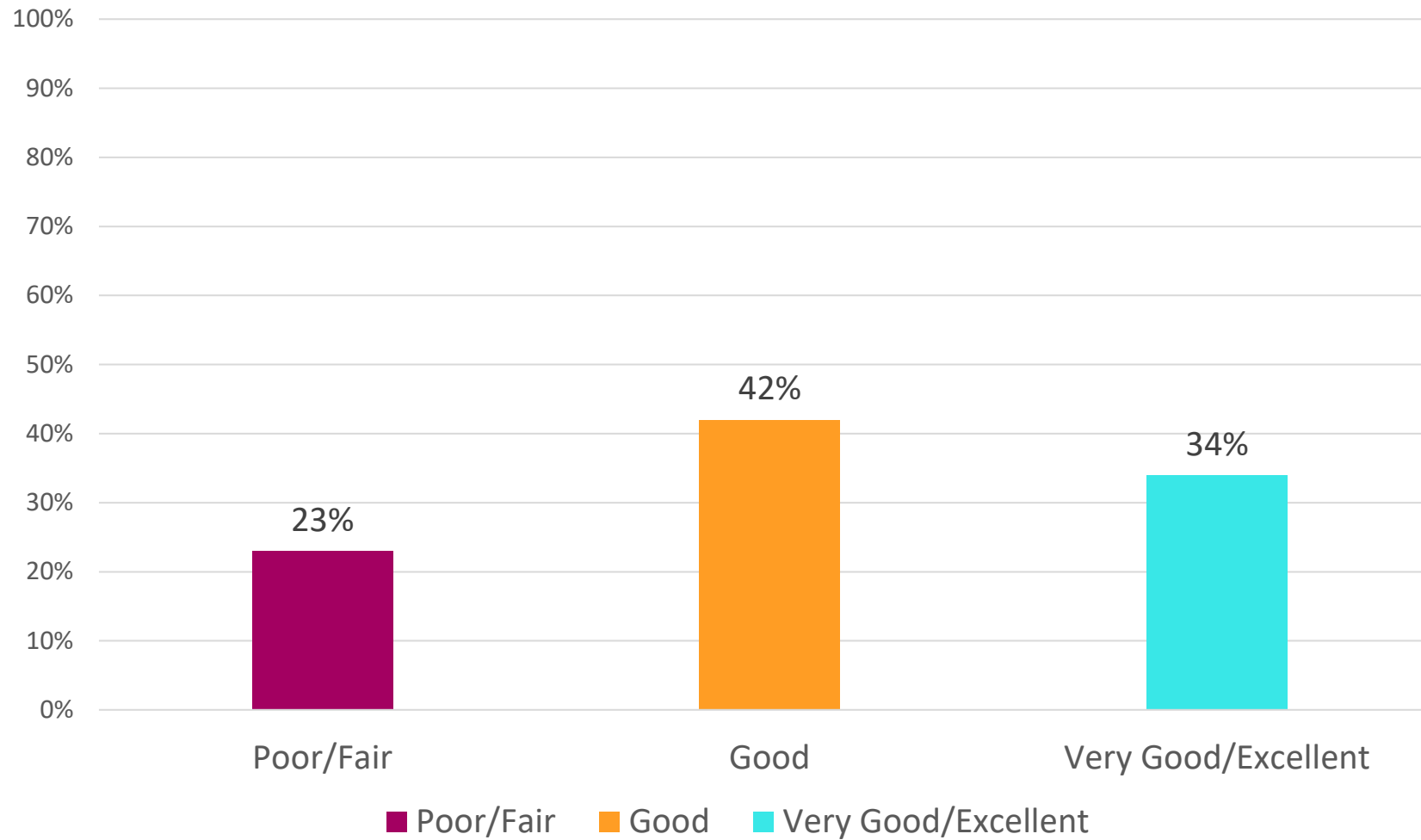


# How long have you lived in Regina?

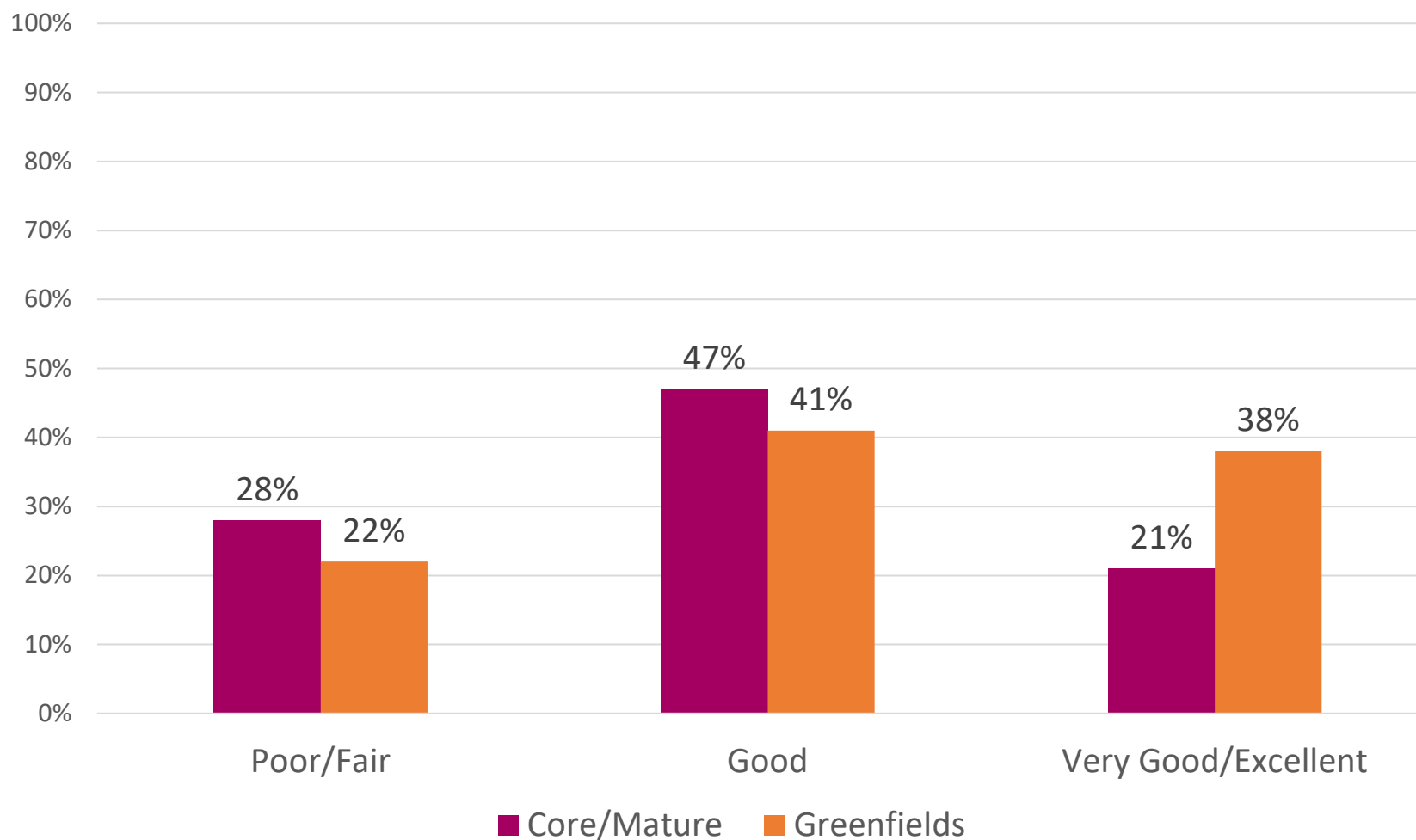
Min	Max	Mean
1 year	90 years	29.86 years



# Quality of Life in Regina

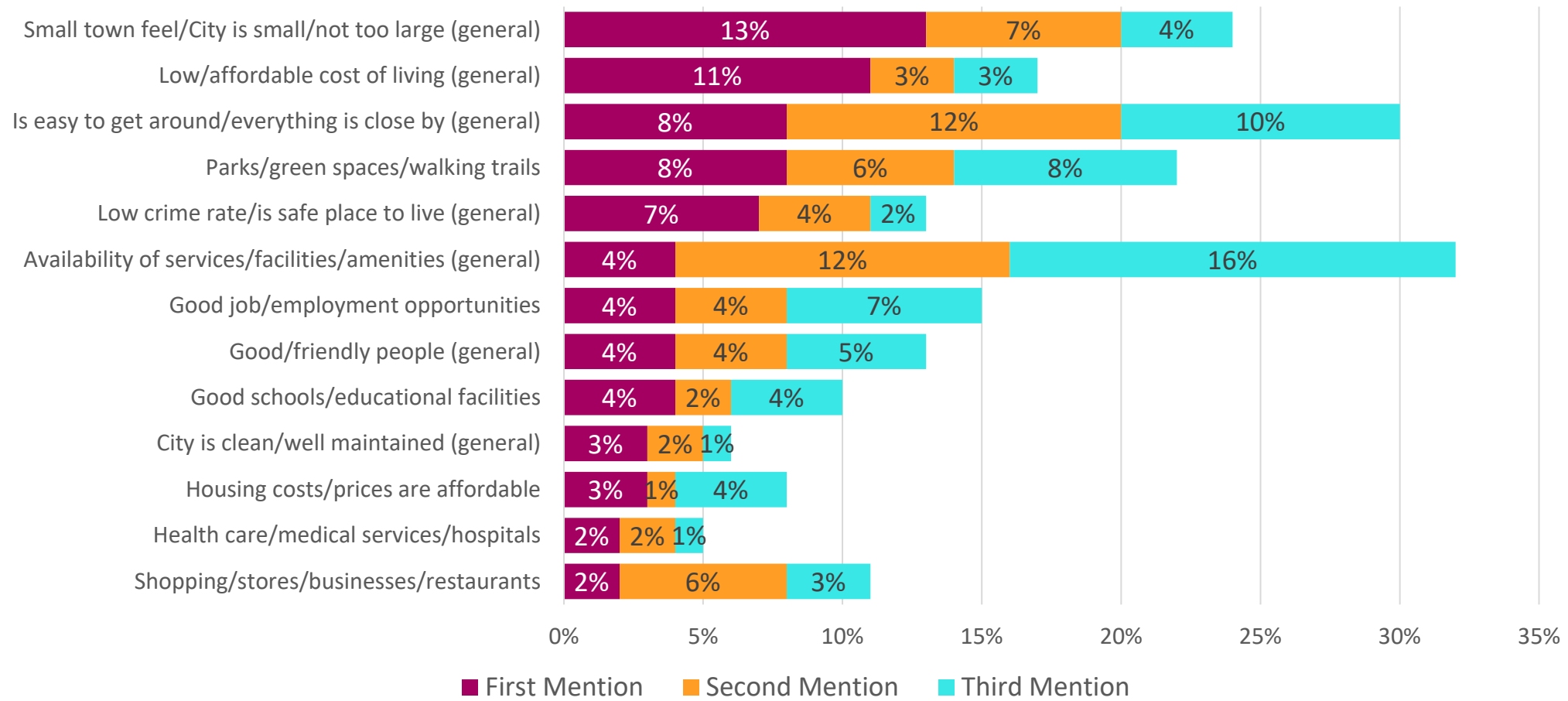


# Quality of life in Regina – Core/Mature vs Greenfields



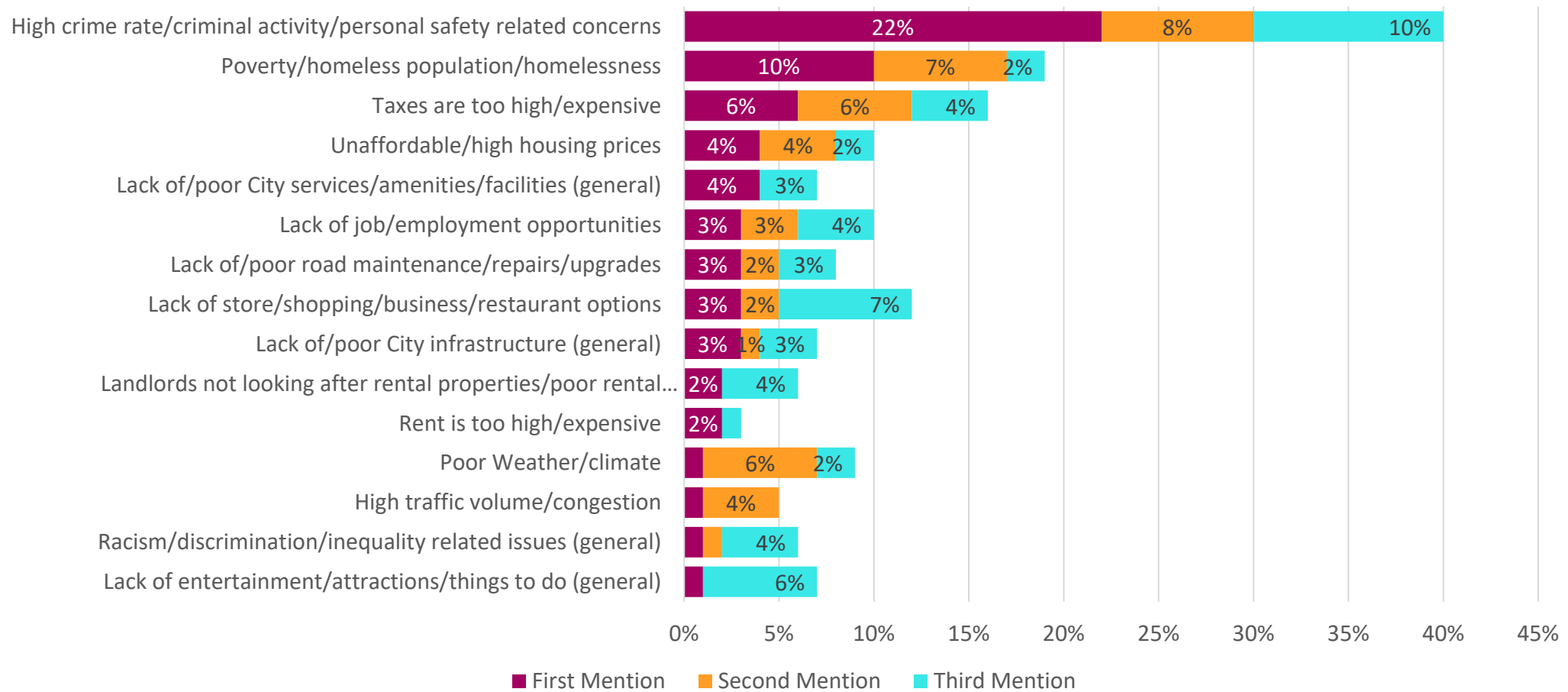
Base: All respondents; n=528. Core/mature=Wards 3 & 6. Greenfield= Wards 1,2,4,5,7,8,9,10

# In your opinion, what would you say are the three (3) most significant factors contributing to a high quality of life in Regina?



Base: All respondents; n=528. Excludes don't know/not stated

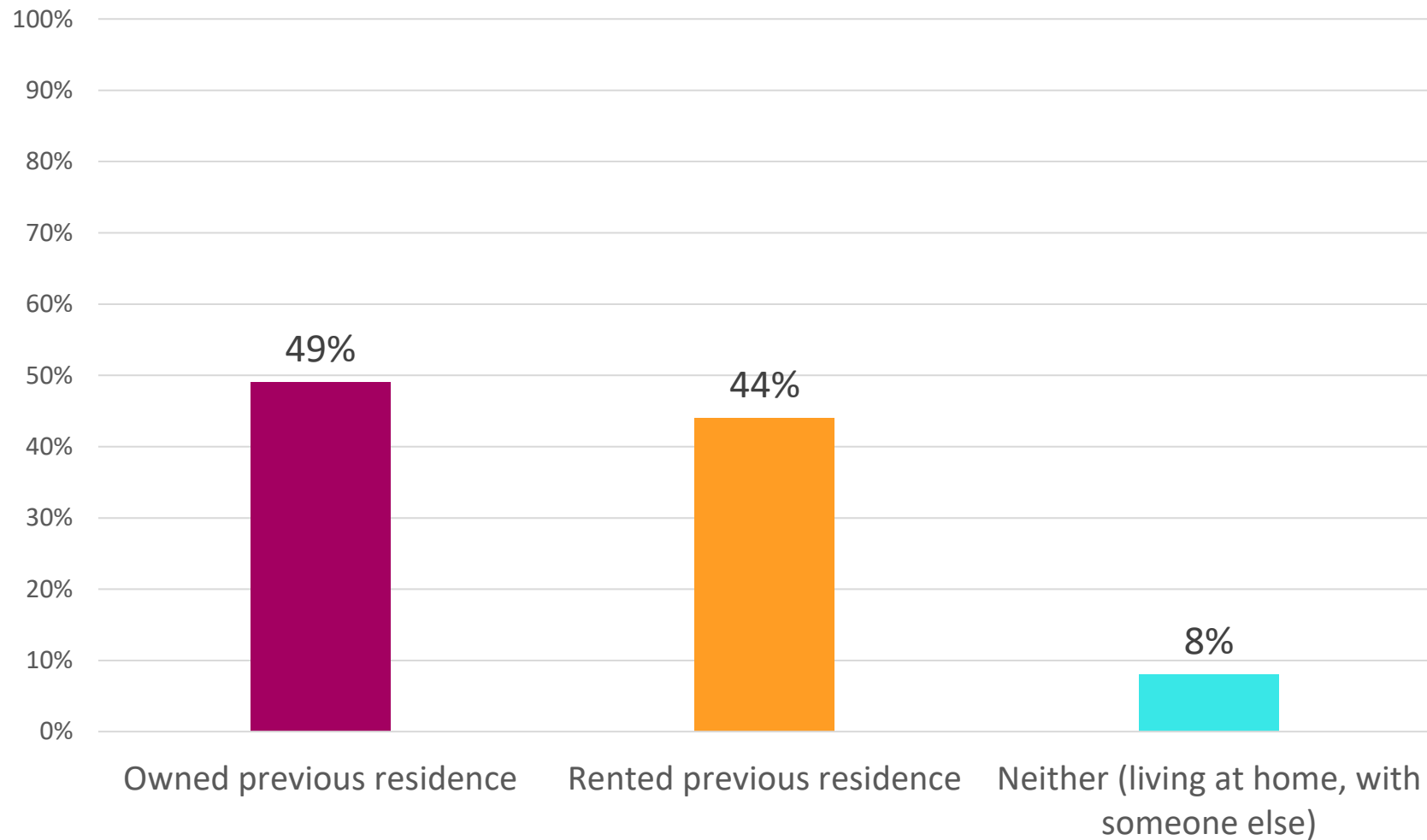
# What would you say are the three (3) most significant factors contributing to a low quality of life in Regina?



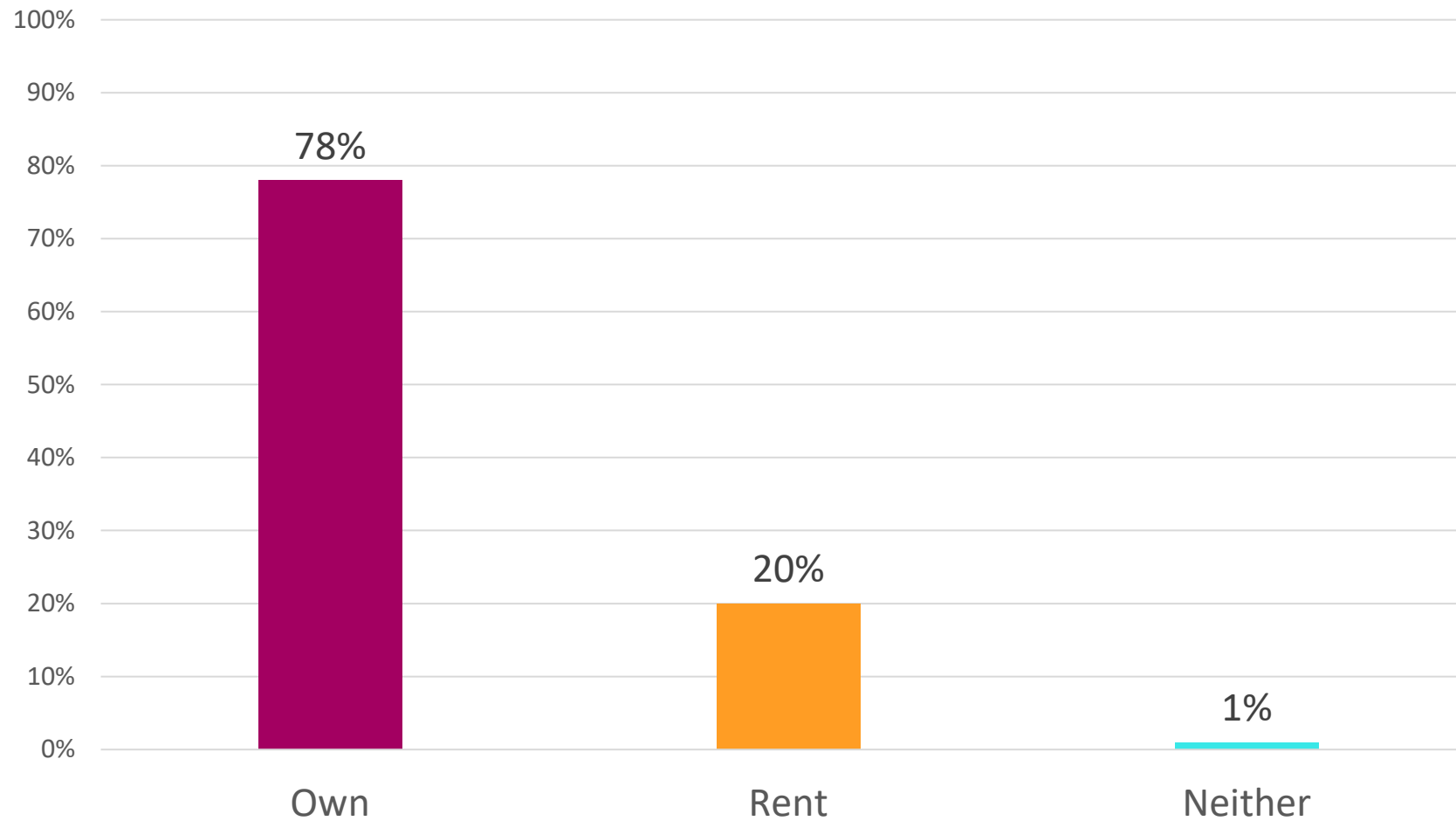
Base: All respondents; n=528. Excludes don't know/not stated



# Before you moved to your current residence, did you own or rent your previous home?

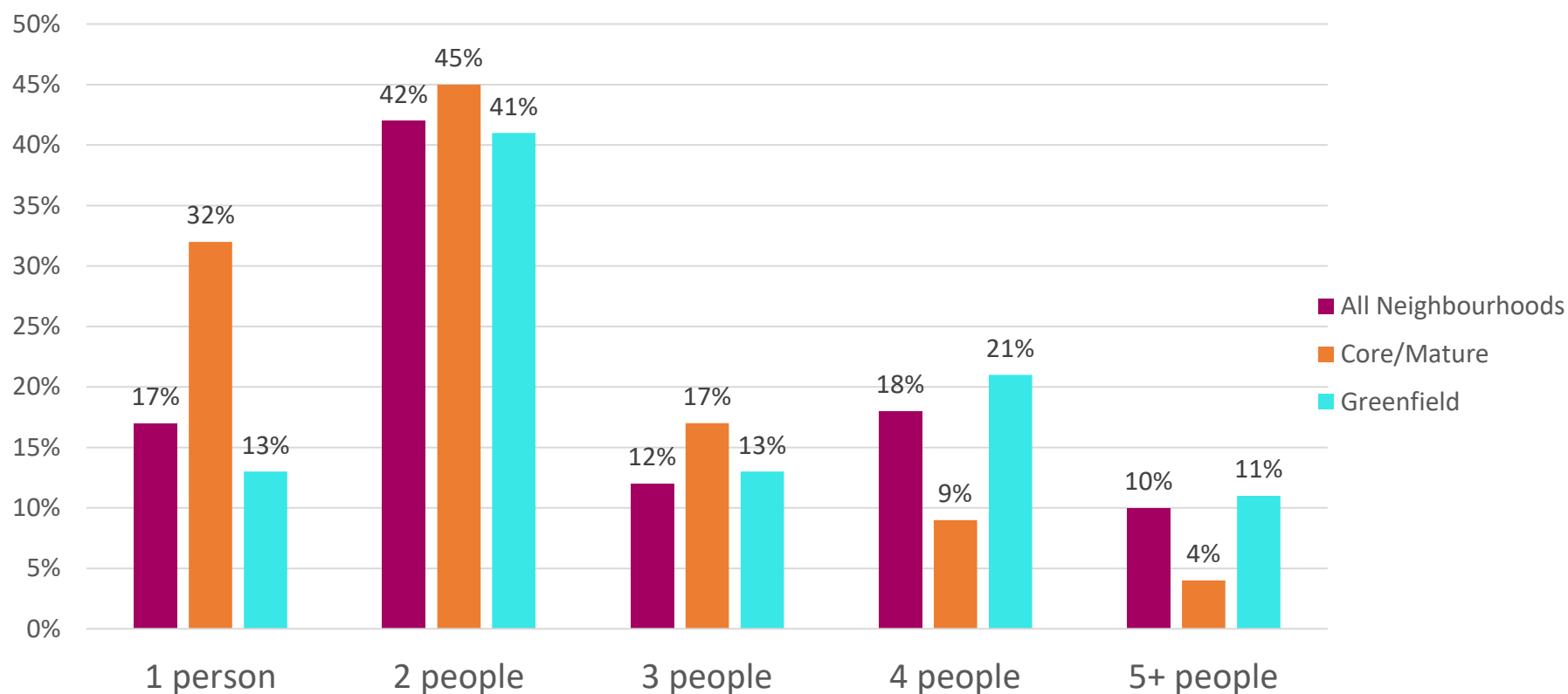


# Rent or Own current home?

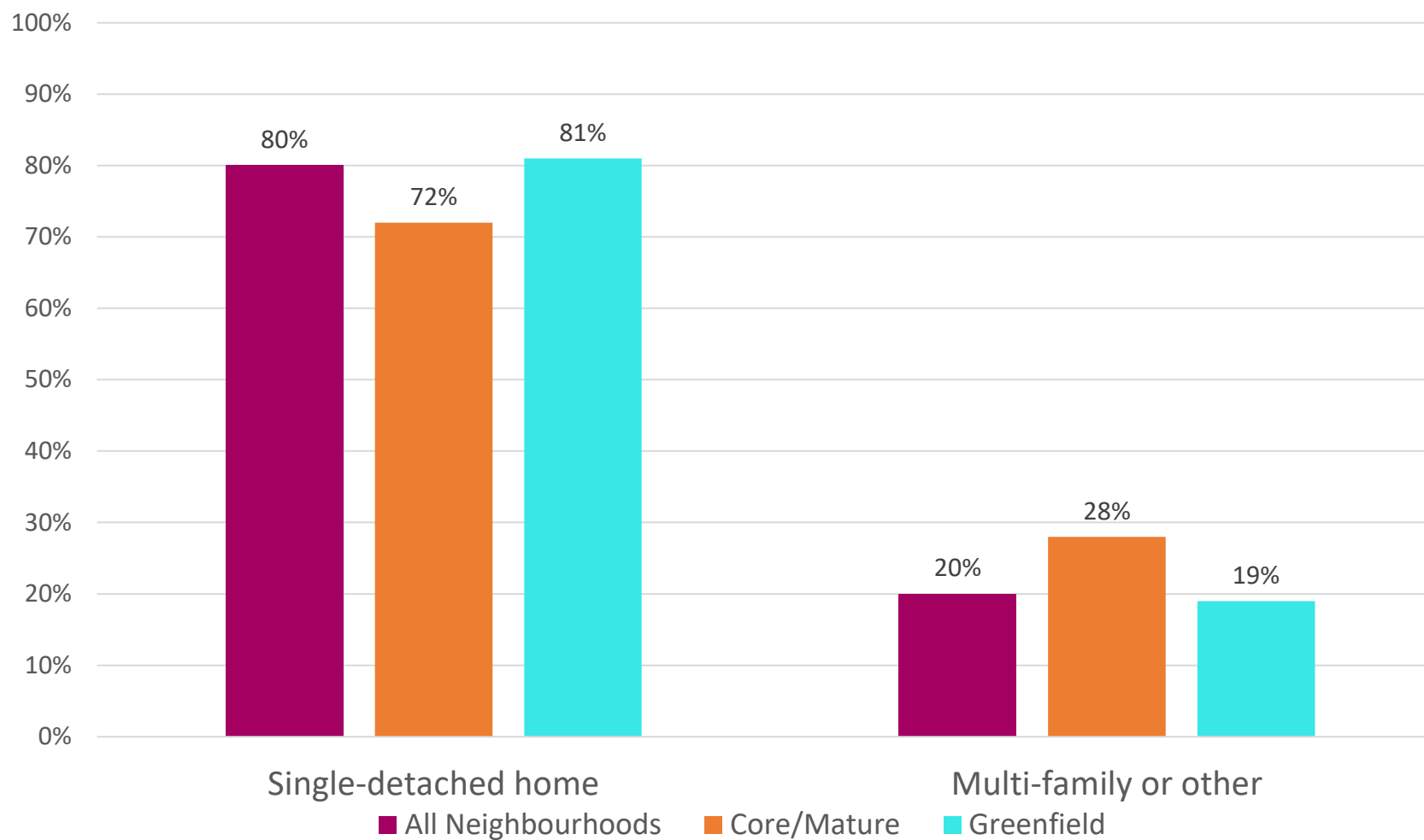


# How many people live in your household?

Min	Max	Mean
1 person	10 people	2.69 people

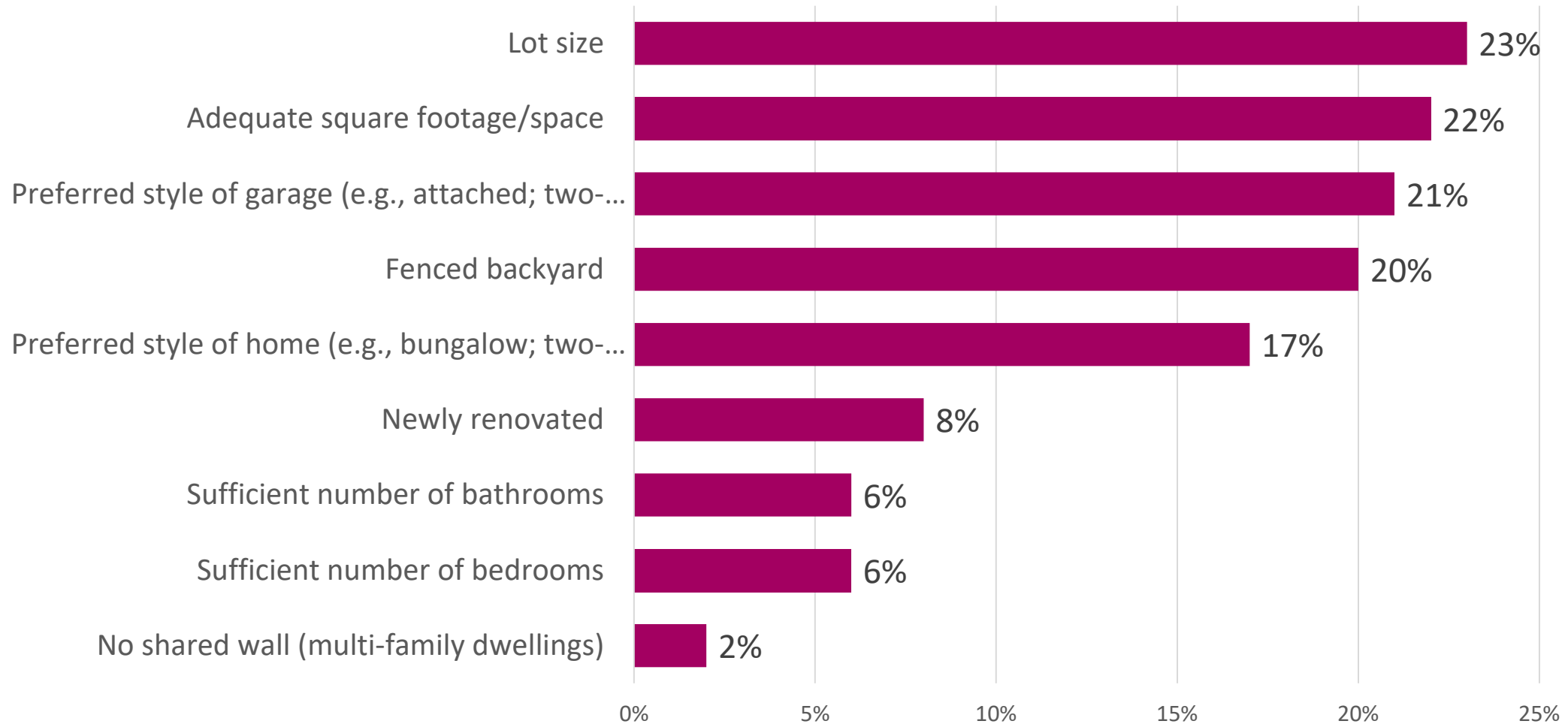


# What type of dwelling do you currently live in?



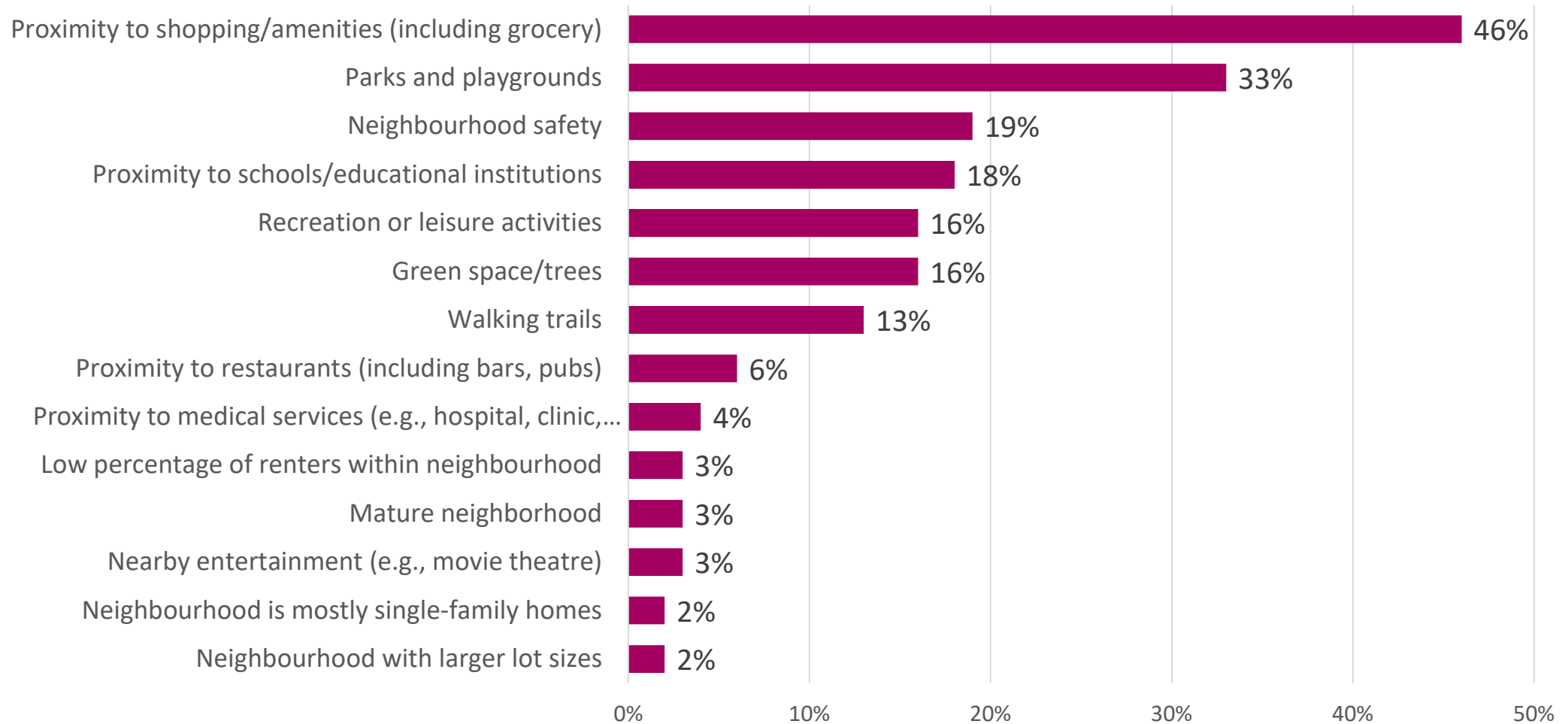
Base: All respondents; n=528. Core/mature=Wards 3 & 6. Greenfield= Wards 1,2,4,5,7,8,9,10

# What would you say are the most important housing or property features for your household?



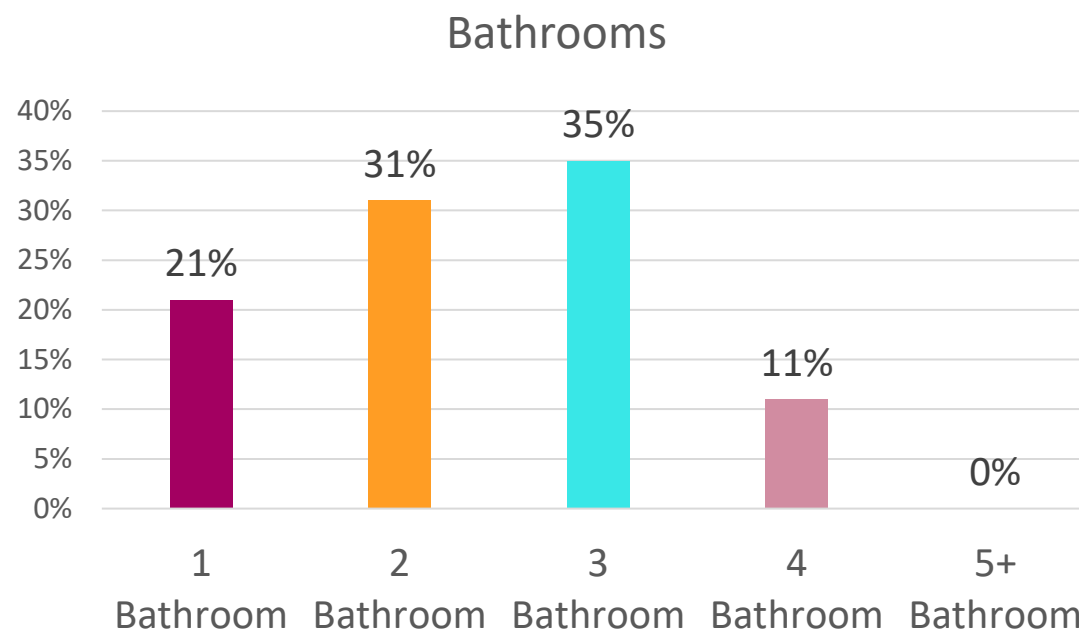
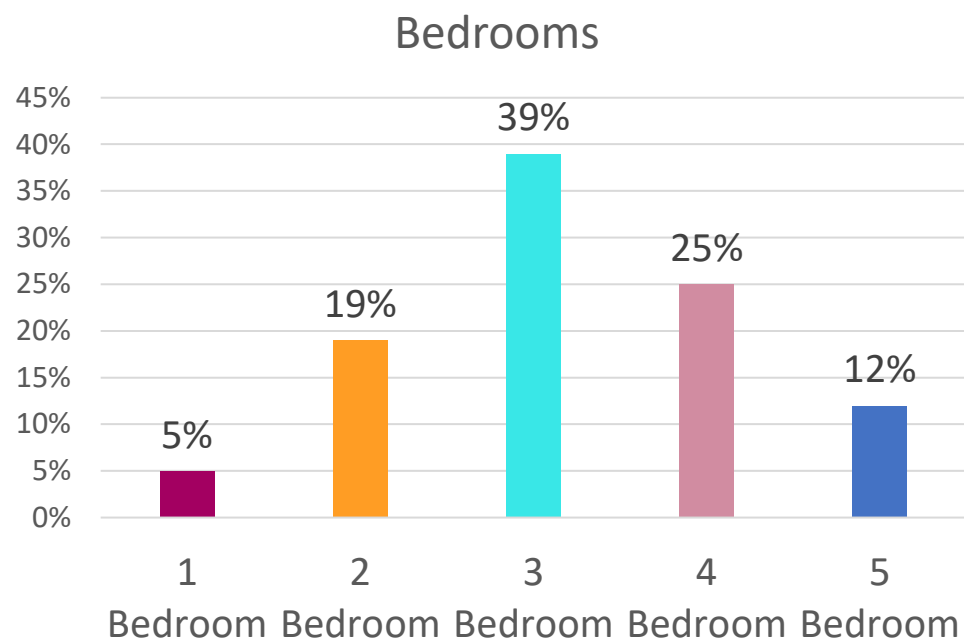
Base: All respondents; n=528. Notable 'other' responses: finished basement (n=19) & quality construction (n=15)

# What would you say are the most important community features for your household?



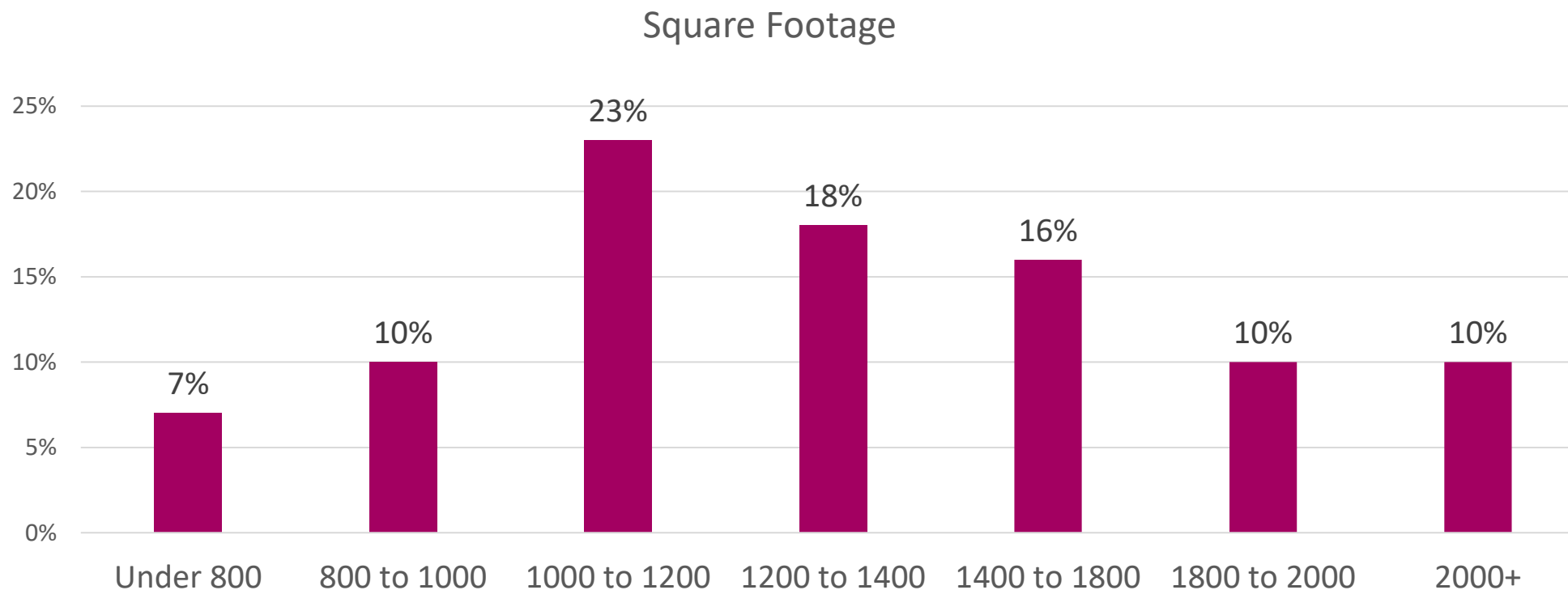
# How many bedrooms/bathrooms/square feet does your current home have?

	Min	Max	Mean
Bedrooms	1 room	8 rooms	3.21 rooms
Bathrooms	1 room	5 rooms	2.37 rooms



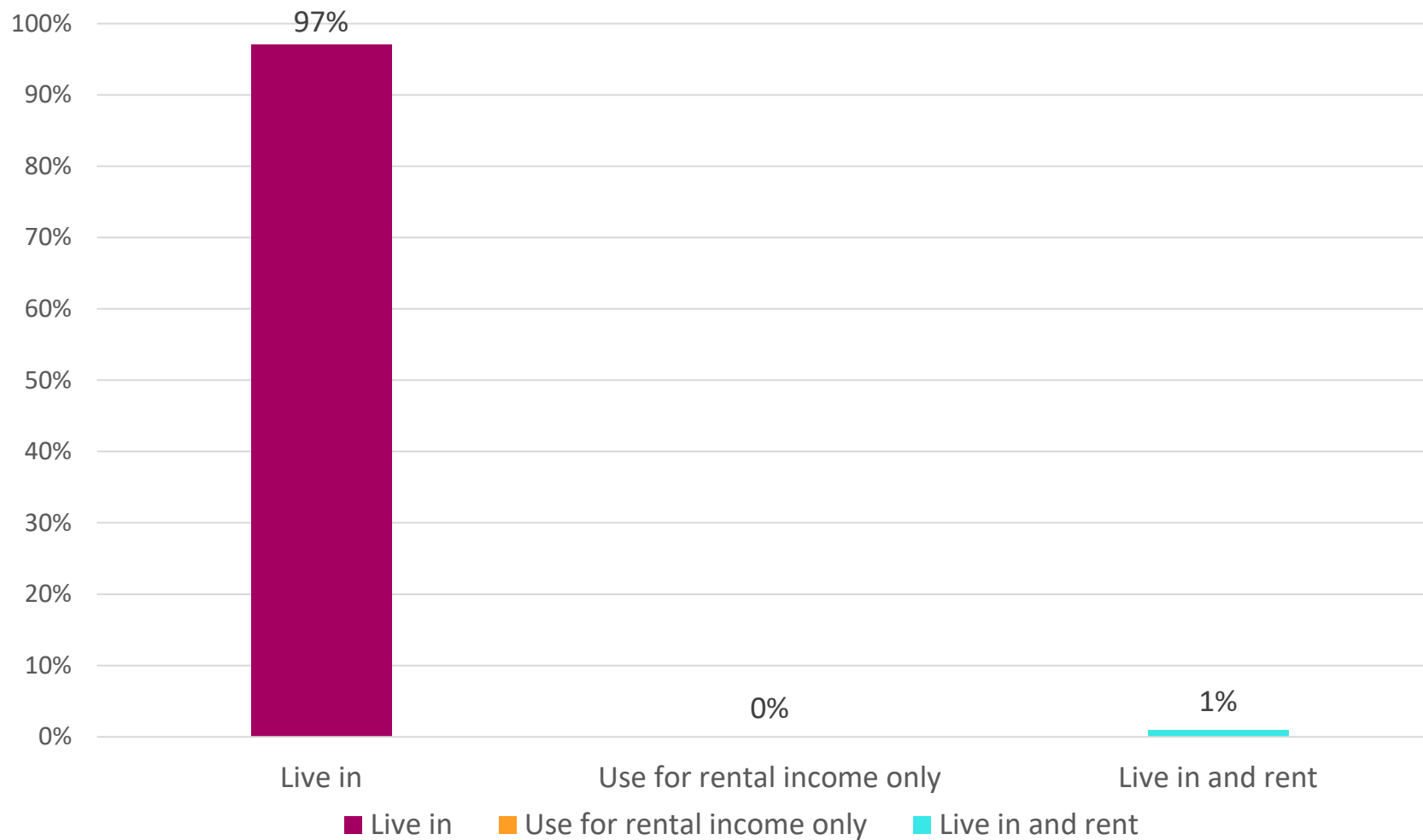
# How many bedrooms/bathrooms/square feet does your current home have?

	Min	Max	Mean
Square Feet	450 sq/feet	3,504 sq/feet	1,349 sq/feet



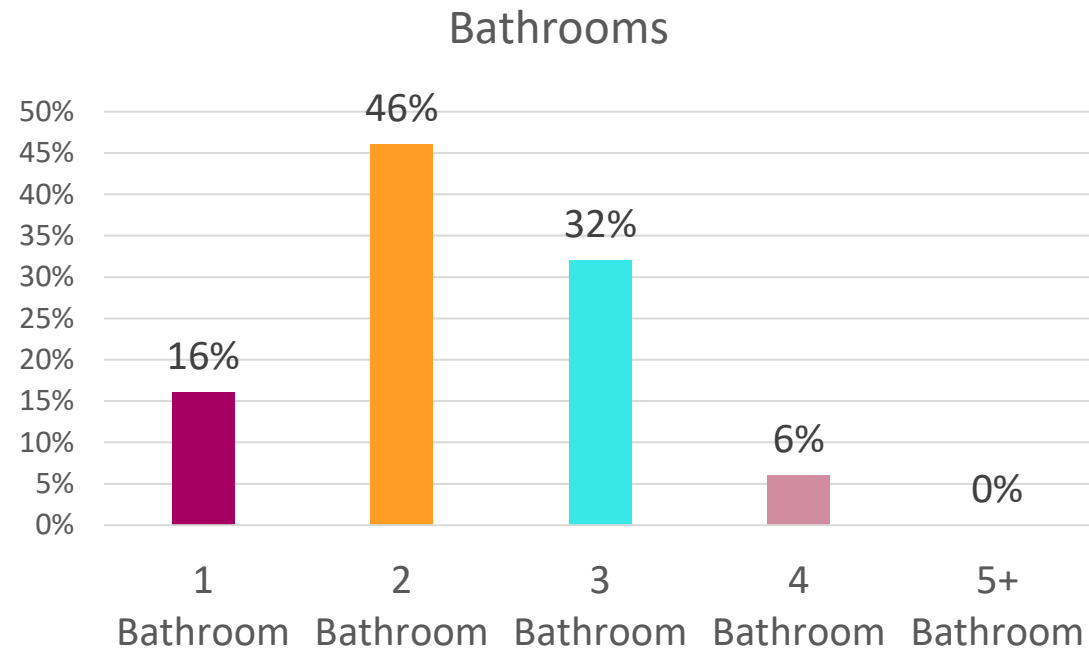
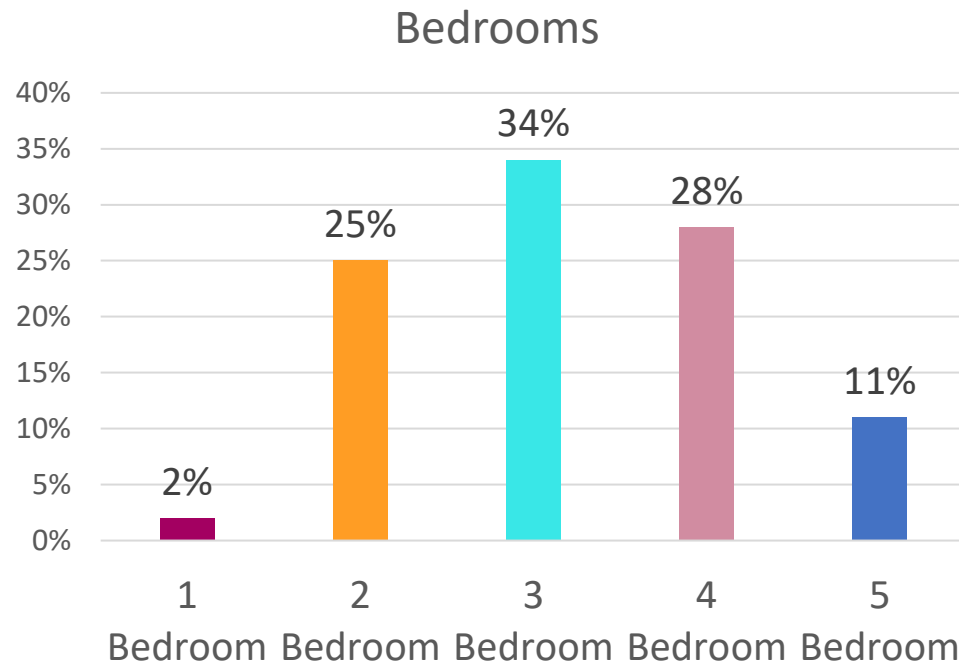


# Are/were you looking for a new home to live in, use for rental income, or something else?



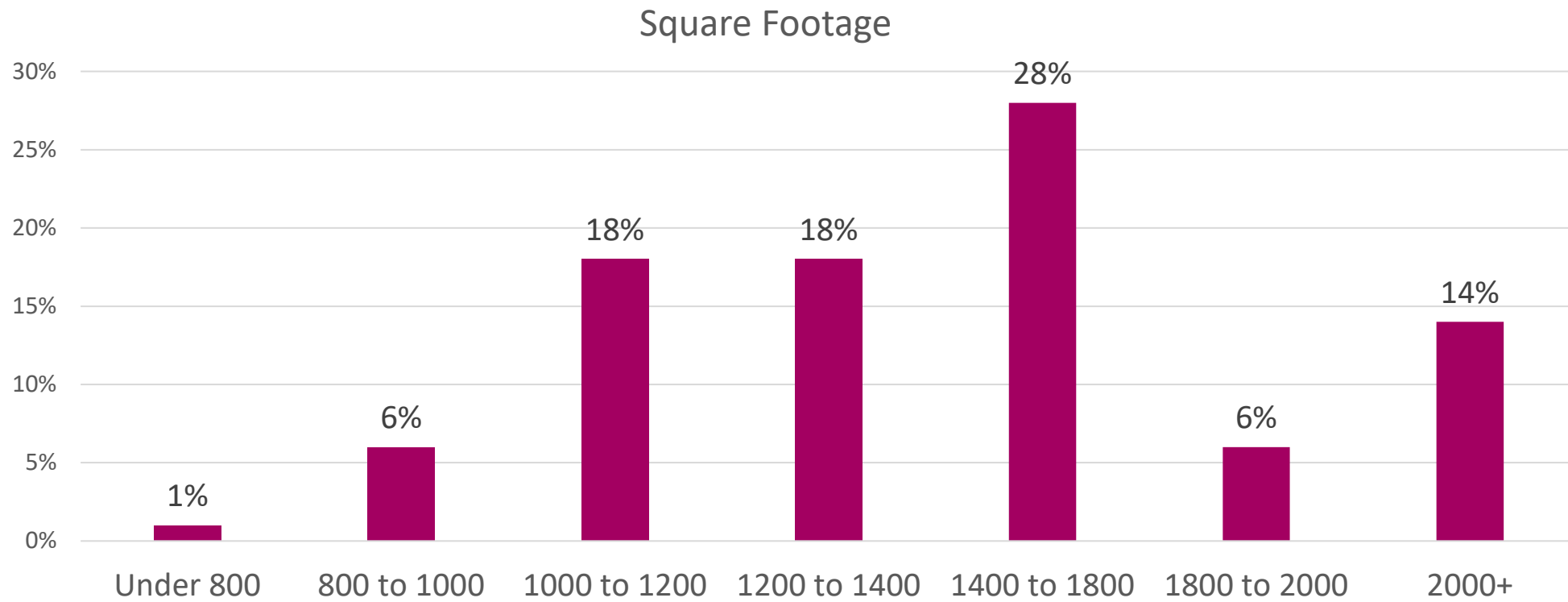
# How many bedrooms/bathrooms/square feet are you looking for?

	Min	Max	Mean
Bedrooms	1 room	6 rooms	3.24 rooms
Bathrooms	1 room	4 rooms	2.28 rooms

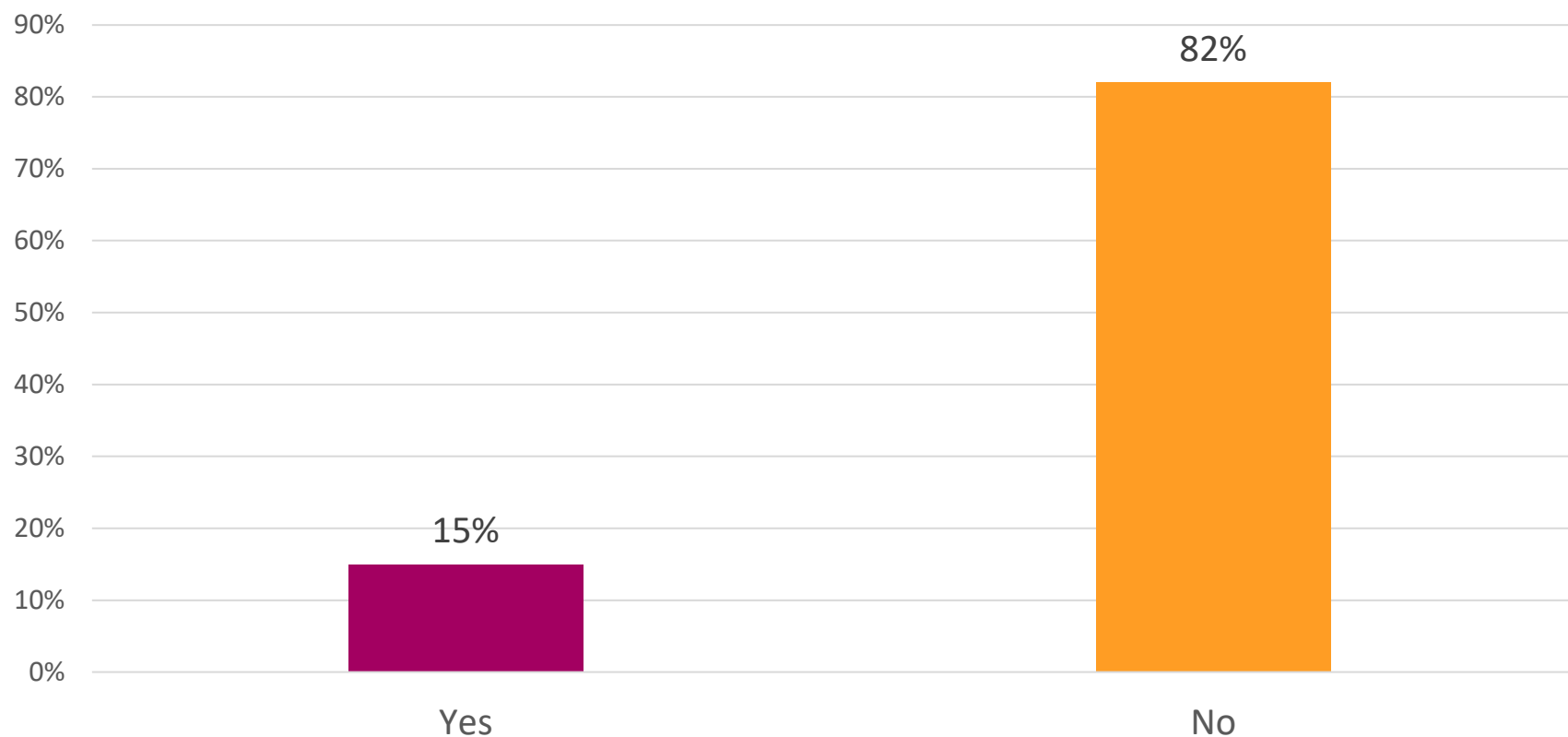


# How many bedrooms/bathrooms/square feet are you looking for?

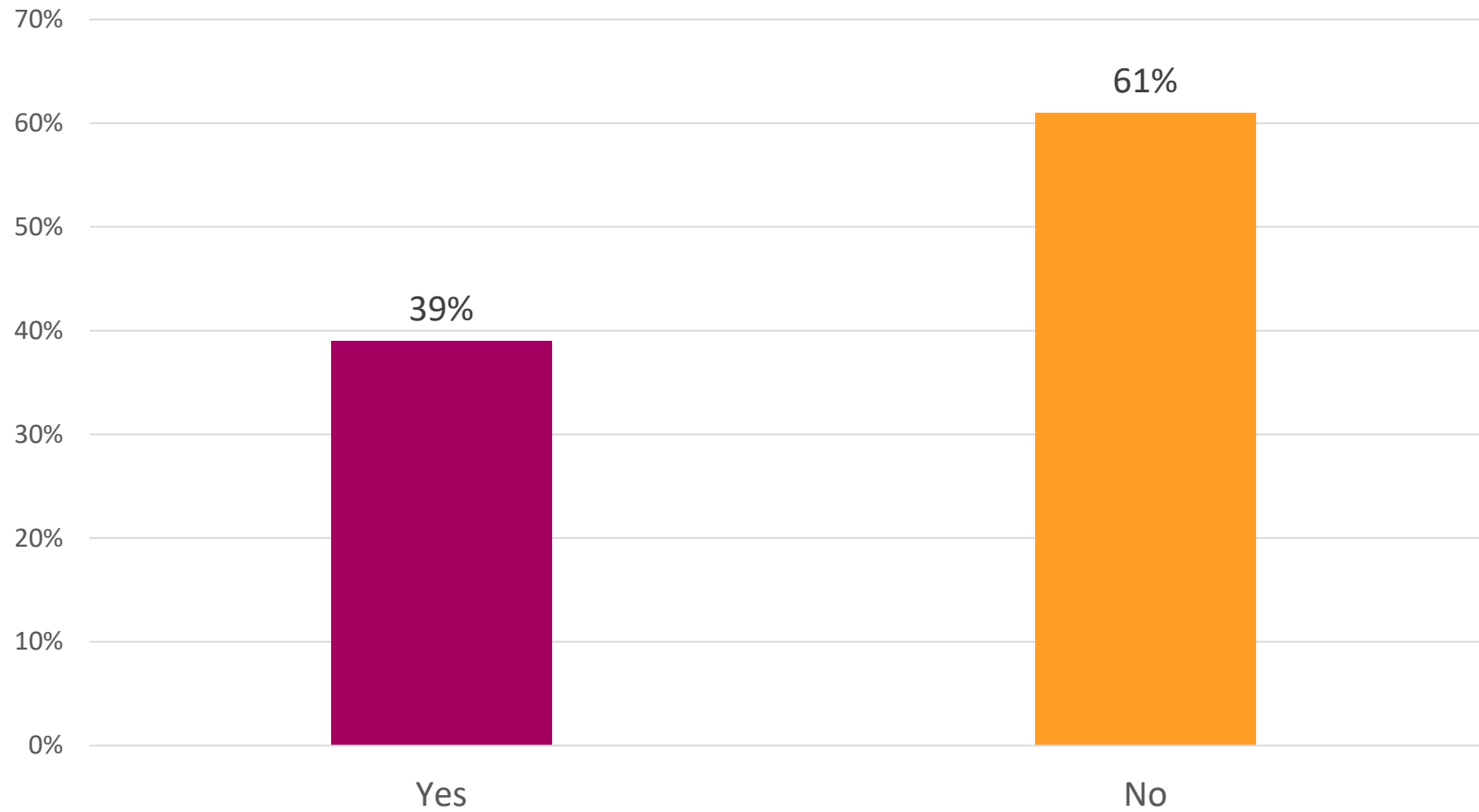
	Min	Max	Mean
Square Feet	500 sq/feet	4,000 sq/feet	1,473 sq/feet



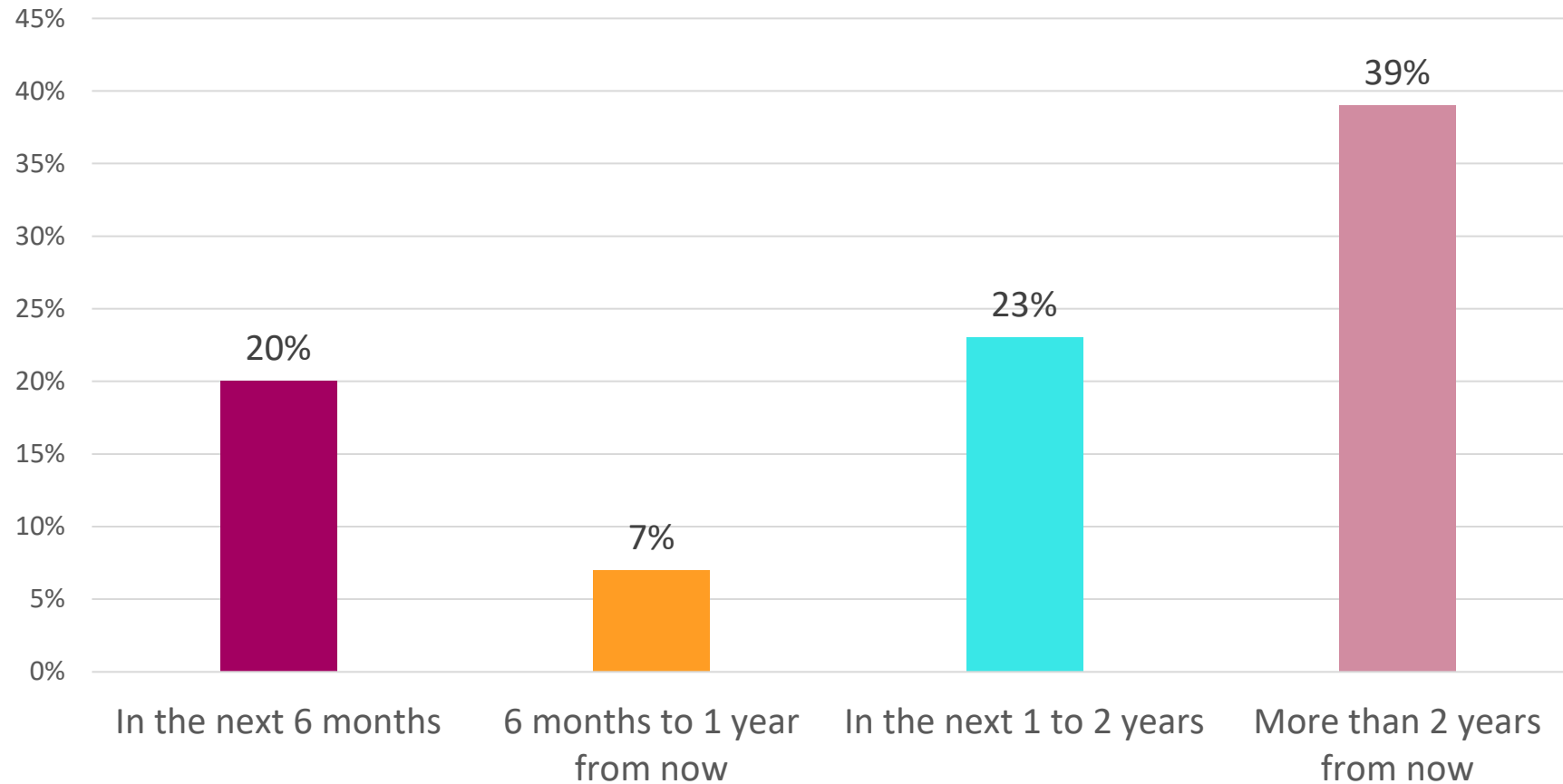
# Have you already decided which property to move to or purchase?



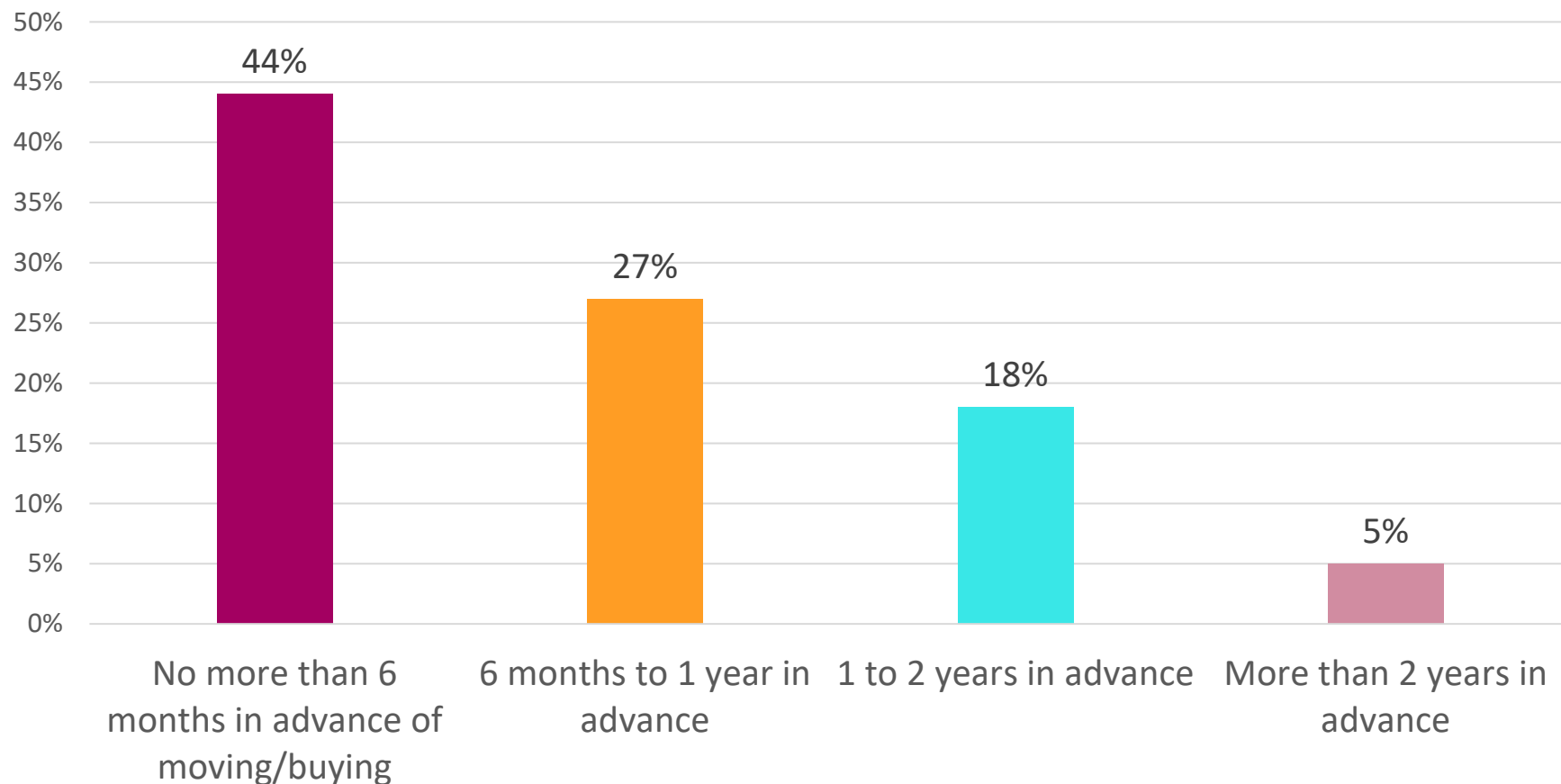
# Have you started your search for your next home?



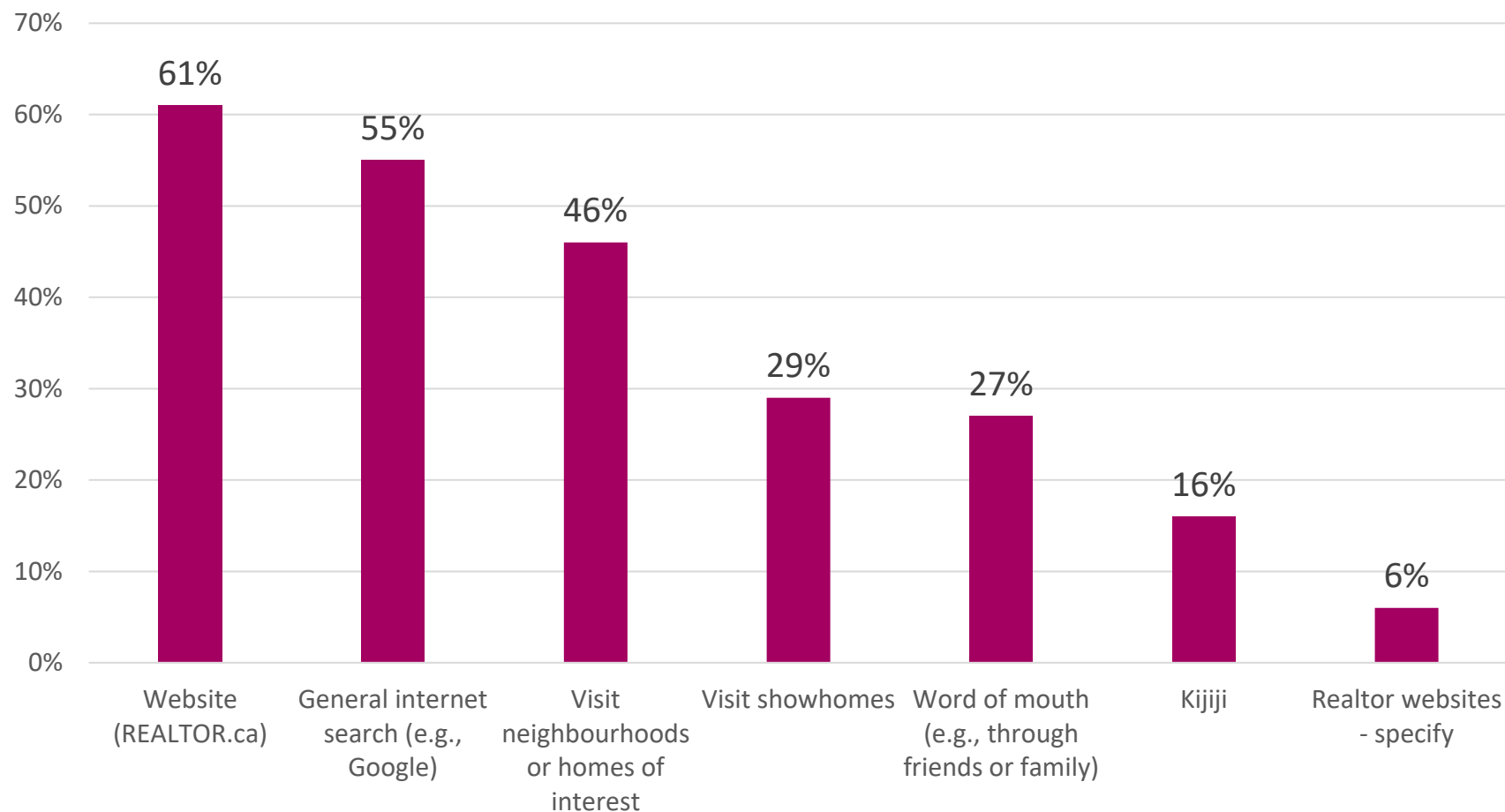
## When do you plan on starting your search?



# How far in advance of moving or buying your new home did you start your search?

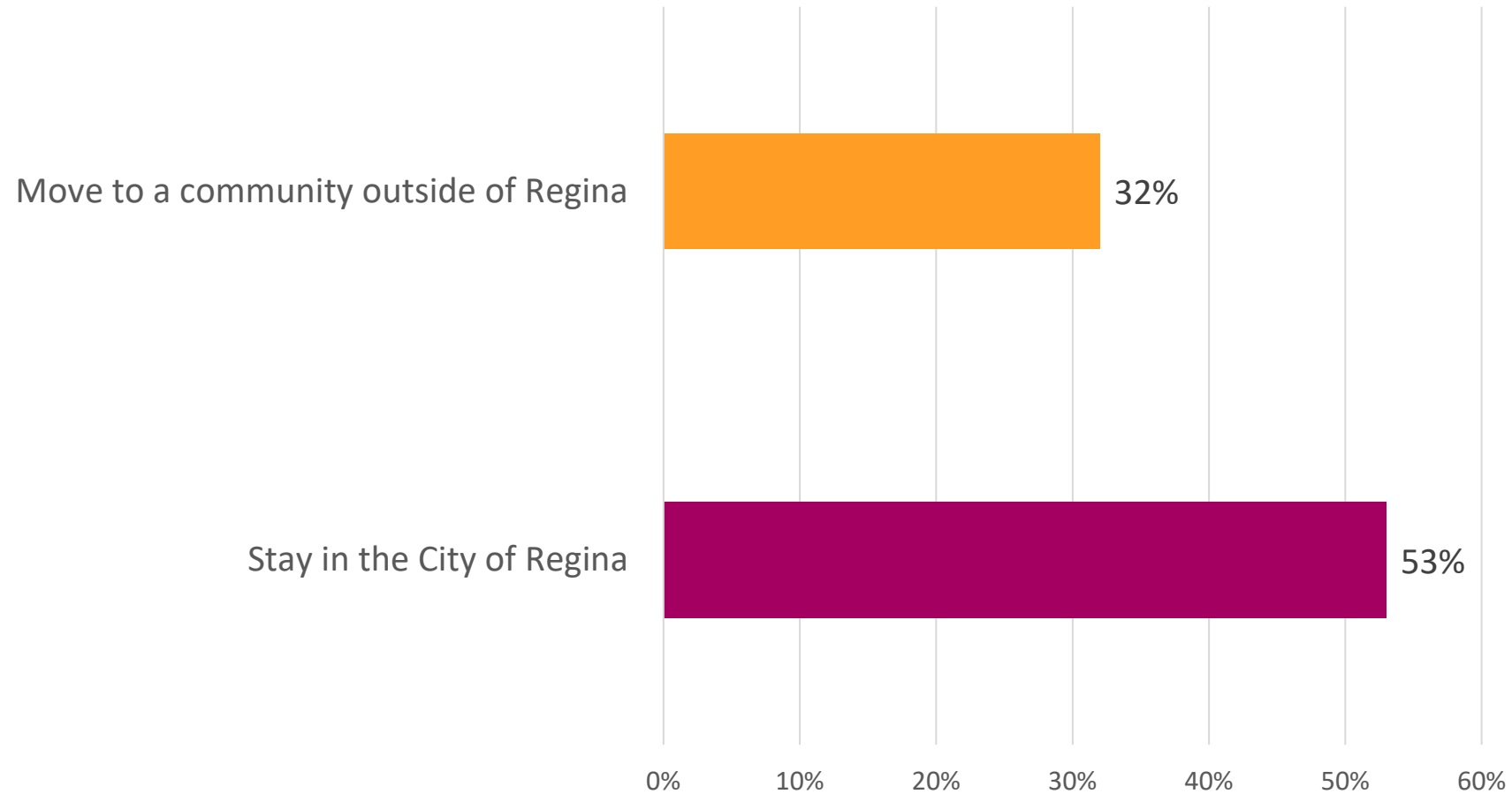


# What are the main tools you use (or would use) when searching for a new property?

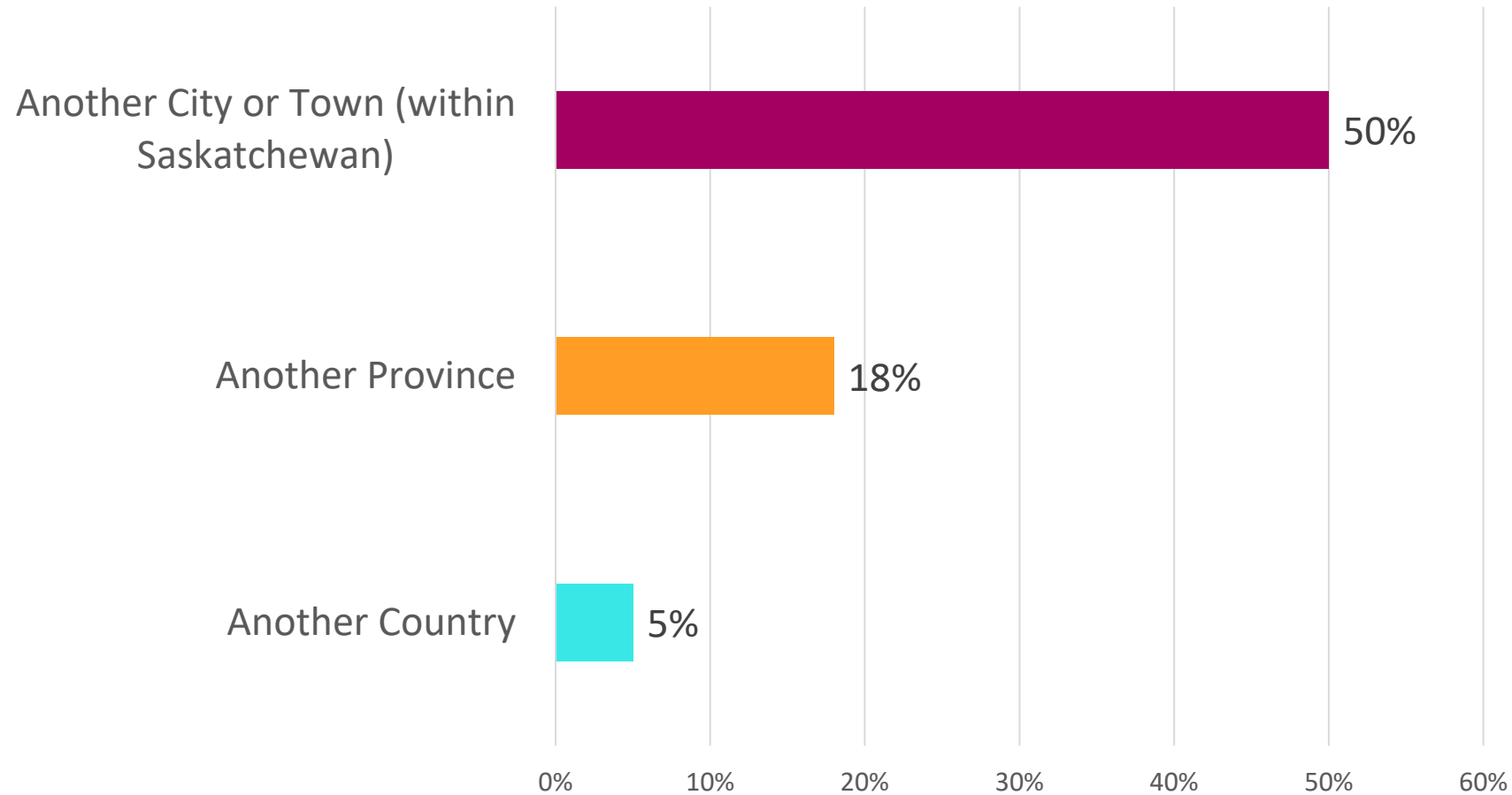




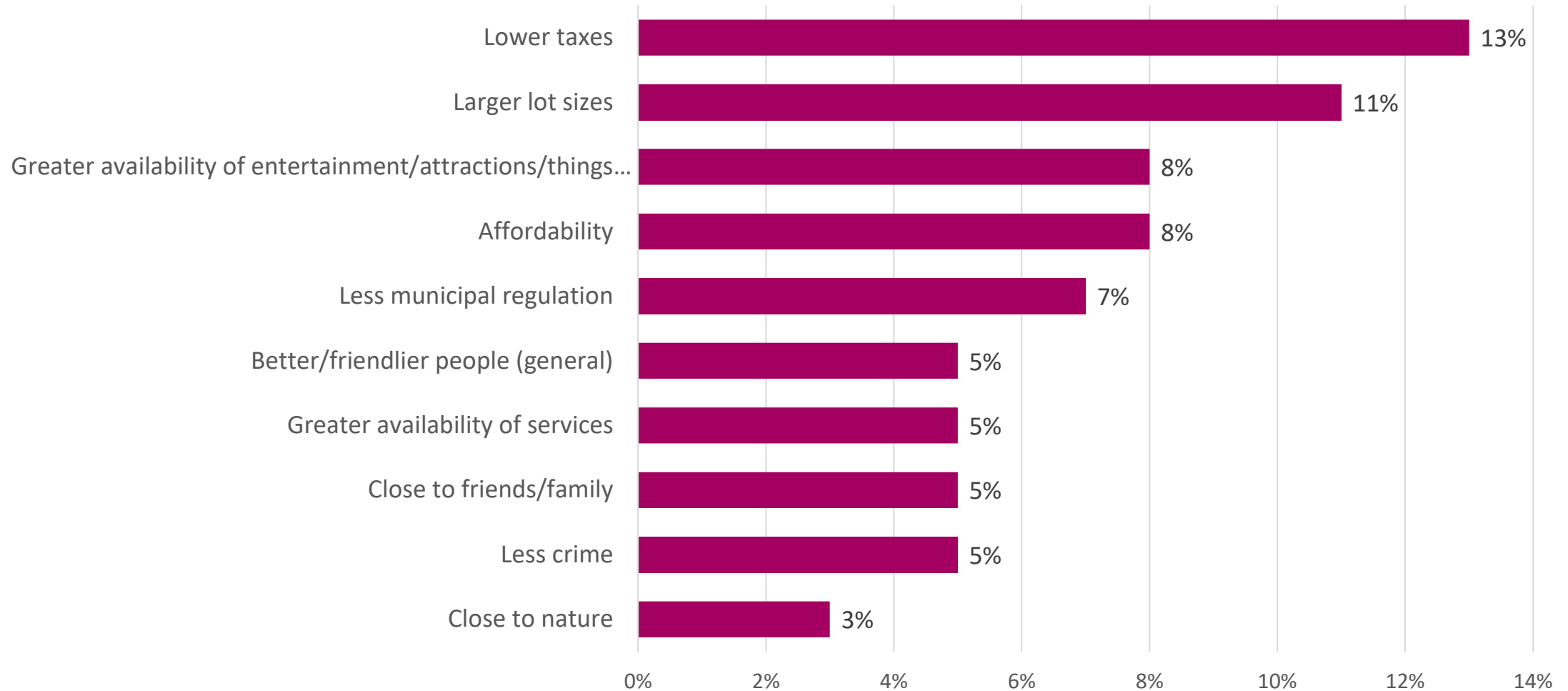
## How likely are you to...?



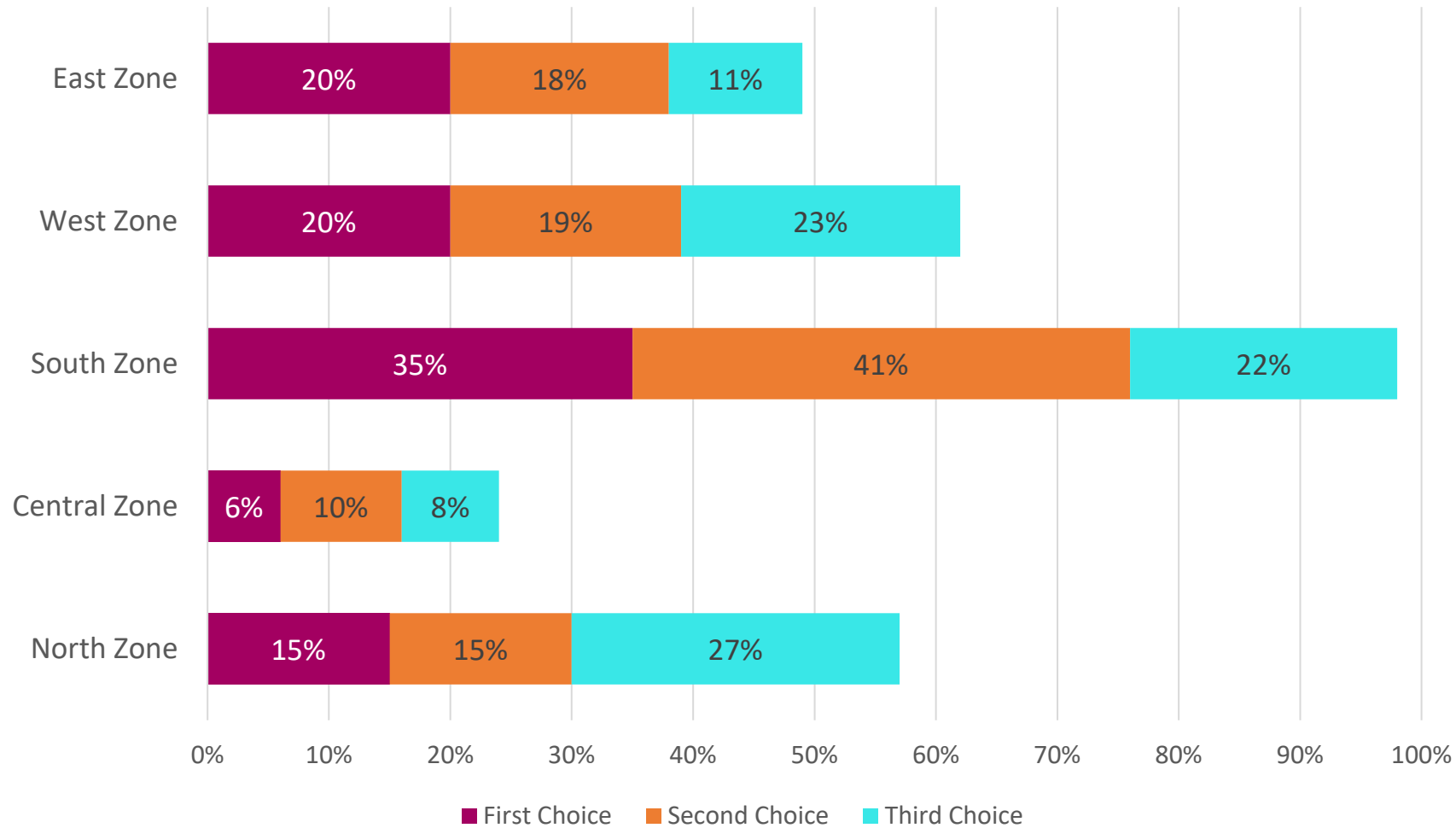
## Specify where you would most likely to consider moving to:



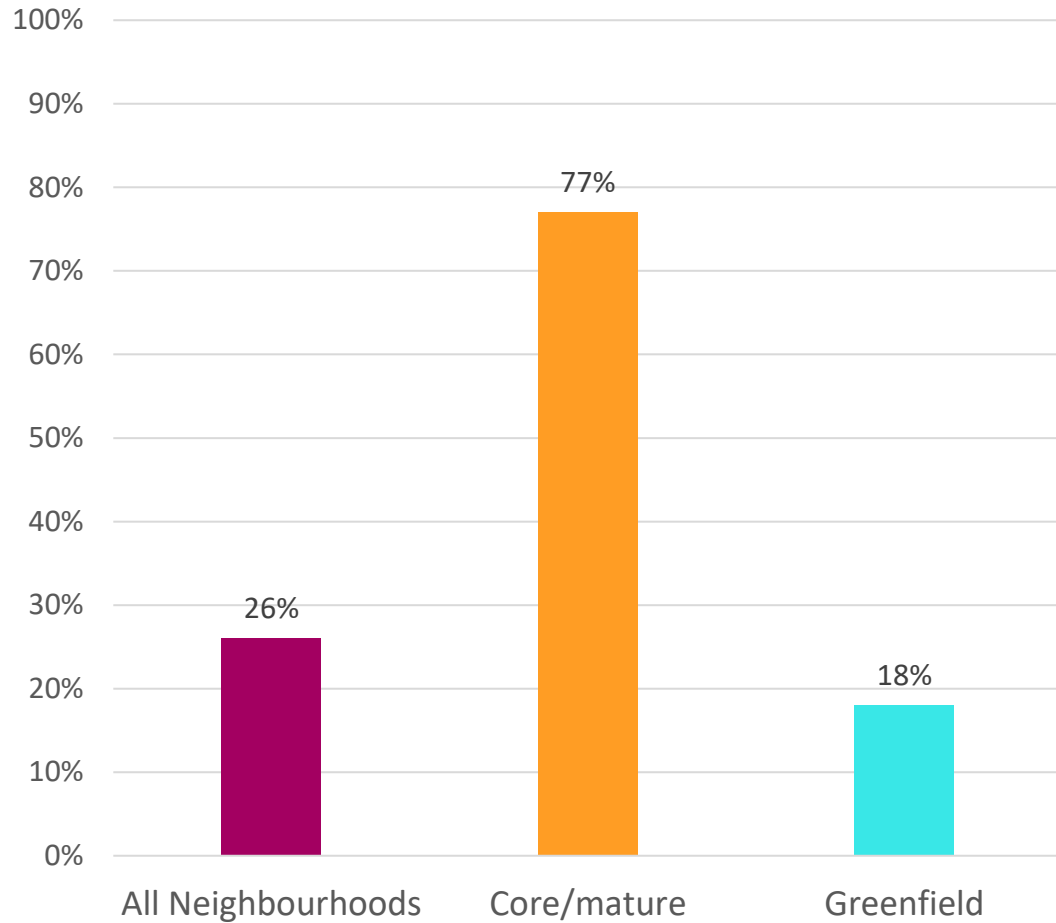
## What is the main reason you are likely to consider moving to another municipality?



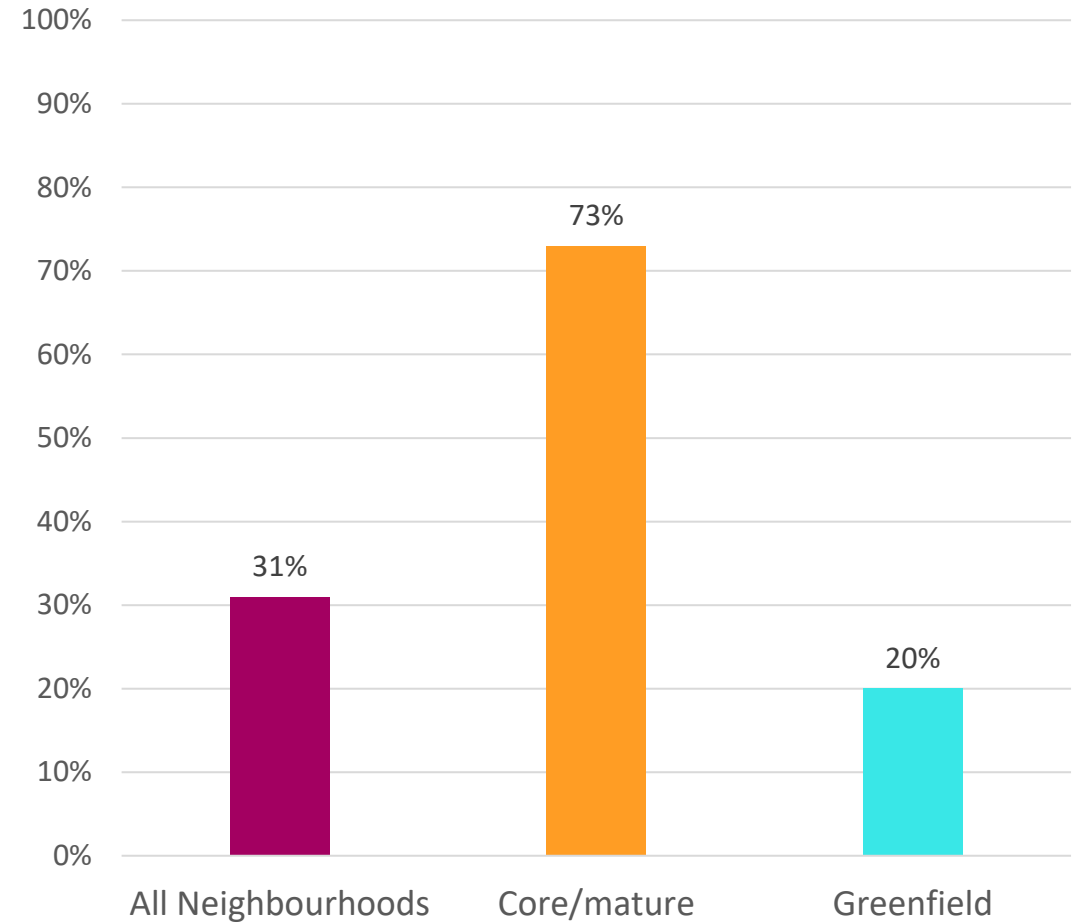
## What is your preferred choice of area or neighbourhood within the City of Regina?



## Do you/have you lived in a Central Zone neighbourhood?



## Would you consider living a Central Zone neighbourhood?

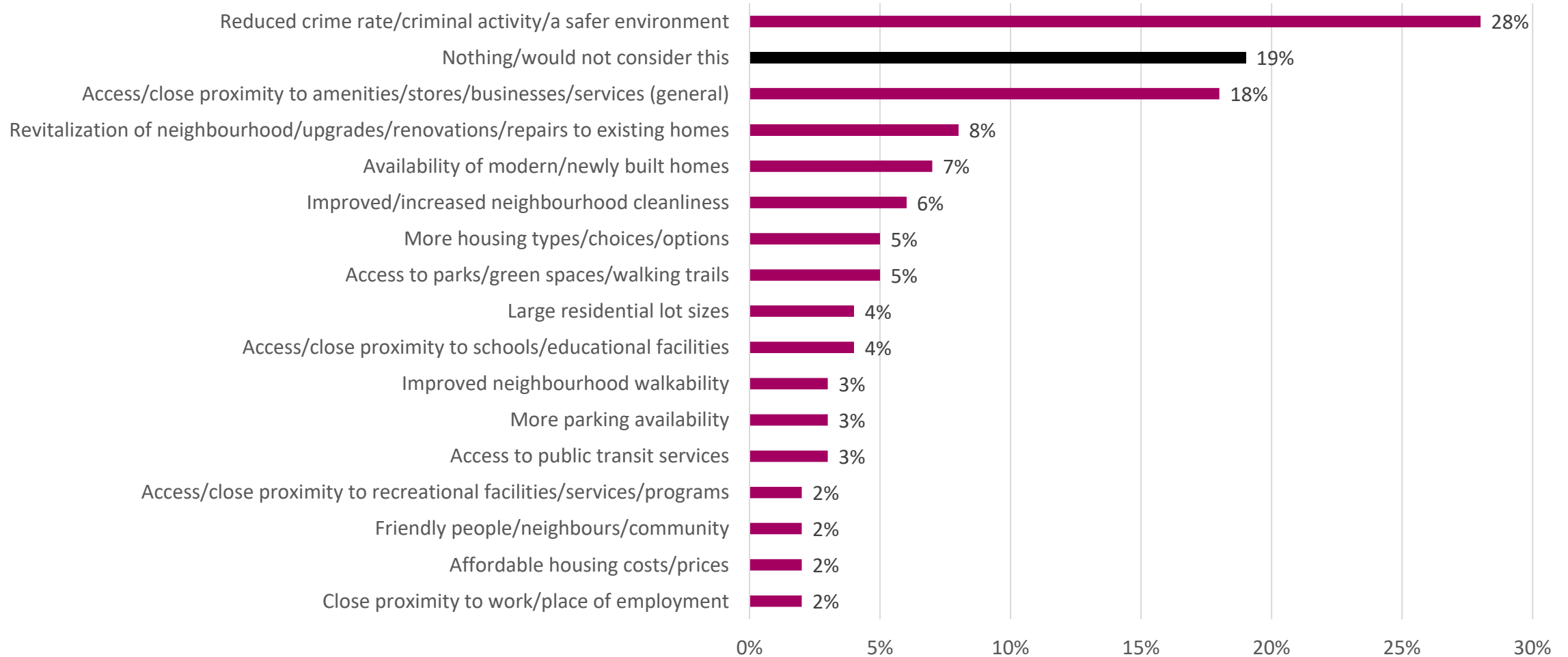




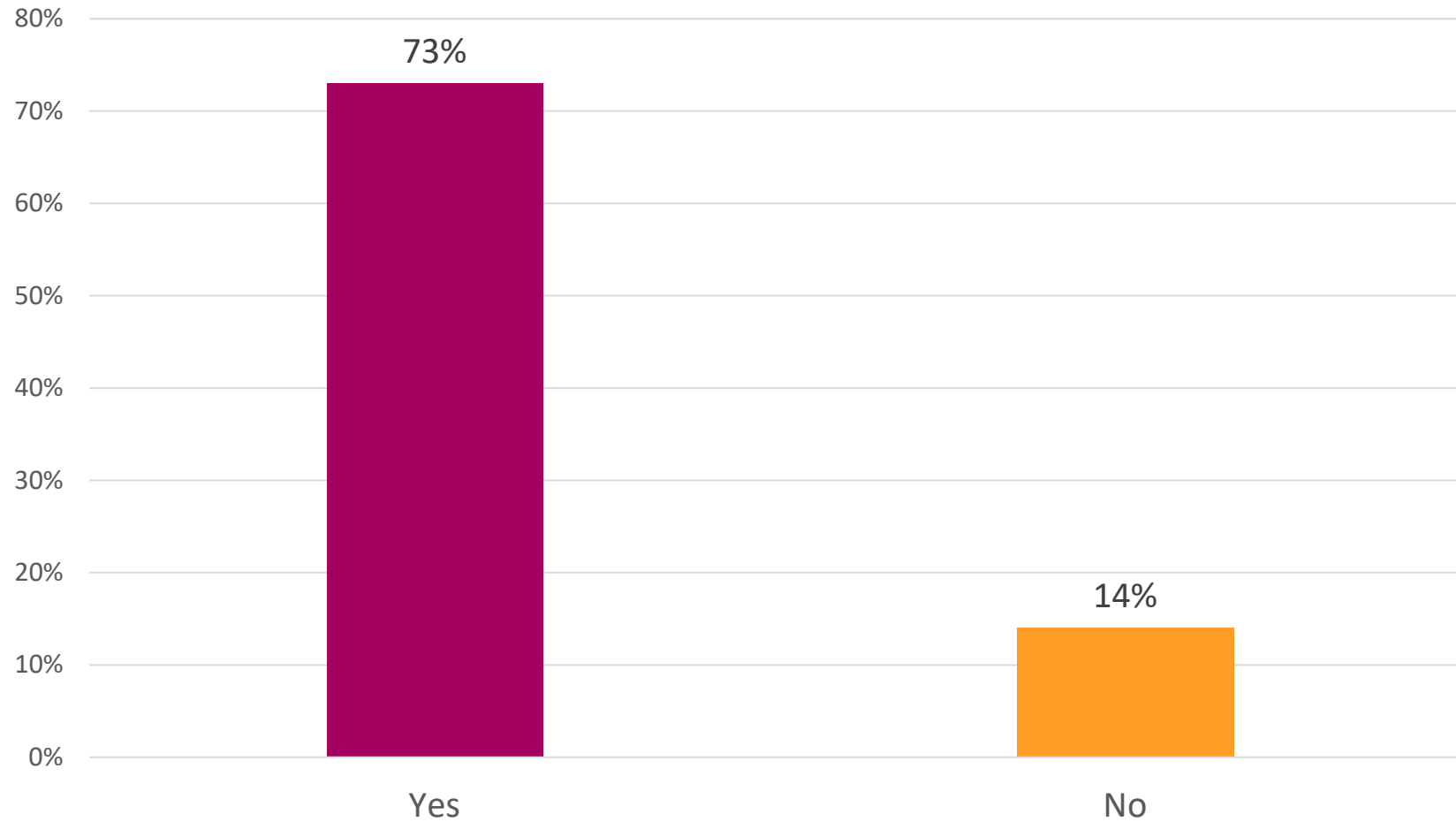
## What factors currently discourage you from considering living in a Central Zone neighbourhood?

- Lack of/poor neighbourhood cleanliness n=11
- High traffic volume/congestion n=9
- Too far from work/place of employment n=8
- I don't want to move/am happy with where I currently live (general) n=5
- High density development n=2
- Too far from family/friends n=2

# What would have to be offered by the Central Zone neighbourhoods for you to live there?

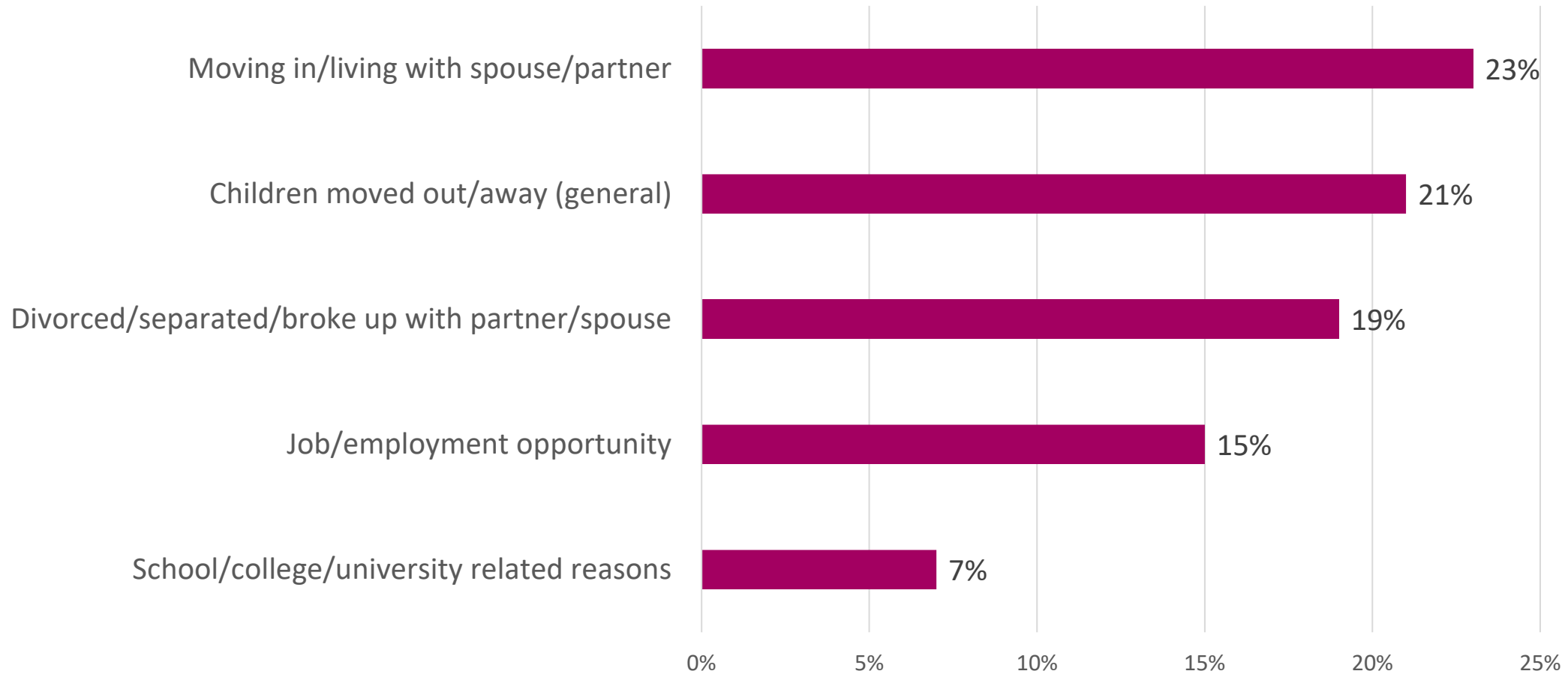


## When you moved/move, will/did everyone in your household move together?

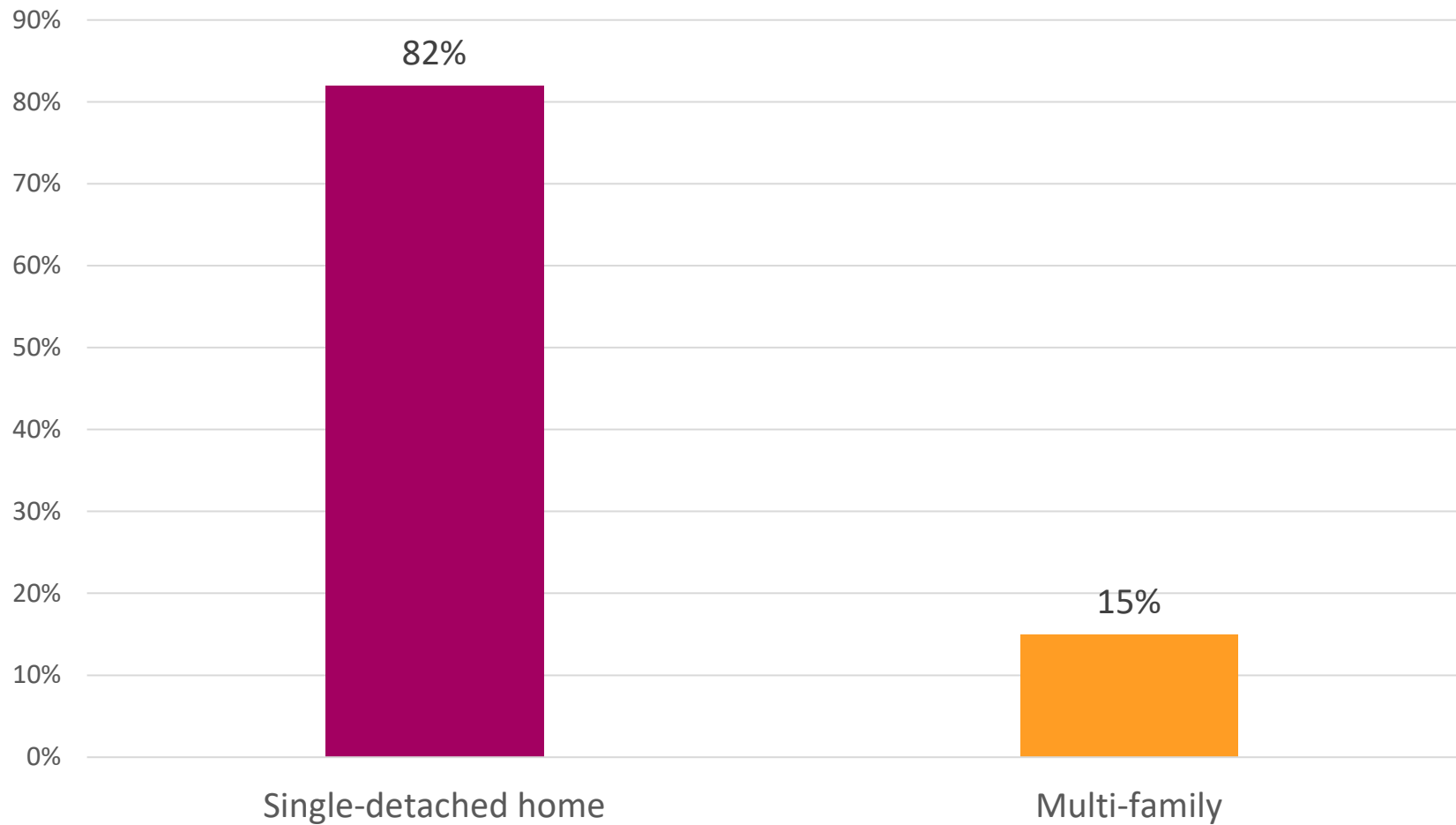




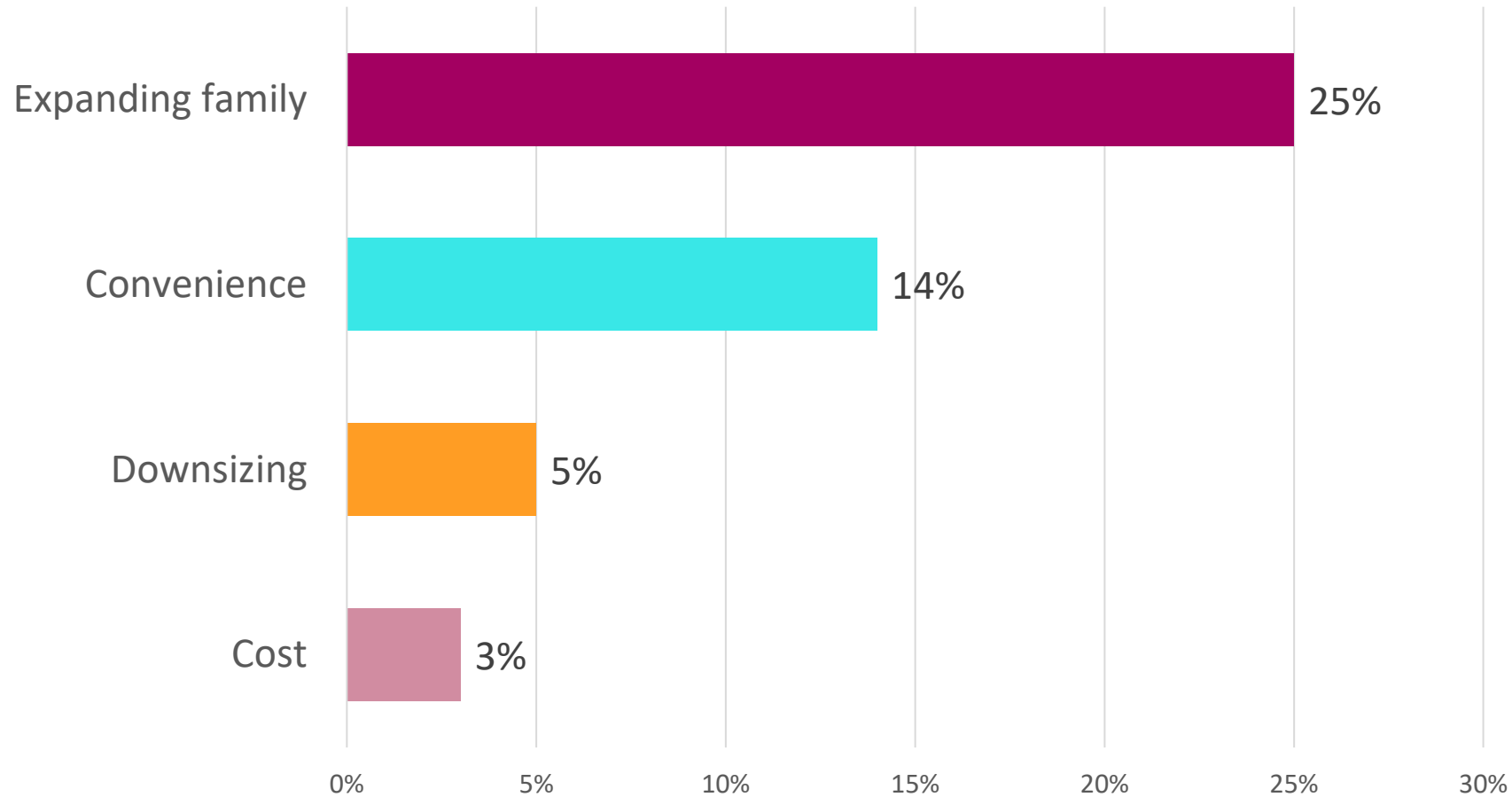
## When you moved/move, will/did everyone in your household move together? Respondents who answered 'No'



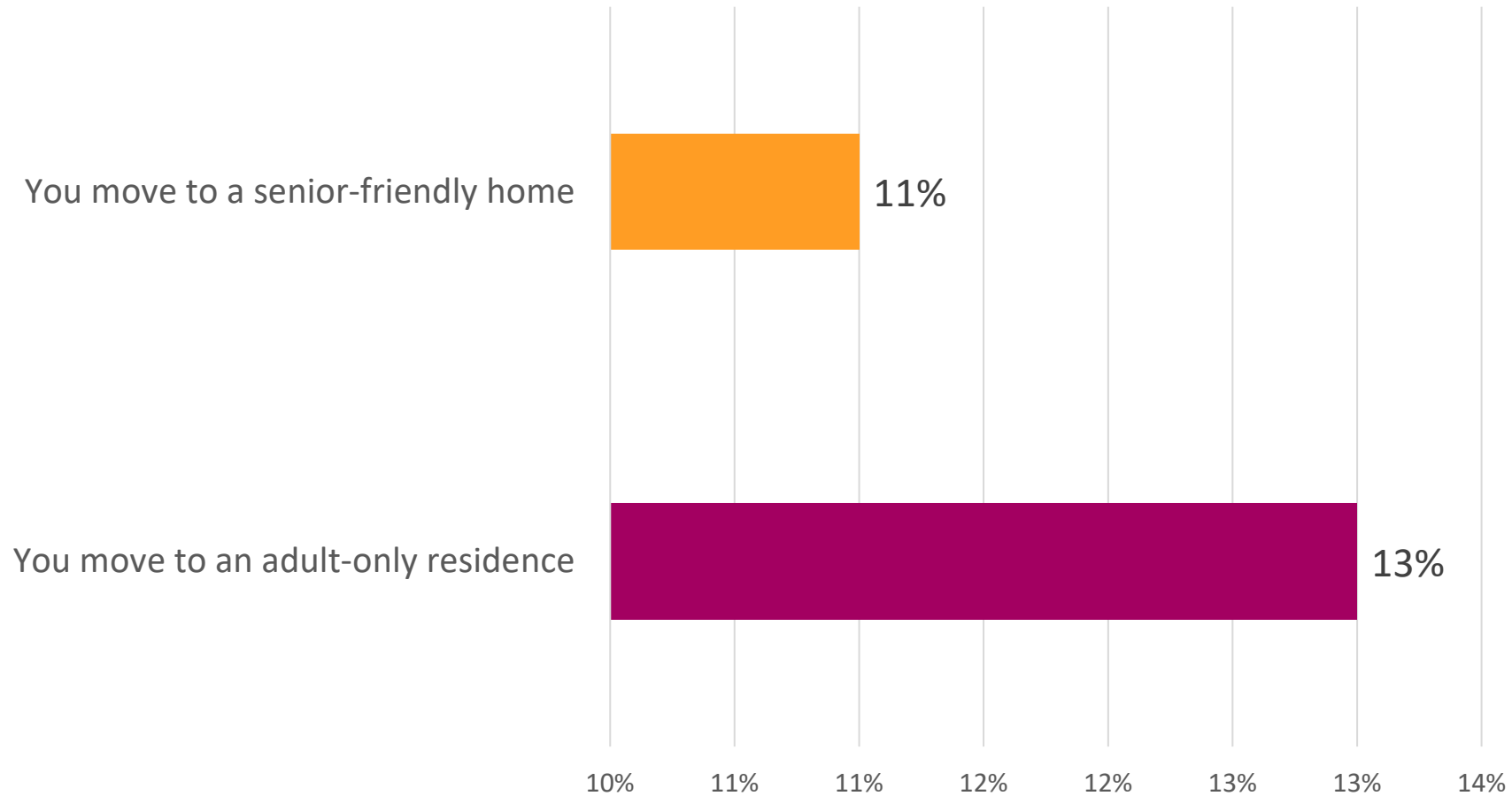
# What type of dwelling do you plan on moving to or buying?



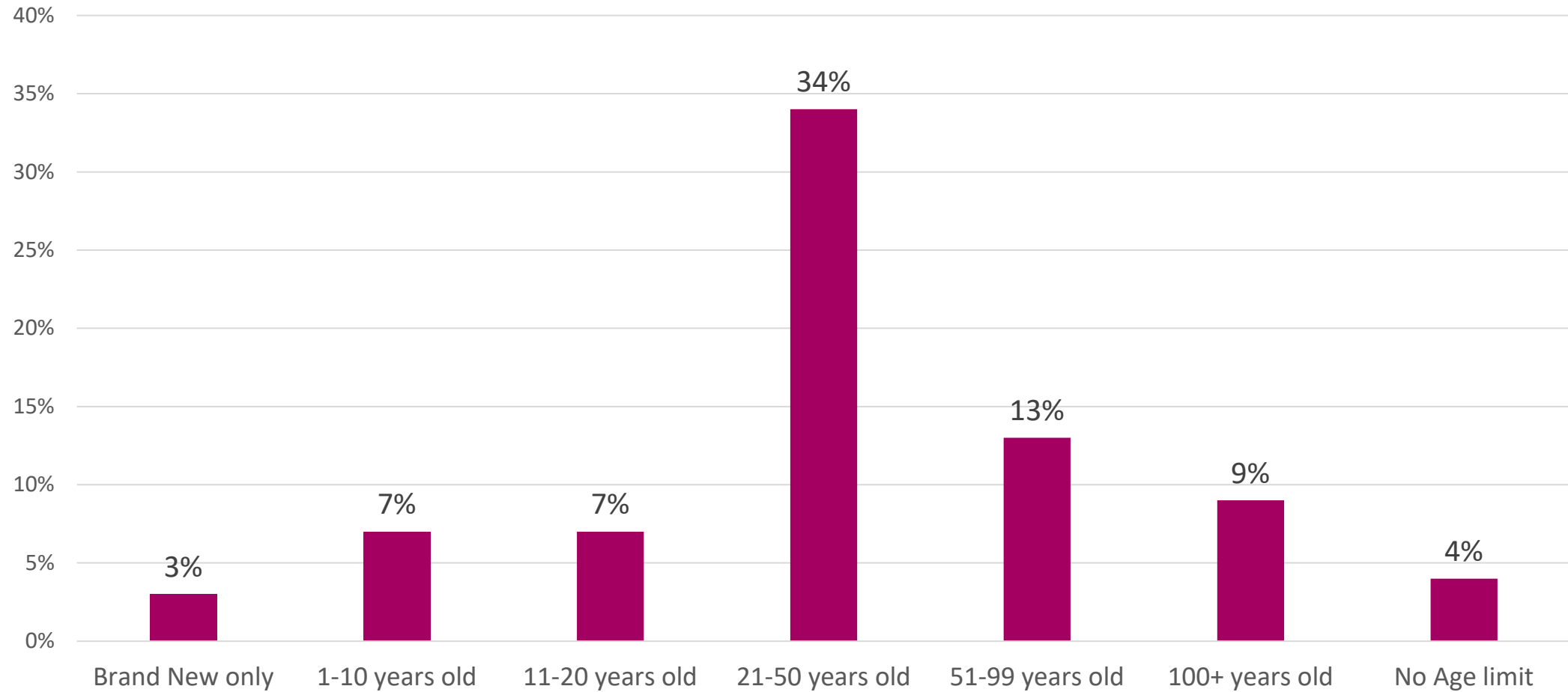
## What is the primary reason for this change in type of dwelling?



## How important is/was it that...?

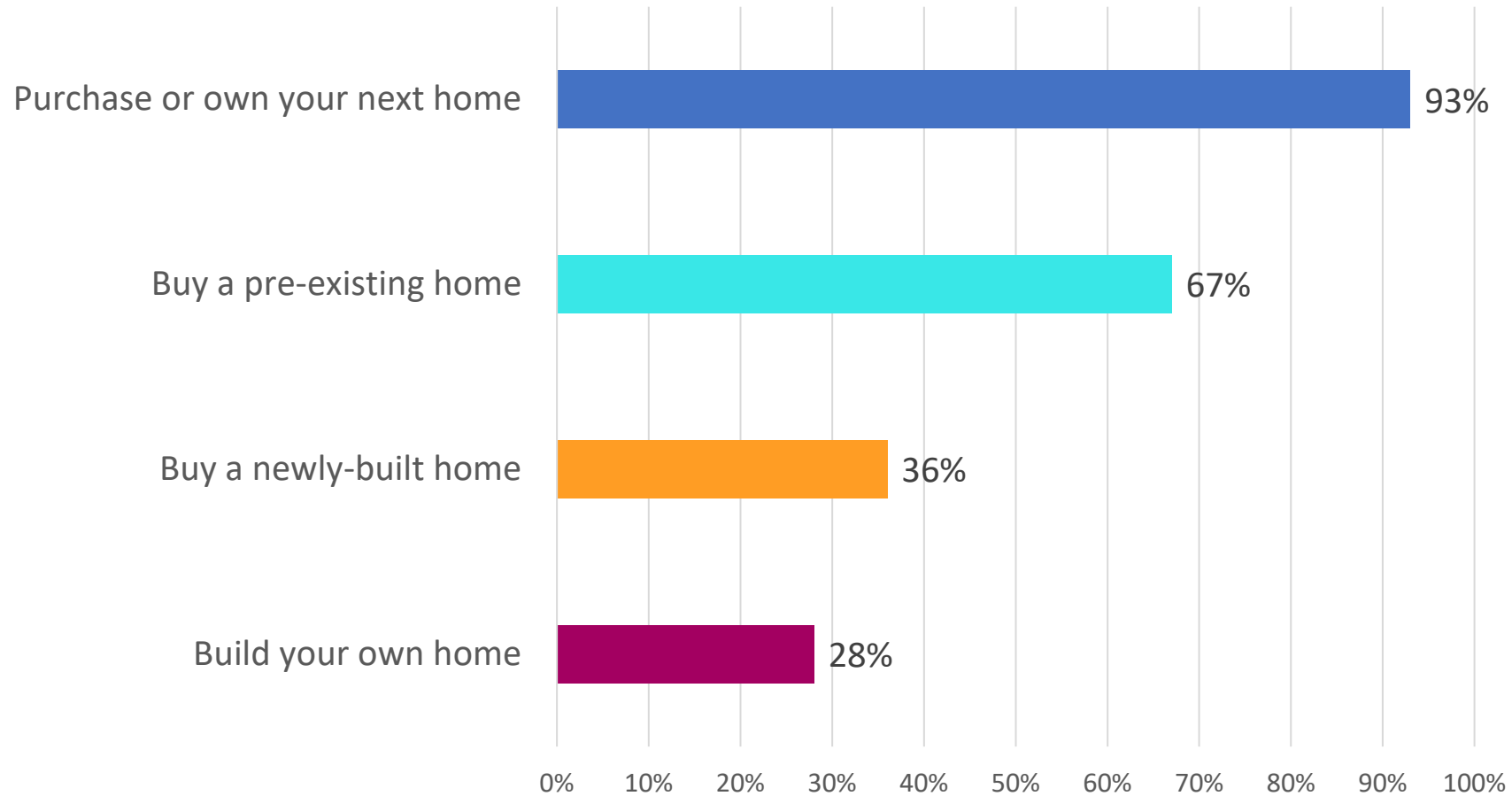


## What is the oldest age of housing you would consider?

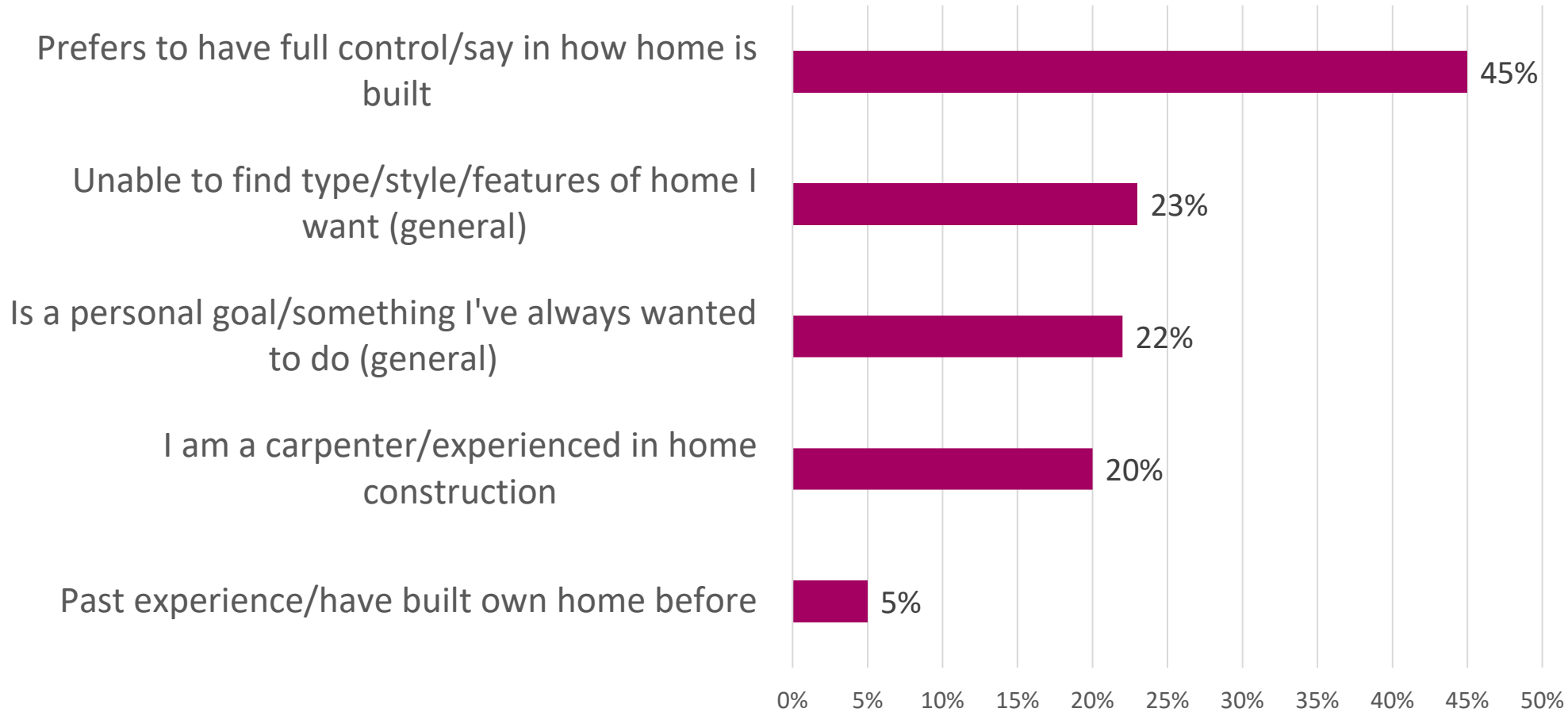


Base: Movers; n=218. Excludes don't know/not stated & non-numeric responses.

## How likely are you to...?

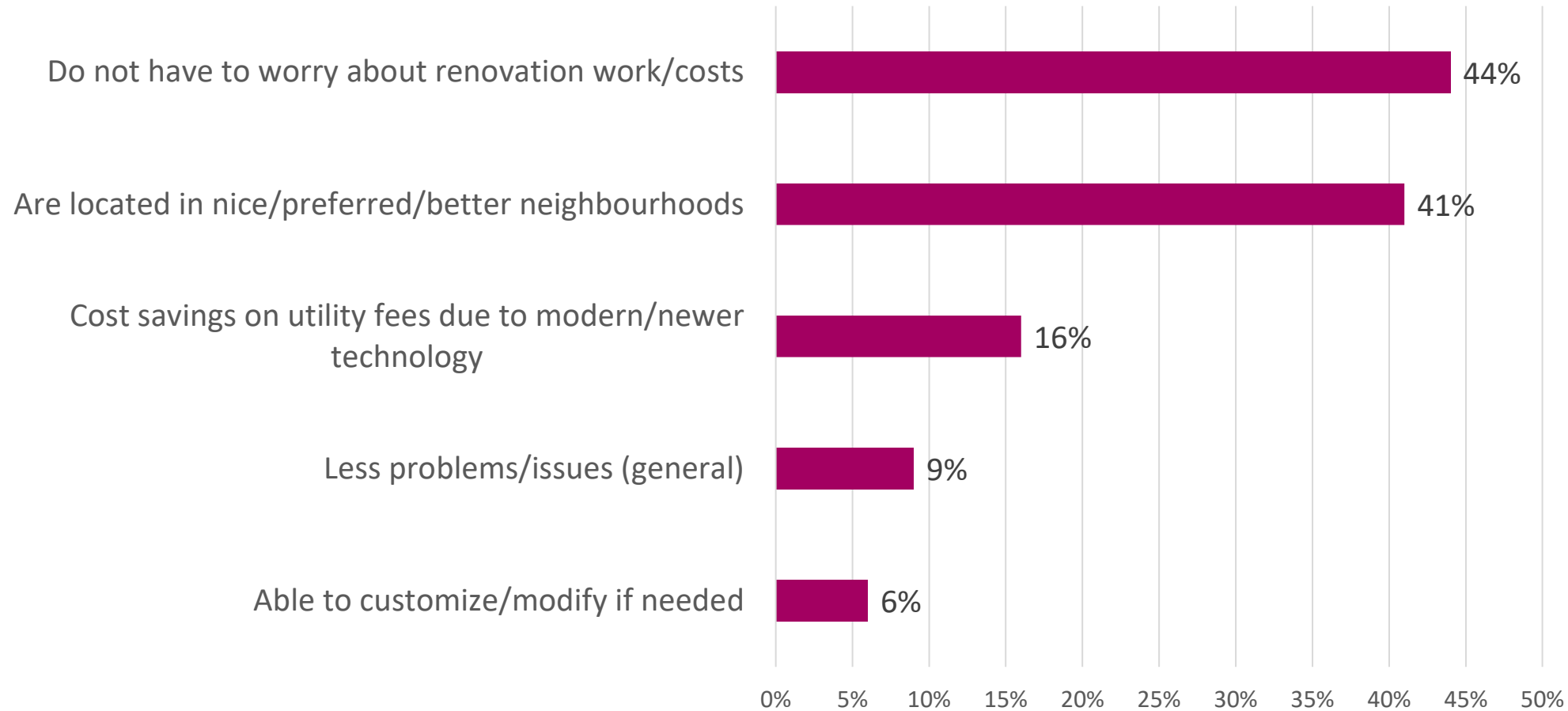


## Why are you most likely to Build your own home?



Base: Respondents that specified they are likely to build their own home. N=47. Excludes 'don't know/not stated'

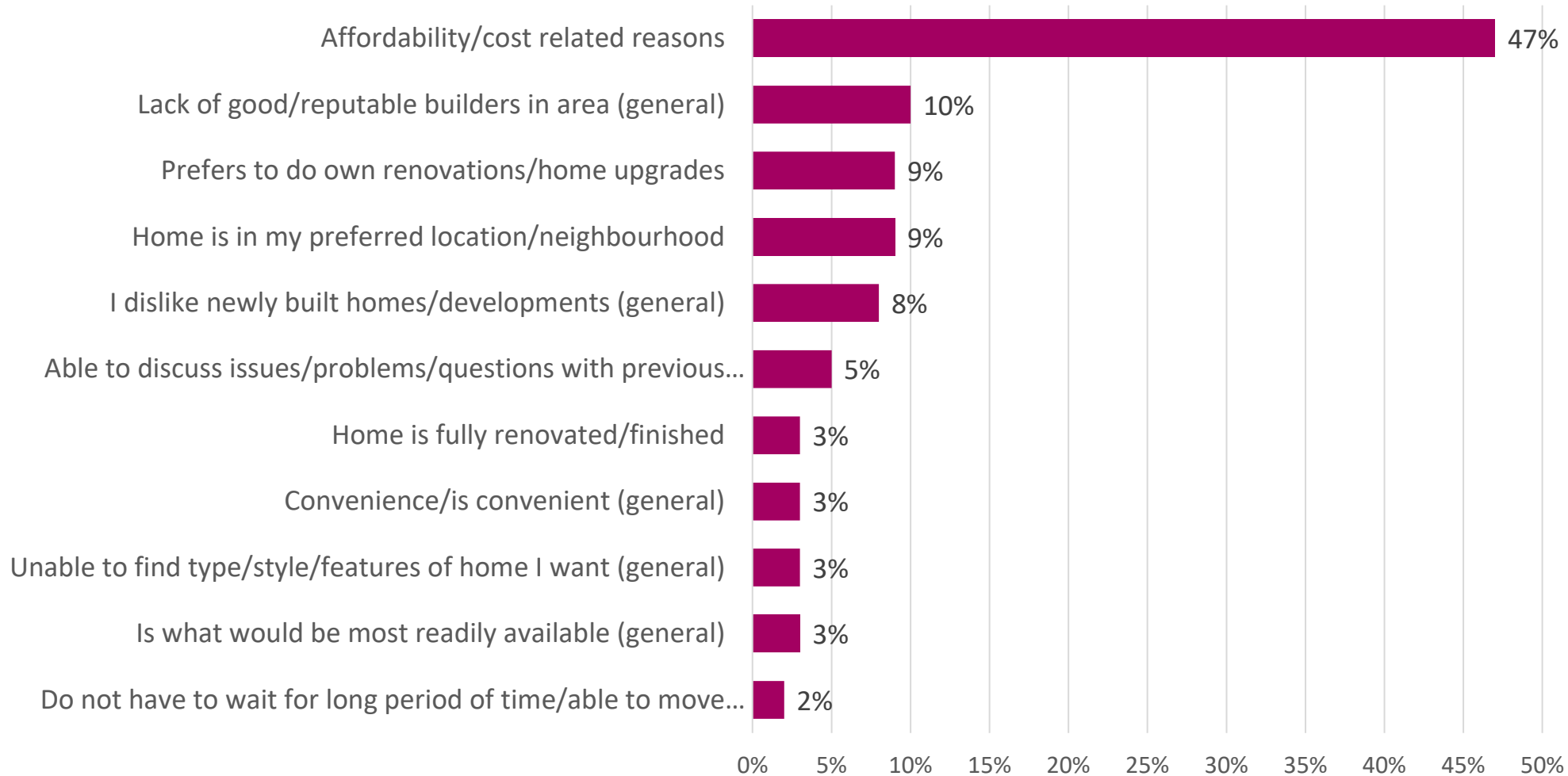
## Why are you most likely to buy a newly built home?



Base: Respondents that specified they are likely to buy a newly built home. N=31. Excludes 'don't know/not stated'

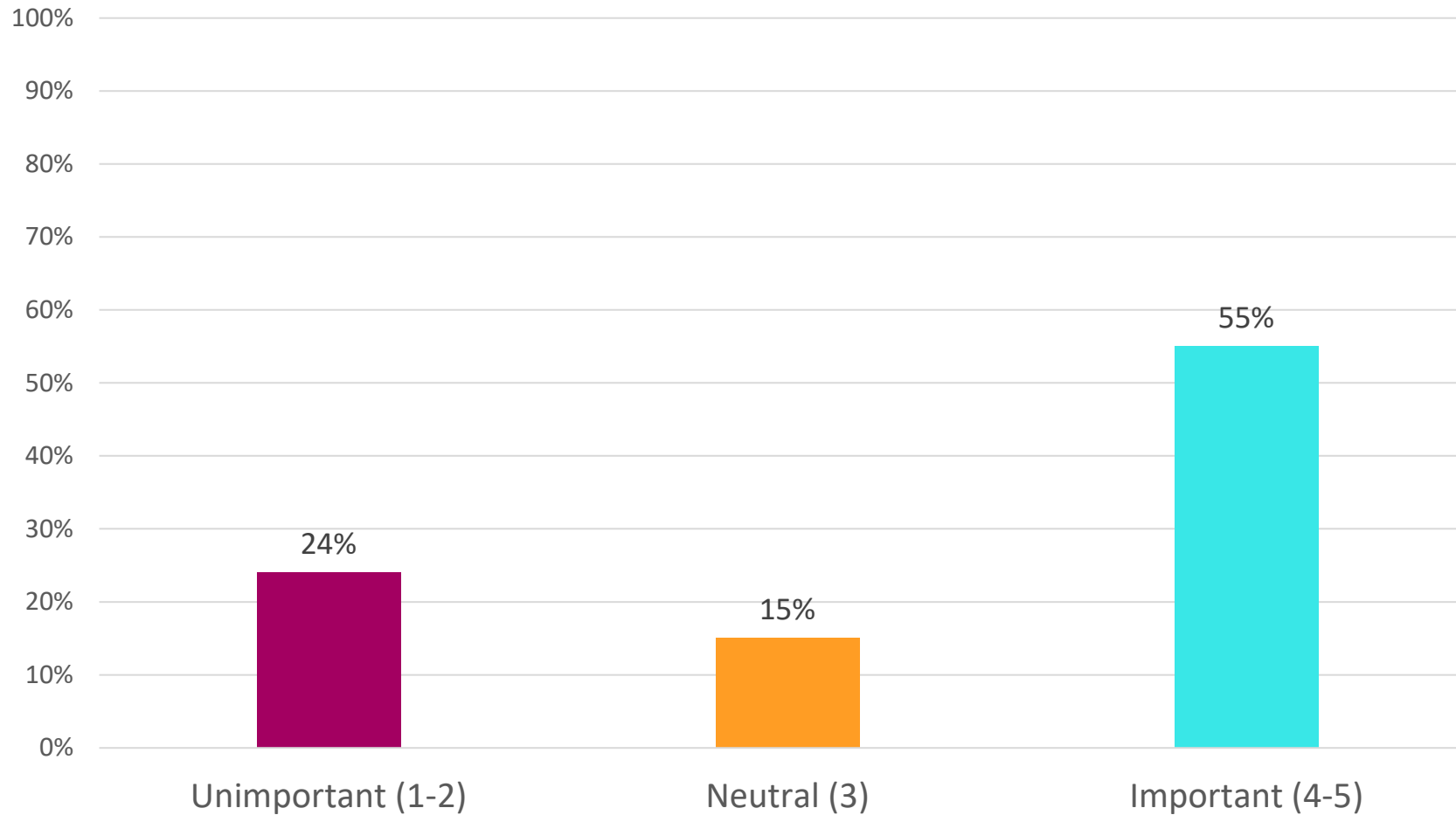


## Why are you most likely to buy a previously lived-in home?



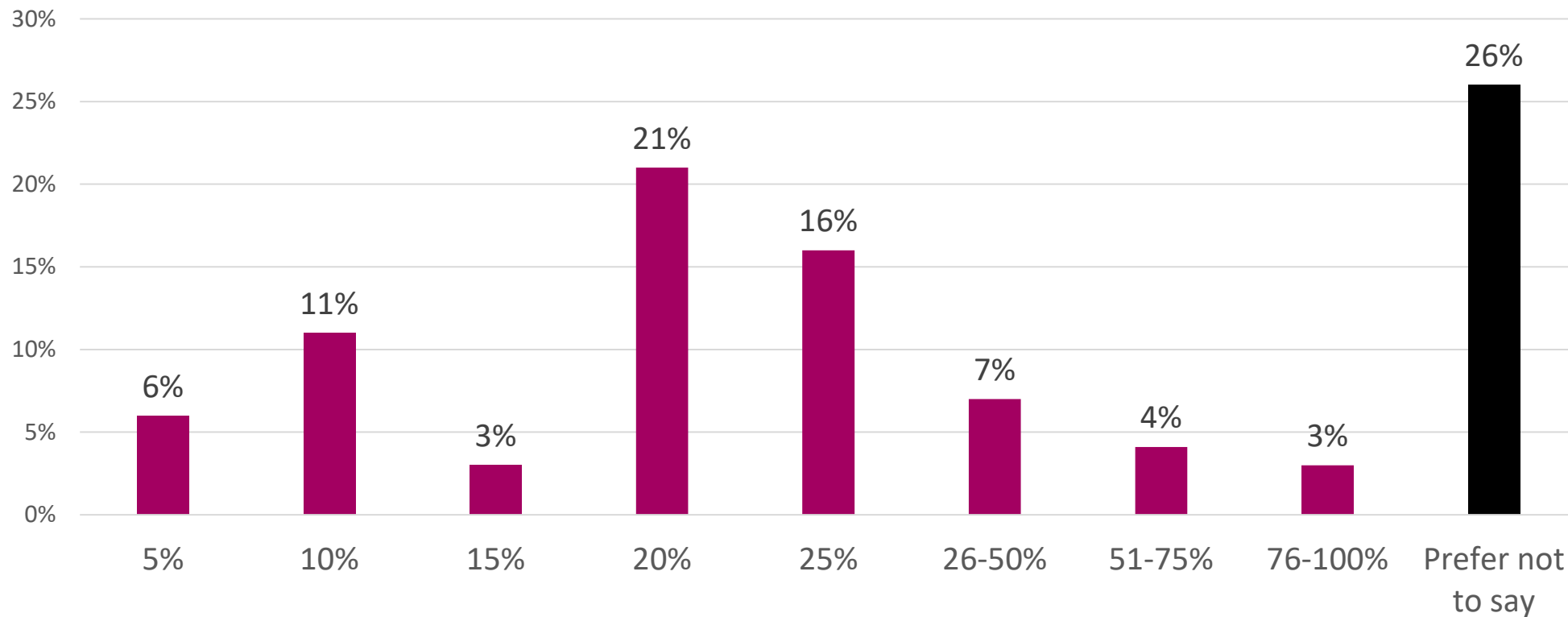
Base: Respondents that specified they are likely to buy a pre-existing home (previously lived-in). N=134. Excludes 'don't know/not stated'

## How important is it that you sell your current home before buying or moving to a new one?



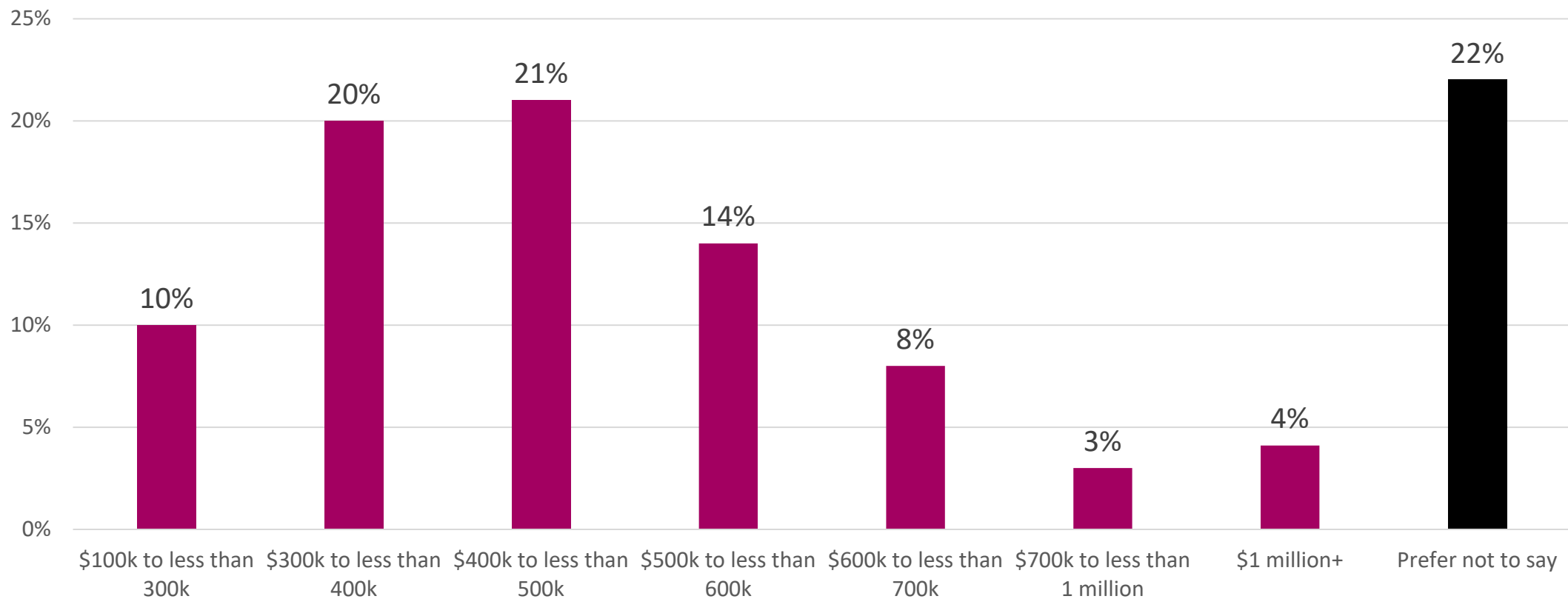
## Approximately what percentage of the mortgage are you planning/did you plan to put down as a down payment?

	Min	Max	Mean
Percentage	5%	100%	26%



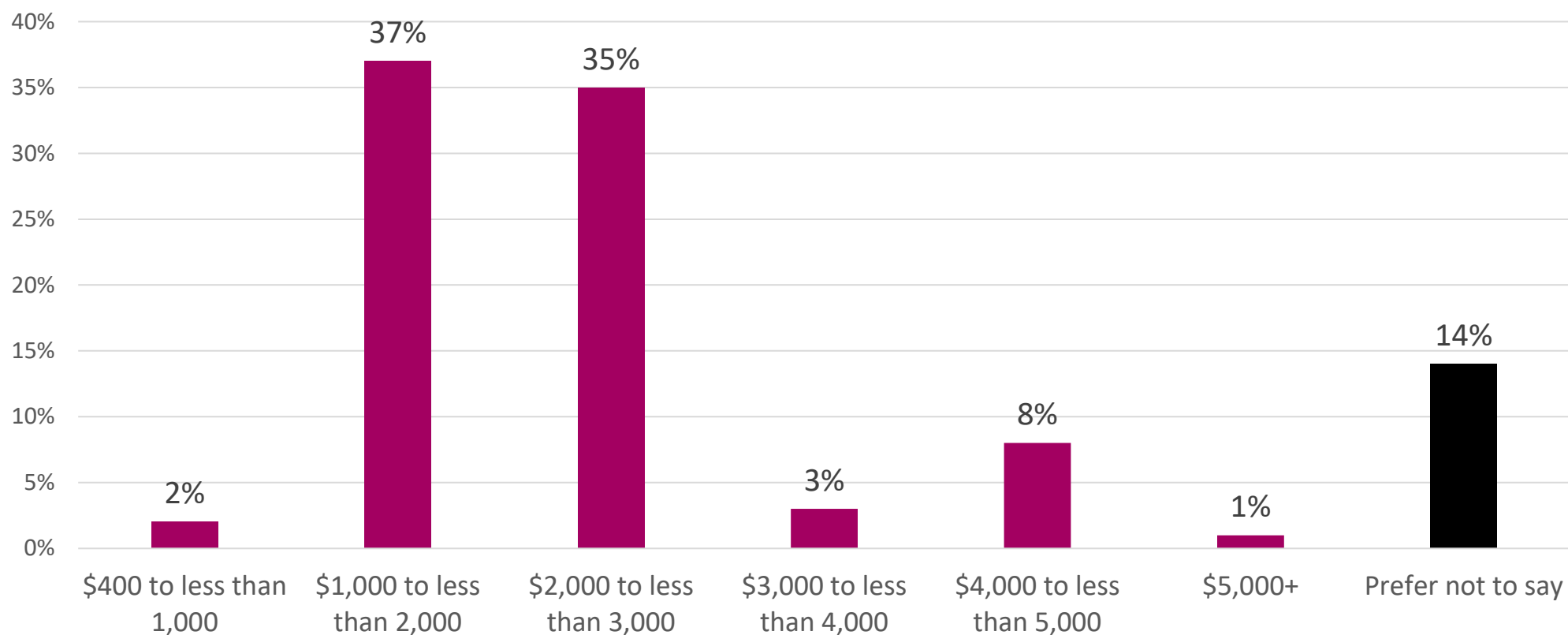
# How much are you willing to spend on your home?

	Min	Max	Mean
\$	\$100,000	\$1,500,000	\$442,205

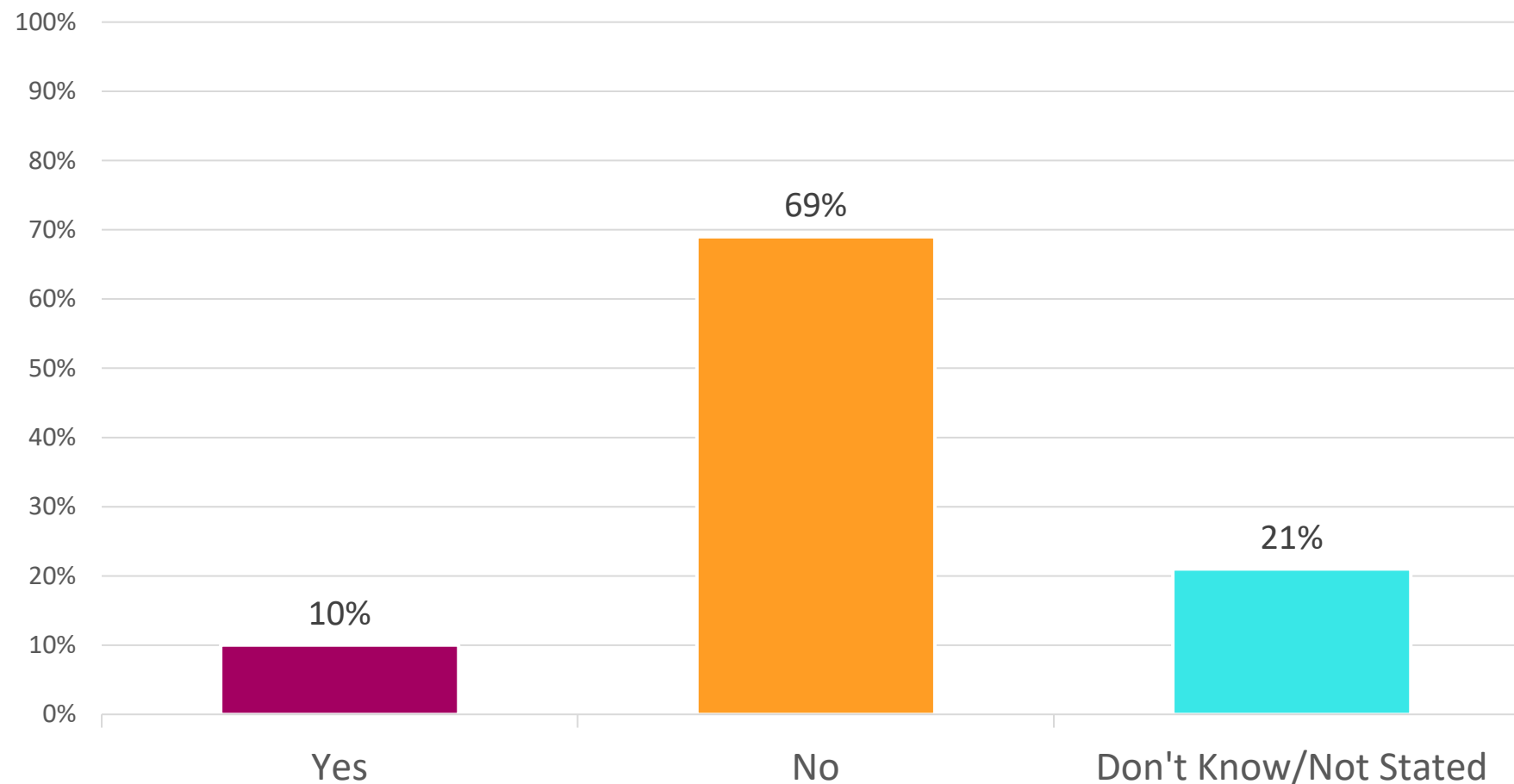


# How much would you be willing paying for this home, on a monthly basis?

	Min	Max	Mean
<b>\$/Per Month</b>	\$400	\$5,000	\$2,088



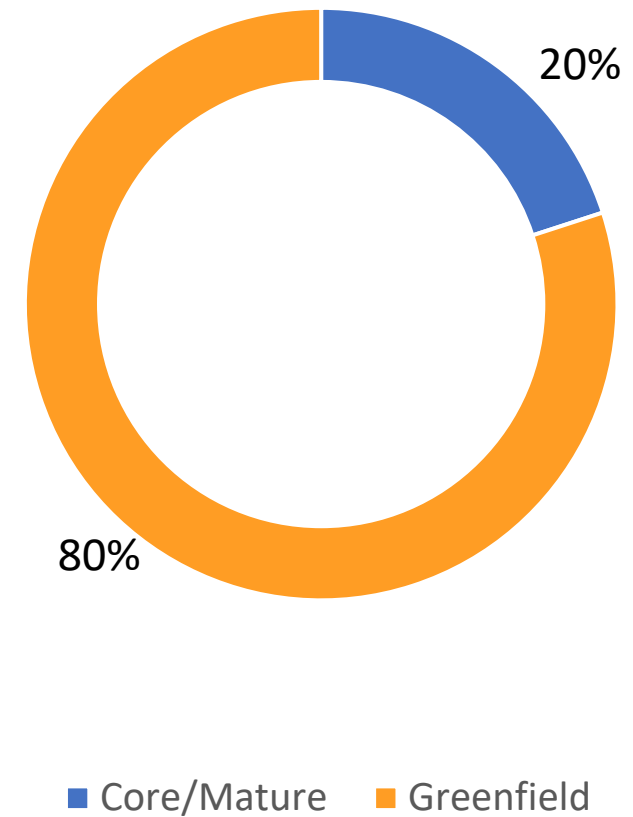
# Did you or do you anticipate requiring financial assistance from family to come up with the down payment?



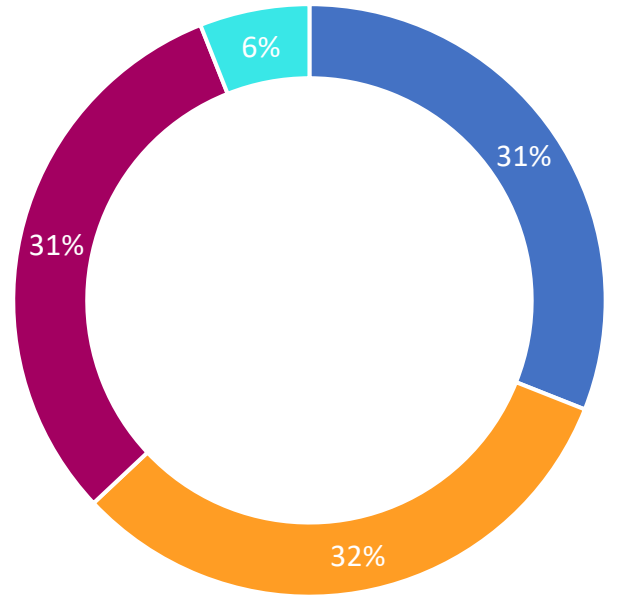
# Ward Representation

Ward	N=
1	40
2	62
3	58
4	84
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6	46
7	21
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9	35
10	98
Total	528

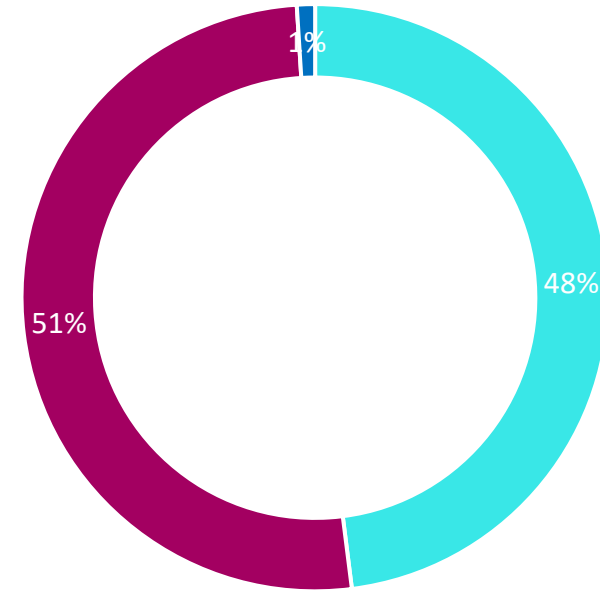
Core/mature vs. Greenfield



# Age & Gender



■ 18-34 ■ 35-54 ■ 55+ ■ Prefer not to say



■ Male ■ Female ■ Prefer not to say



# Marital Status & Employment Status

Single	16%
Married or living with a significant Other	69%
Divorced or separated	6%
Widowed	6%
Other/Prefer not to say	2%

Work full-time	55%
Work part-time	6%
Retired	26%
Homemaker	4%
Student	5%
Other/Prefer not to say	4%

# Income

Less than \$50,000	10%
\$50,000 to less than \$75,000	18%
\$75,000 to less than \$100,000	13%
\$100,000 to less than \$125,000	11%
\$125,000 to less than \$150,000	10%
\$150,000 to less than \$175,000	7%
\$175,000 to less than \$200,000	5%
\$200,000 or greater	9%
Prefer not to say	18%

MOTION

September 28, 2022

To: Mayor Masters and City Councillors

Re: Alley Maintenance Program

---

WHEREAS the City's Alley Maintenance Program is intended to support a sustainable alley system that is passable, safe, affordable, efficient, equitable and environmentally responsible;

WHEREAS Regina has 188 kilometres of gravel alleys and 272 kilometres of paved alleys;

WHEREAS City Council adopted a maintenance and renewal strategy for paved and gravel alleys in 1996;

WHEREAS City Council enacts the ALLEY MAINTENANCE SPECIAL TAX BYLAW annually to raise revenues through a special levy to fund the Alley Maintenance Program;

WHEREAS the renewal targets for the Alley Maintenance Program is a 30-year reconstruction cycle in paved alleys and a 10-year refreshment cycle in gravel alleys;

WHEREAS a paved alley is considered a superior driving surface and an enhanced level of service regarding aesthetics, vehicle experience, drainage and air quality; and

WHEREAS residents with gravel alleys regularly experience problems with ruts, potholes, grading and drainage due to the constantly changing conditions of gravel alleys;

THEREFORE BE IT RESOLVED that Administration prepare a report for Council's consideration in Q4 of 2023 for implementation in the 2024 budget which includes the following information:

- The costs, implications, projected funding structure to upgrade all gravel alleys to paved alleys; and
- Options with timelines of 10, 15 and 20 years to complete the work and align it, when possible, with SaskPower work to bury power lines.

Respectfully submitted,

  
Shanon Zachidniak

  
Andrew Stevens

Councillor - Ward 8

Councillor – Ward 3

BYLAW NO. 2022-51

THE REGINA TRAFFIC AMENDMENT BYLAW, 2022 (No. 3)

---

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 The purpose of this Bylaw is to amend *The Regina Traffic Bylaw, 1997* pertaining to the heavy or long combination vehicles routes, pick up and delivery vehicle routes and dangerous goods routes.
- 2 The authority for this Bylaw is section 8 of *The Cities Act*.
- 3 Section 4 is repealed and the following substituted:

**“Secondary Heavy Vehicle Routes**

4. (1) The streets set out in the attached Schedule “B” are hereby established as Secondary Heavy Vehicle Routes.
- (2) No person shall operate a heavy vehicle with 4 axles or less and a trailer length of less than 8.6 metres on any street other than a Secondary Heavy Vehicle Route except as permitted in section 5, and except while such vehicle:
  - (a) is making a collection or delivery, provided that the operator proceeds by the shortest route as measured by travelled distance to or from the point of collection or delivery, as the case may be, to or from the nearest Secondary Heavy Vehicle Route as measured by travelled distance;
  - (b) is proceeding to or from the business premises of the owner or operator of the vehicle, provided that the operator proceeds by the shortest route as measured by travelled distance to or from the business premises, as the case may be, to or from the nearest Secondary Heavy Vehicle Route as measured by travelled distance;
  - (c) is proceeding to or from a garage for the purpose of repairs, servicing or refueling, provided that the operator proceeds by the shortest route as measured by travelled distance, to or from the garage, as the case may be, to or from the nearest Secondary Heavy Vehicle Route as measured by travelled distance; or

(d) is being operated in the service of the City.”

4 Subsection 5(1) is amended by striking out “Schedule “B”” and substituting “Schedule “A””.

5 Clauses 5(2)(a), (b) and (c) are repealed and the following substituted:

“(a) is making collection or delivery, provided that the operator proceeds first by the shortest route as measured by travelled distance along the Secondary Heavy Vehicle Route to or from the point of collection or delivery, and then the shortest route as measured by travelled distance to or from the point of collection or delivery, as the case may be, to or from the nearest Heavy or Long Combination Vehicle Route as measured by travelled distance;

(b) is proceeding to or from the business premises of the owner or operator of the vehicle, provided that the operator proceeds first by the shortest route as measured by travelled distance along the Secondary Heavy Vehicle Route, and then by the shortest route as measured by travelled distance to or from the business premises, as the case may be, to or from the nearest Heavy or Long Combination Vehicle Route as measured by travelled distance;

(c) is proceeding to or from a garage for the purpose of repairs, servicing or refueling, provided that the operator proceeds first by the shortest route as measured by travelled distance along the Secondary Heavy Vehicle Route, and then by the shortest route by travelled distance to or from the garage, as the case may be, to or from the nearest Heavy or Long Combination Vehicle Route as measured by travelled distance;”

6 Clause 6(3)(c) is repealed and the following substituted:

“(c) is proceeding to or from a garage for the purpose of repairs, servicing or refueling; and the dangerous goods vehicle proceeds first by the shortest route as measured by travelled distance along the Heavy or Long Combination Vehicle Route, second by the shortest route as measured by travelled distance along the Secondary Heavy Vehicle Route, and third by the shortest route by travelled distance to or from a

destination, as the case may be, to or from the nearest Dangerous Goods Route.”

7 Schedule “A” is repealed and the attached Schedule “A” substituted.

8 Schedule “B” is repealed and the attached Schedule “B” substituted.

9 Schedule “C” is repealed and the attached Schedule “C” substituted

10 Schedule “J” is amended by striking out Section 72 and substituting the following:  
“

72, 73	Overdimensional and Overweight Vehicle Permit	<p>\$50.00 for any vehicle or load over 3.7 meters in width, 25 meters in length or 4.2 meters in height, and \$50.00 for any vehicle or load that exceeds the maximum loads in Schedule “I”.</p> <p>Where a vehicle requires both an overdimensional vehicle permit and an overweight vehicle permit, the maximum fee shall be \$50.00.</p>
--------	---	--

”

11 Schedule “L” is amended by striking out Sections 4(2), 5(2) and 6(2) and substituting the following:  
“

4(2)	\$250.00	Driving off of the Secondary Heavy Vehicle Route.
5(2)	\$250.00	Driving off of the Heavy Long Combination Route.
6(2)	\$600.00	Driving off of a Dangerous Goods Route.

”

12 Schedule “L” is amended by striking out Section 46 and substituting the following:  
“

46	\$600.00	Parking a dangerous goods vehicle withing 150 metres of any place of assembly occupancy.
----	----------	--

”

13 This Bylaw comes into force on the day of passage

READ A FIRST TIME THIS 28<sup>th</sup> DAY OF September 2022.

READ A SECOND TIME THIS 28<sup>th</sup> DAY OF September 2022.

READ A THIRD TIME AND PASSED THIS 28<sup>th</sup> DAY OF September 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

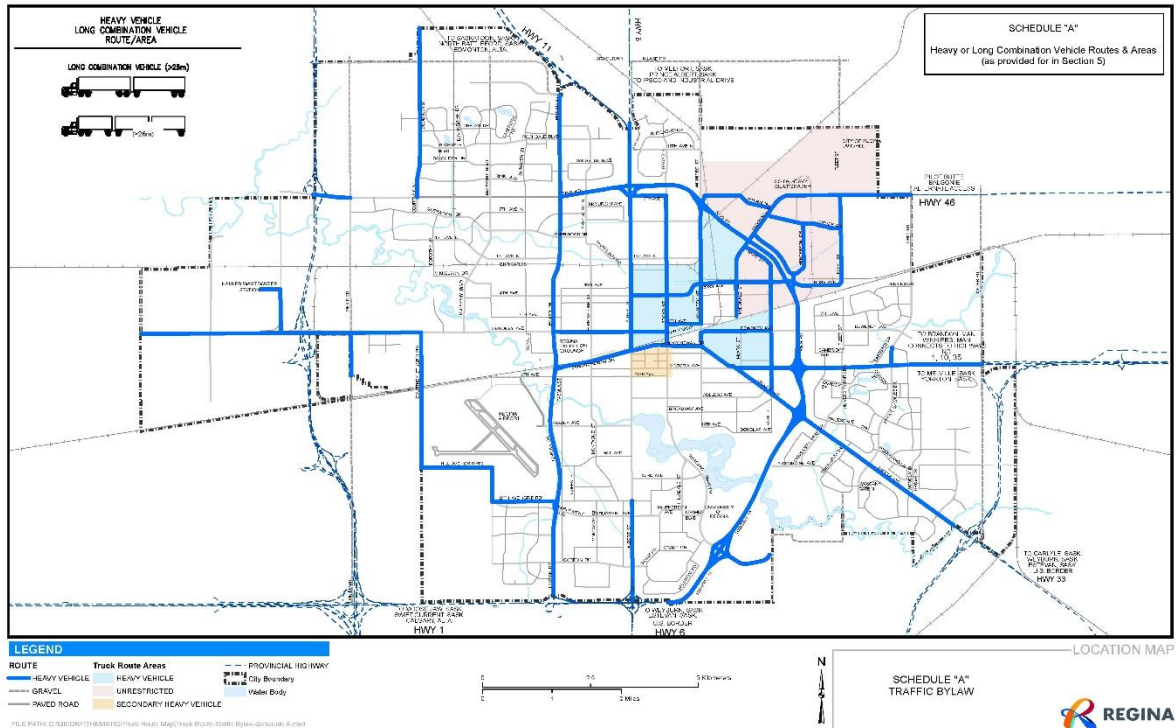
\_\_\_\_\_  
(SEAL)

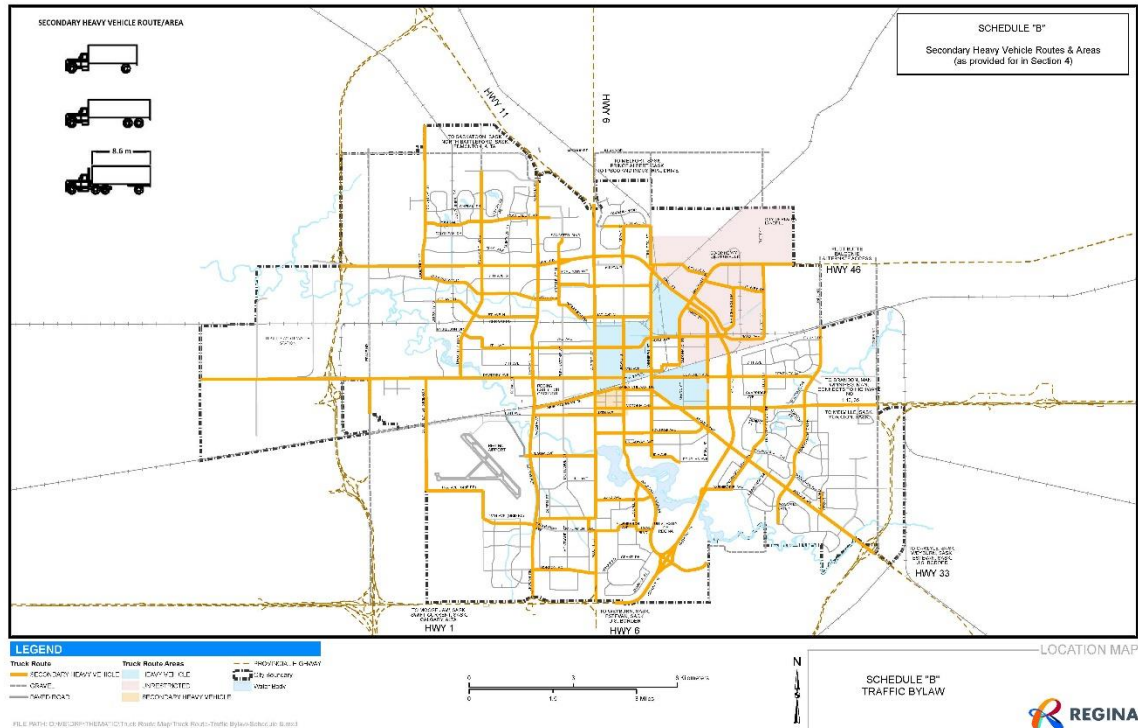
CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

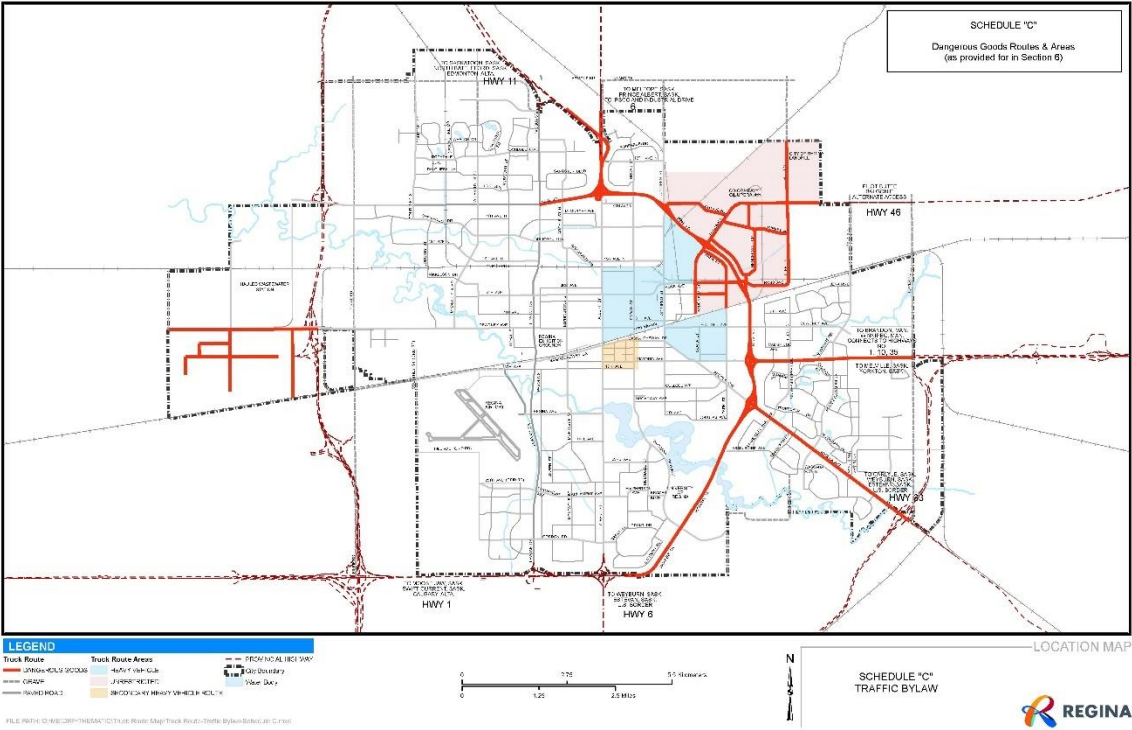


# Schedule "A"





Schedule “C”



## ABSTRACT

BYLAW NO. 2022-51

### THE REGINA TRAFFIC AMENDMENT BYLAW, 2022 (No. 3)

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PURPOSE:	The purpose of this Bylaw is to amend <i>The Regina Traffic Bylaw, 1997</i> pertaining to the heavy or long combination vehicles routes, pick up and delivery vehicle routes and dangerous goods routes.
ABSTRACT:	Amends <i>The Regina Traffic Bylaw, 1997</i> to update route names and related fines along with updated maps to reflect the new headings, removal of roads and including provincial highways connecting to city limits.
STATUTORY AUTHORITY:	Section 8 of <i>The Cities Act</i> .
MINISTER'S APPROVAL:	N/A
PUBLIC HEARING:	N/A
PUBLIC NOTICE:	N/A
REFERENCE:	Executive Committee, September 7, 2022, EX22-94 and City Council, September 14, 2022, CR22-103.
AMENDS/REPEALS:	Amends Bylaw 9900
CLASSIFICATION:	Regulatory
INITIATING DIVISION:	Citizen Services
INITIATING DEPARTMENT:	Roadways & Transportation

BYLAW NO. 2022-15

THE CONSERVATION OF HERITAGE PROPERTIES TAX EXEMPTION FOR  
THE LEADER BUILDING LOCATED AT 1853 HAMILTON STREET BYLAW, 2022

THE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

**Purpose**

- 1 The purpose of this Bylaw is to provide a heritage property tax exemption to the owners of property located at 1853 Hamilton Street, pursuant to the City of Regina's Heritage Building Rehabilitation Program.

**Authority**

- 2 The authority for this Bylaw is clause 28(a) of *The Heritage Property Act*.

**Exemption**

- 3 An exemption for taxation pursuant to the City of Regina's Heritage Building Rehabilitation Program is granted for the real property owned by 101111664 Saskatchewan Ltd., 101156101 Saskatchewan Ltd., Jane Arthur Medical Prof. Corp., Leader Realty Inc., James Ian Baldwin, Jessica Margaret Baldwin, Johanna Christine Bundon, 101079287 Saskatchewan Ltd., Nicor Developments Inc., Leader Building Condominium Corporation (the "Owners"), located at 1853 Hamilton Street and legally described as:

Units 1-4 and 6-15  
Condominium Plan No. 102012163, Extension 0

**Scope of Exemption**

- 4 The City shall exempt from taxation or provide a partial exemption for the Property in an amount equal to the lesser of:
- (a) 50 percent of the actual cost incurred by, or on behalf of, the Owners in completing the Conservation Plan on the Property; or
  - (b) an amount equivalent to the total property taxes on the Property payable for the years 2023 to 2032, inclusive.
- 5 Notwithstanding section 3 of the attached Agreement, the term of this Agreement may be extended until 2033 at the sole discretion of the Director where there have been unanticipated construction delays.

**Agreement**

- 6 The exemption in sections 3, 4 and 5 shall be governed by the attached form of Agreement between The City of Regina and the Owners marked as Schedule "A".

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Solicitor

- 7 The City Clerk is authorized to sign and seal the Agreement in section 6 on behalf of the City of Regina.
- 8 The Executive Director, City Planning and Community Development is authorized to determine whether the work done to the property is eligible for a tax exemption within the meaning of the Agreement.

**Coming Into Force**

- 9 This Bylaw comes into force on the day of passage of the Bylaw, or on the date the Agreement is executed, whichever is later.

READ A FIRST TIME THIS 28<sup>th</sup> DAY OF September 2022.

READ A SECOND TIME THIS 28<sup>th</sup> DAY OF September 2022.

READ A THIRD TIME AND PASSED THIS 28<sup>th</sup> DAY OF September 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
(SEAL)

CERTIFIED A TRUE COPY

\_\_\_\_\_  
City Clerk

**Schedule "A"**

**HERITAGE PROPERTIES  
TAX EXEMPTION AGREEMENT  
1853 Hamilton Street, Regina, Saskatchewan, Units 1-4 and 6-15 known as the Leader  
Building**

Agreement dated \_\_\_\_\_, 20\_\_\_\_  
(City Clerk to put in date)

Between:

**THE CITY OF REGINA**  
(the "City")

- and -

**101111664 SASKATCHEWAN LTD., 101156101 SASKATCHEWAN LTD., JANE  
ARTHUR MEDICAL PROF. CORP., LEADER REALTY INC., JAMES IAN BALDWIN,  
JESSICA MARGARET BALDWIN, JOHANNA CHRISTINE BUNDON, 101079287  
SASKATCHEWAN LTD., NICOR DEVELOPMENTS INC., LEADER BUILDING  
CONDOMINIUM CORPORATION**  
(the "Owners")

The Parties agree as follows:

**Definitions**

1 In this Agreement:

**"Conservation Consultant"** means a duly qualified professional architect or engineer or other person with substantial knowledge and experience in respect of the conservation of heritage buildings and structures;

**"Conservation Plan"** means the work on the Property as described in the chart and the Heritage Conservation Plan for the Leader Building attached as Schedule "A" and as determined by the Director to be eligible conservation plan items for consideration pursuant to the City's Heritage Building Rehabilitation Program;

**"Director"** means the person occupying the position of Executive Director, City Planning and Community Development or his/her designate of the City;

**"education portion of the property taxes"** means the property taxes levied by the City pursuant to *The Education Property Tax Act* on behalf of the Government of Saskatchewan for the benefit of the Board of Education of the Regina School Division No. 4 and the Board of Education of the Regina Roman Catholic Separate School Division No. 81 of Saskatchewan;

**“Heritage Alteration Permit”** means the permit approval given by the City to alter the Property;

**“Property”** means the real property located at 1853 Hamilton St., Regina, Saskatchewan and legally described as:

Units 1-4 and 6-15  
Condo Plan No. 102012163 Ext. 0

**“Site Review Report”** means a report prepared by a Conservation Consultant that includes the following:

- (a) photographs and a description of the inspected work in progress on the Property and materials delivered to the site;
- (b) confirmation that the work on the Property and materials used conform to the Conservation Plan and any related drawings and specifications.

#### **Authority**

2 The Owners represent and warrant to the City that:

- (a) they have the power, authority and capacity to enter into this Agreement and to carry out the respective obligations under this Agreement;
- (b) they have obtained all necessary approvals required to carry out the Conservation Plan with respect to the Property, including any approvals from the condominium corporation constituted with respect to the Property; and
- (c) the obligations under this Agreement do not conflict with any bylaws enacted by the condominium corporation constituted with respect to the Property or any agreements that exist between the unit owners and the condominium corporation.

#### **Tax Exemption**

3(1) Pursuant to clause 28(a) of *The Heritage Property Act*, and subject to the terms of this Agreement, the City shall exempt from taxation, or provide a partial exemption to the Property in an amount equal to the lesser of:

- (a) 50 percent of the actual cost incurred by, or on behalf of, the Owners in completing the Conservation Plan on the Property; or
- (b) an amount equivalent to the total property taxes on the Property payable for the years 2023 to 2032, inclusive.

(1.1) Where the work to the Property is work to the common property of the condominium corporation, the City Assessor has the discretion to determine the amount of the



exemption for each unit based on the proportionate share of the unit factors associated with the unit.

- (2) Notwithstanding subsection (1), where on an annual basis the exemption of the education portion of the property taxes for the parcel would be equal to \$25,000 or more, the exemption of the education portion of the property taxes is subject to the annual approval of the Government of Saskatchewan.
  - (3) Where the Government of Saskatchewan does not approve of the exemption of the education portion of the property taxes or reduces the amount of the proposed exemption, the City shall reduce the exemption of the education portion of the property taxes in accordance with the Government of Saskatchewan's decision.
  - (4) Where the exemption of the education portion of the property taxes is not approved or is reduced, the Owners will be required to pay the balance of the education portion of the property taxes and the City shall not be liable to the Owners for any amount of the tax exemption which would have otherwise been granted to the Owners.
- 4 Notwithstanding subsection 3(1) of this Agreement, the tax exemption may commence in 2024 and extend until 2033 at the sole discretion of the Director where there have been unanticipated construction delays.
- 5(1) If the Owners fail to commence the work in the Conservation Plan in accordance with this Agreement within two years after this Agreement is signed, this Agreement will be automatically terminated for all purposes, and the City will not be obligated to provide any tax exemption.
- (2) Notwithstanding sections 3 and 4 of this Agreement, the term of this Agreement shall not extend past December 31, 2033.

#### **Owner's Covenants**

6 The Owners agree that:

- (a) the Property will be used in accordance with this Agreement;
- (b) the Owners, to the City's satisfaction, as soon as reasonably possible after the issuance of any required permits, will commence work on the conservation of the Property in accordance with any required permits and the Conservation Plan and thereafter will diligently carry out such work until the Property is conserved in accordance with any required permits, the Conservation Plan and this Agreement;
- (c) notwithstanding any other provision, the Owners, to the City's satisfaction will fully complete the Conservation Plan by no later than ten years after the signing of this Agreement;

- (d) the Owners will ensure that at all times during the conservation, the Property is adequately secured, supported and otherwise protected in all respects from damage or injury of any kind;
- (e) the Owners will ensure that the Conservation Plan is carried out lawfully in all respects at all times, and without limitation to the generality of the foregoing, the Owners will ensure that, prior to commencement and during the Conservation Plan it has obtained and holds valid and unexpired permits for the work done on the Property;
- (f) the Owners shall, prior to carrying out the Conservation Plan, obtain and hold a Heritage Alteration Permit. The Owners shall submit an application for a Heritage Alteration Permit within 120 days of the date of this agreement and shall submit any schedules, reports and drawings required as part of the application.
- (g) the Owners will retain a Conservation Consultant to prepare and supervise the preparation of the Conservation Plan, including without limitation, all necessary architectural drawings for and to supervise the planning and carrying out of the Conservation Plan, and the Owners will ensure that the Conservation Plan is prepared, planned and carried out in that way;
- (h) the Owners, in carrying out the Conservation Plan, will notify the City and obtain its explicit prior written approval from the Director for any deviation from or modification to the Conservation Plan;
- (i) on completion of the Conservation Plan, the Owners will deliver to the City a written report, prepared, signed and certified by the Conservation Consultant, showing that the work has been completed in accordance with the Conservation Plan, and upon issuance of verification by the Director that the Property has been completed to the City's satisfaction the Conservation Plan will be considered to be complete; and
- (j) the Owners consent to the City disclosing the amount of property taxes (including special taxes, local improvement levies, utility charges, and any other such charges or fees added to the taxes) owing on any unit in the Property to any unit owner in the Property or to the condominium corporation constituted with respect to the Property for the purpose of ensuring that all property taxes are paid.

7 The Owners shall promptly:

- (a) notify the City of any occurrences which would, pursuant to this Agreement, discontinue or terminate the tax exemption;
- (b) provide the City Assessor with any information or documentation requested by the City Assessor to complete and check the assessment of the Property;

- (c) provide the Director with any information, documentation, or access to the Property requested by the Director to check the progress of construction for the purposes of this Agreement.
- 8 The Owners shall ensure that the Property retains its formal heritage designation as Municipal Heritage Property, in accordance with *The Heritage Property Act*.
- 9(1) Upon completion of an item of the Conservation Plan, the Owners shall submit to the Director:
  - (a) a written report, prepared, signed and certified by the Conservation Consultant, to be submitted by September 30 of each year showing that the work item or items have been completed in accordance with the Conservation Plan and which aligns with itemized receipts made for actual costs incurred in the form of an itemized annual progress claim which corresponds with the eligible work items identified in the Conservation Plan and any related drawings and or specifications; and
  - (b) a Site Review Report which corresponds with the payments outlined in clause (a) that is prepared by a Conservation Consultant to verify the receipts provided in the progress claim.
- (2) If a work item that is submitted does not qualify as a Conservation Plan item, then it shall not be included for the purposes of calculating this tax exemption.
- (3) The Director may request further documentation from the Owners and may independently gather estimates as to the Conservation Plan to confirm the authenticity of the documentation of payments made for actual costs incurred (i.e. itemized invoices and receipts).
- (4) In the event that actual costs exceed the corresponding estimates by more than 10 percent, the Owners shall provide full particulars as to the reason(s) for such overruns.
- (5) It is understood that the City may decline to approve any cost overrun, or portion thereof, if considered not to be reasonably or necessarily incurred for the Conservation Plan.
- (6) The tax exemption will not be granted unless and until the Director receives the documentation required by this section and has confirmed the authenticity of the same.
- (7) The Director will conclusively determine the cost of Conservation Plan items in Schedule "A" after he or she has viewed the estimates and received information pursuant to section 9.
- 10 Upon completion of the Conservation Plan, or portion thereof, the Director:
  - (a) shall review the documentation submitted pursuant to section 9;

- (b) may inspect the Property to confirm the completion of the Conservation Plan, or portion thereof; and
  - (c) shall certify the amount of the tax exemption to be conferred pursuant to this Agreement.
- 11 Once the Director has certified the amount(s) of the exemption to be granted to the Owner, the Director shall provide the particulars of the amount(s) to the City Assessor.
- 12(1) For 2023, the tax exemption shall only be applied where the Conservation Plan items or portion thereof is completed and submitted to the City prior to September 30, 2022 and shall be limited to 50 per cent of eligible expenditures.
- (2) For tax years after 2023, the Conservation Plan items or any portion thereof completed and submitted to the City by September 30 in each year shall be eligible for an exemption in the following years and shall be limited to 50 percent of eligible expenditures.

### **Termination**

- 13(1) The tax exemption shall continue only for so long as the Owners comply with the terms of this Agreement.
- (2) Where the Owners have not complied with a term of the Agreement, the City may terminate the Agreement by notice to the Owners.
- 14(1) The tax exemption shall cease if:
- (a) the Owners becomes bankrupt or insolvent or is so adjudged;
  - (b) the Owners make a general assignment for the benefit of creditors;
  - (c) the improvements on the Property do not conform to all civic and provincial laws governing the construction and use of the improvements, including any permits, zoning bylaws, *The Uniform Building and Accessibility Standards Act* and *The Planning and Development Act, 2007*; or
  - (d) there are outstanding taxes (including special taxes, local improvement levies, utility charges, and any other such charges or fees added to the taxes) owing on the Property or portions of the Property which are not exempt.
- 15 If the City terminates the Agreement pursuant to section 13, or if the tax exemption ceases pursuant to section 14, the Property shall be taxable on a pro-rated basis for that portion of the year during which the exemption granted no longer continues.
- 16 The scope of the tax exemption, including calculation of any percentage or proportion and the determination of any use or cost, shall be conclusively determined by the City Assessor, subject to any statutory right of appeal against the assessment of the Property.

- 17 The amount of the assessment is subject to change in future years.
- 18 The tax exemption granted pursuant to this Agreement does not include special taxes, local improvement levies, utility charges, development fees or other such charges or fees properly imposed by the City or other taxing authority.
- 19 This Agreement will be void if there are outstanding taxes owing on the Property as of the date this Agreement is signed.

#### **Notices**

- 20(1) Any notice required or permitted to be given to either Party pursuant to this Agreement shall be in writing and may be delivered to the Party in person, or to its authorized agent, or by sending it by mail, addressed:

To the City at:  
City Clerk  
City of Regina  
2476 Victoria Avenue  
P.O. Box 1790  
Regina, SK S4P 3C8

To the Owners at the following address:

**101111664 SASKATCHEWAN LTD.**  
101-1853 Hamilton Street  
Regina, SK, S4P 2C1

**101156101 SASKATCHEWAN LTD.**  
201-1853 Hamilton Street  
Regina, SK, S4P 2C1

**JANE ARTHUR MEDICAL PROF. CORP.**  
2669 Cameron Street  
Regina, SK, S4T 2W5

**LEADER REALTY INC.**  
34 Beechwood Place  
Regina, SK, S4S 5P2

**JESSICA MARGARET BALDWIN**  
3055 L'Arche Crescent  
Regina, SK, S4S 1M6

**JAMES IAN BALDWIN**  
3055 L'Arche Crescent  
Regina, SK, S4S 1M6

**JOHANNA CHRISTINE BUNDON**

502-1853 Hamilton Street  
Regina, SK, S4P 2C1

**101079287 SASKATCHEWAN LTD.**

Box 512 Station Main  
White City, SK, S4L 5B1

**NICOR DEVELOPMENTS INC.**

2347 Cornwall Street  
Regina, SK, S4P 2L4

**LEADER BUILDING CONDOMINIUM CORPORATION**

2347 Cornwall Street  
Regina, SK, S4P 2L4

or to such alternate address as either Party may, from time to time, by notice advise.

- (2) If a notice is mailed pursuant to subsection (1), it is deemed to be given on the third business day after the date of such mailing.
- (3) If postal service is interrupted or substantially delayed, any notice shall be hand-delivered.

**General**

21(1) The Owners release, indemnify and save harmless the City and all City personnel, from and against all liabilities, actions, statutory or other proceedings, judgements, investigations, claims, losses, loss of profit, damages, consequential damages, fines, penalties, costs and legal costs on a solicitor and own client basis:

- (a) which the City or any City personnel may suffer or incur, in the case of the indemnity contained herein; and
- (b) which the Owners or its directors, officers, employees, contractors, agents or licensees may suffer or incur, in the case of the release contained herein, in each case, arising out of or in any way connected with:
  - (i) this Agreement;
  - (ii) the City withholding any permits in respect of the Property, until the Owners have fully complied with all requirements of the City in this Agreement and otherwise applicable to the Property;
  - (iii) the issuance of any permit in respect of the Property;

- (iv) any release of this Agreement or the loss of any of the rights granted under this Agreement; and/or
  - (v) the non-compliance, if any, of the Property with any City bylaw.
- (2) The releases and indemnities set out in subsection (1) shall survive the expiration or earlier termination of this Agreement and shall survive any modification, release or partial release of any of the covenants created by this Agreement.

### **Waiver**

- 22 The Owners acknowledge and agree that no failure on the part of the City to exercise and no delay in exercising any right under this Agreement will operate as a waiver nor will any single or partial exercise by the City of any right under this Agreement preclude any other future exercise of any right. The remedies provided for in this Agreement will be cumulative and not exclusive of any other remedies provided by law and all remedies stipulated for the City will be deemed to be in addition to and not, except as expressly stated, restrictive of the remedies of the City at law or in equity.
- 23 Time shall be of the essence in the performance of the Parties' respective obligations.

### **Enforcement**

- 24 In any action to enforce this Agreement the City shall be entitled to court costs on a solicitor and own client basis. In addition to any other rights the City may have pursuant to this Agreement or at law or in equity, the City may enforce this agreement by mandatory and prohibitory injunctions.

### **Enurement**

- 25 This Agreement shall enure to the benefit of and be binding upon the Owners and its successors and trustees and this Agreement shall charge and run with the Property and shall enure to the benefit of and be binding upon the Owner's successors in title and their respective trustees and successors in title and all parties claiming through such owners.
- 26(1) This Agreement may be amended by written agreement between the Parties.
- (2) For the purposes of subsection (1), the Executive Director may authorize any amendments to the Agreement on behalf of the City.
- 27 If this Agreement or any part of it is found to be invalid or ultra vires of the Regina City Council, then the City shall not be liable to the Owners for any amount of the invalid or unlawful exemption which would otherwise have been granted to the Owners.
- 28 This Agreement shall not become effective until adopted by bylaw of City Council of the City and fully executed by the parties to the Agreement.
- 29 This Agreement may be executed in multiple counterparts, each of which shall be deemed an original agreement and shall constitute one and the same agreement. The

counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature (including portable document format) by any of the parties and the other parties may rely on the receipt of such document so executed and delivered electronically or by facsimile as if the original had been received.

### **The City of Regina**

Per: \_\_\_\_\_ { seal } Date: \_\_\_\_\_  
The City Clerk

### **The Owners**

#### **101111664 SASKATCHEWAN LTD.**

Per: \_\_\_\_\_ { seal } \*Date: \_\_\_\_\_  
Authorized Signing Officer

\* If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

#### **101156101 SASKATCHEWAN LTD.**

Per: \_\_\_\_\_ { seal } \*Date: \_\_\_\_\_  
Authorized Signing Officer

\* If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

#### **JANE ARTHUR MEDICAL PROF. CORP.**

Per: \_\_\_\_\_ { seal } \*Date: \_\_\_\_\_  
Authorized Signing Officer

\* If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

#### **LEADER REALTY INC.**

Per: \_\_\_\_\_ { seal } \*Date: \_\_\_\_\_  
Authorized Signing Officer



\* If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

### **101079287 SASKATCHEWAN LTD.**

Per: \_\_\_\_\_ { seal } \*Date: \_\_\_\_\_  
Authorized Signing Officer

\* If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

### **NICOR DEVELOPMENTS INC.**

Per: \_\_\_\_\_ { seal } \*Date: \_\_\_\_\_  
Authorized Signing Officer

\* If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

### **LEADER BUILDING CONDOMINIUM CORPORATION**

Per: \_\_\_\_\_ { seal } \*Date: \_\_\_\_\_  
Authorized Signing Officer

\* If the corporate seal of the corporation is not affixed, then the Authorized Signing Officer must fill out and execute an Affidavit of Corporate Signing Authority in the form attached to this Agreement. If there is more than one Authorized Signing Officer who must execute this Agreement, then make copies of the attached form.

\_\_\_\_\_  
Johanna Christine Bundon      \_\_\_\_\_ Date: \_\_\_\_\_  
Witness

\_\_\_\_\_  
Jessica Margaret Baldwin      \_\_\_\_\_ Date: \_\_\_\_\_  
Witness

\_\_\_\_\_  
James Ian Baldwin      \_\_\_\_\_ Date: \_\_\_\_\_  
Witness

**SCHEDULE “A”**

<b>CONSERVATION PLAN ITEMS</b> <b>1853 Hamilton St.</b>	<b>ESTIMATED COST</b>
<p>The conservation plan items, as described in the Heritage Conservation Plan for the Leader Building as attached below as Appendix “A”, consist of the following costs that may be covered pursuant to this Agreement:</p> <p>Phase: 1: 1-2 Years</p> <p>1. Spot Repoint and Repair</p> <p>North Brick Masonry (~80m<sup>2</sup> / 861ft<sup>2</sup>)  East Brick Masonry (~63m<sup>2</sup> / 682ft<sup>2</sup>)  South Brick Masonry (~128m<sup>2</sup> / 1373ft<sup>2</sup>)  West Terra Cotta (~48m<sup>2</sup> / 512ft<sup>2</sup>)</p> <p>2. Southwest Cornice and Parapet Reconstruction</p>	
<b>TOTAL ESTIMATE OF ELIGIBLE COSTS</b>	<b>\$472,735.68</b>

The Conservation Plan follows this page as Appendix “A”.

## Appendix “A”

Affidavits of execution from witnesses are required for each owner (that is not a corporate entity) that is signing this agreement. An affidavit of corporate signing authority is required for any corporate entity signing this agreement who does not affix its seal.

### **AFFIDAVIT OF EXECUTION**

CANADA )  
 PROVINCE OF SASKATCHEWAN )

I, \_\_\_\_\_, of Regina, Saskatchewan, MAKE OATH AND SAY THAT:

- 1 I was personally present and did see **Johanna Christine Bundon** named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein;
- 2 The same was executed at Regina, Saskatchewan, on \_\_\_\_\_ (date), and that I am the subscribing witness thereto;
- 3 I know **Johanna Christine Bundon** and he/she is in my belief the full age of eighteen years.

SWORN BEFORE ME at )  
 Regina, Saskatchewan, on \_\_\_\_\_ )  
 on \_\_\_\_\_, 202\_\_\_\_ )  
 )  
 )  
 \_\_\_\_\_ )

\_\_\_\_\_  
 Signature of Witness

A COMMISSIONER FOR OATHS in  
 and for the Province of Saskatchewan OR  
 Being a Solicitor.  
 My Commission expires \_\_\_\_\_

*NOTE – City employees should not sign this document as either the witness or the Commissioner for Oaths*

*This document needs to be filled out by the person who witnesses **Johanna Christine Bundon** sign the tax exemption agreement.*

**AFFIDAVIT OF EXECUTION**

CANADA )  
 PROVINCE OF SASKATCHEWAN )

I, \_\_\_\_\_, of Regina, Saskatchewan, MAKE OATH AND SAY THAT:

- 1 I was personally present and did see **Jessica Margaret Baldwin** named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein;
- 2 The same was executed at Regina, Saskatchewan, on \_\_\_\_\_ (date), and that I am the subscribing witness thereto;
- 3 I know **Jessica Margaret Baldwin** and he/she is in my belief the full age of eighteen years.

SWORN BEFORE ME at )  
 Regina, Saskatchewan, on \_\_\_\_\_ )  
 on \_\_\_\_\_, 202\_\_\_\_ )  
 \_\_\_\_\_ )  
 \_\_\_\_\_ )

\_\_\_\_\_  
 Signature of Witness

A COMMISSIONER FOR OATHS in  
 and for the Province of Saskatchewan OR  
 Being a Solicitor.  
 My Commission expires \_\_\_\_\_

*NOTE – City employees should not sign this document as either the witness or the Commissioner for Oaths*

*This document needs to be filled out by the person who witnesses **Jessica Margaret Baldwin** sign the tax exemption agreement.*

**AFFIDAVIT OF EXECUTION**

CANADA )  
 PROVINCE OF SASKATCHEWAN )

I, \_\_\_\_\_, of Regina, Saskatchewan, MAKE OATH AND SAY THAT:

- 1 I was personally present and did see **James Ian Baldwin** named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purpose named therein;
- 2 The same was executed at Regina, Saskatchewan, on \_\_\_\_\_ (date), and that I am the subscribing witness thereto;
- 3 I know **James Ian Baldwin** and he/she is in my belief the full age of eighteen years.

SWORN BEFORE ME at )  
 Regina, Saskatchewan, on \_\_\_\_\_ )  
 on \_\_\_\_\_, 201\_\_\_\_ )  
 )  
 )  
 \_\_\_\_\_ )

\_\_\_\_\_  
 Signature of Witness

A COMMISSIONER FOR OATHS in  
 and for the Province of Saskatchewan OR  
 Being a Solicitor.  
 My Commission expires \_\_\_\_\_

*NOTE – City employees should not sign this document as either the witness or the Commissioner for Oaths*

*This document needs to be filled out by the person who witnesses **James Ian Baldwin** sign the tax exemption agreement.*

This is only required to be filled out if **10111664 SASKATCHEWAN LTD.** does not affix its seal to the agreement.

<b>AFFIDAVIT OF CORPORATE SIGNING AUTHORITY</b>	
<p>CANADA SASKATCHEWAN</p>	
<p>I, _____ of Regina, Saskatchewan,  <div style="margin-left: 40px;">Print Full Name of Signing Authority</div> </p>	
<p>MAKE OATH/AFFIRM AS FOLLOWS:</p>	
<ol style="list-style-type: none"> <li>1. I am a Director or Officer of <b>10111664 SASKATCHEWAN LTD.</b> named in the Tax Exemption Agreement to which this Affidavit is attached.</li>   <li>2. I am authorized by <b>10111664 SASKATCHEWAN LTD.</b> to execute the Tax Exemption Agreement without affixing the Corporate Seal of the Corporation.</li> </ol>	
<p>Sworn/Affirmed before me at _____, _____  on  <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div>_____ Month</div> <div>_____ Date</div> </div> ,20__</p>	<div style="border-left: 1px solid black; height: 100px; margin-left: 10px;"></div>
<p>A Commissioner for Oaths in and for the Province of Saskatchewan.  Being a lawyer —or—  My commission expires:</p>	<p>_____ Signature of Signing Authority</p>

This is only required to be filled out if **101156101 SASKATCHEWAN LTD.** does not affix its seal to the agreement.

### AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA  
SASKATCHEWAN

I, \_\_\_\_\_ of Regina, Saskatchewan,  
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am a Director or Officer of **101156101 SASKATCHEWAN LTD.** named in the Tax Exemption Agreement to which this Affidavit is attached.
2. I am authorized by **101156101 SASKATCHEWAN LTD.** to execute the Tax Exemption Agreement without affixing the Corporate Seal of the Corporation.

Sworn/Affirmed before me at \_\_\_\_\_, \_\_\_\_\_  
on  
\_\_\_\_\_, 20\_\_\_\_  
Month Date

\_\_\_\_\_  
A Commissioner for Oaths in and for the Province of  
Saskatchewan.  
Being a lawyer —or—  
My commission expires:

\_\_\_\_\_  
Signature of Signing Authority



This is only required to be filled out if **JANE ARTHUR MEDICAL PROF. CORP.** does not affix its seal to the agreement.

### AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA  
SASKATCHEWAN

I, \_\_\_\_\_ of Regina, Saskatchewan,  
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am a Director or Officer of **JANE ARTHUR MEDICAL PROF. CORP.** named in the Tax Exemption Agreement to which this Affidavit is attached.
2. I am authorized by **JANE ARTHUR MEDICAL PROF. CORP.** to execute the Tax Exemption Agreement without affixing the Corporate Seal of the Corporation.

Sworn/Affirmed before me at \_\_\_\_\_, \_\_\_\_\_  
on  
\_\_\_\_\_, 20\_\_\_\_  
Month Date

\_\_\_\_\_  
A Commissioner for Oaths in and for the Province of  
Saskatchewan.  
Being a lawyer —or—  
My commission expires:

\_\_\_\_\_  
Signature of Signing Authority

This is only required to be filled out **LEADER REALTY INC.** does not affix its seal to the agreement.

### AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA  
SASKATCHEWAN

I, \_\_\_\_\_ of Regina, Saskatchewan,  
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am a Director or Officer of **LEADER REALTY INC.** named in the Tax Exemption Agreement to which this Affidavit is attached.
2. I am authorized by **LEADER REALTY INC.** to execute the Tax Exemption Agreement without affixing the Corporate Seal of the Corporation.

Sworn/Affirmed before me at \_\_\_\_\_, \_\_\_\_\_  
on \_\_\_\_\_, 20\_\_\_\_  
Month Date

\_\_\_\_\_  
A Commissioner for Oaths in and for the Province of  
Saskatchewan.  
Being a lawyer —or—  
My commission expires:

\_\_\_\_\_  
Signature of Signing Authority

This is only required to be filled out if **101079287 SASKATCHEWAN LTD.** does not affix its seal to the agreement.

### AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA  
SASKATCHEWAN

I, \_\_\_\_\_ of Regina, Saskatchewan,  
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am a Director or Officer of **101079287 SASKATCHEWAN LTD.** named in the Tax Exemption Agreement to which this Affidavit is attached.
2. I am authorized by **101079287 SASKATCHEWAN LTD.** to execute the Tax Exemption Agreement without affixing the Corporate Seal of the Corporation.

Sworn/Affirmed before me at \_\_\_\_\_, \_\_\_\_\_  
on \_\_\_\_\_, 20\_\_\_\_  
Month Date

\_\_\_\_\_  
A Commissioner for Oaths in and for the Province of  
Saskatchewan.  
Being a lawyer —or—  
My commission expires:

\_\_\_\_\_  
Signature of Signing Authority

This is only required to be filled out if **NICOR DEVELOPMENTS INC.** does not affix its seal to the agreement.

### AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA  
SASKATCHEWAN

I, \_\_\_\_\_ of Regina, Saskatchewan,  
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am a Director or Officer of **NICOR DEVELOPMENTS INC.** named in the Tax Exemption Agreement to which this Affidavit is attached.
2. I am authorized by **NICOR DEVELOPMENTS INC.** to execute the Tax Exemption Agreement without affixing the Corporate Seal of the Corporation.

Sworn/Affirmed before me at \_\_\_\_\_, \_\_\_\_\_  
on  
\_\_\_\_\_, 20\_\_\_\_  
Month Date

\_\_\_\_\_  
A Commissioner for Oaths in and for the Province of  
Saskatchewan.  
Being a lawyer —or—  
My commission expires:

\_\_\_\_\_  
Signature of Signing Authority

This is only required to be filled out if **LEADER BUILDING CONDOMINIUM CORPORATION** does not affix its seal to the agreement.

### AFFIDAVIT OF CORPORATE SIGNING AUTHORITY

CANADA  
SASKATCHEWAN

I, \_\_\_\_\_ of Regina, Saskatchewan,  
Print Full Name of Signing Authority

MAKE OATH/AFFIRM AS FOLLOWS:

1. I am a Director or Officer of **LEADER BUILDING CONDOMINIUM CORPORATION** named in the Tax Exemption Agreement to which this Affidavit is attached.
2. I am authorized by **LEADER BUILDING CONDOMINIUM CORPORATION** to execute the Tax Exemption Agreement without affixing the Corporate Seal of the Corporation.

Sworn/Affirmed before me at \_\_\_\_\_, \_\_\_\_\_  
on  
\_\_\_\_\_, 20\_\_\_\_  
Month Date

\_\_\_\_\_  
A Commissioner for Oaths in and for the Province of  
Saskatchewan.

Being a lawyer —or—  
My commission expires:

\_\_\_\_\_  
Signature of Signing Authority

## ABSTRACT

BYLAW NO. 2022-15

### THE CONSERVATION OF HERITAGE PROPERTIES TAX EXEMPTION FOR THE LEADER BUILDING LOCATED AT 1853 HAMILTON STREET BYLAW, 2022

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**PURPOSE:** To provide a heritage property tax exemption to the owner of property located at 1853 Hamilton Street, Regina, SK.

**ABSTRACT:** The owner of the property located at 1853 Hamilton Street will receive a heritage property tax exemption, which is governed by a tax exemption agreement between the parties.

**STATUTORY  
AUTHORITY:** Clause 28(a) of *The Heritage Property Act*.

**MINISTER’S APPROVAL:** N/A

**PUBLIC HEARING:** N/A

**PUBLIC NOTICE:** N/A

**REFERENCE:** Executive Committee, February 23, 2022, EX22-14, City Council, March 2, 2022, CR22-22, Heritage Incentive Policy, CR14-100, August 25, 2014

**AMENDS/REPEALS:** N/A

**CLASSIFICATION:** Executory

**INITIATING DIVISION:** City Planning and Community Development

**INITIATING DEPARTMENT:** Parks, Recreation & Cultural Services

# LEADER BUILDING

1853 HAMILTON STREET, REGINA, SK



## CONSERVATION PLAN

MAY 2021



**DONALD LUXTON**  
AND ASSOCIATES INC 





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Leader Building (Province of Saskatchewan Archives R\_A23087)

# Section 1.0 — Description of the Resource

## 1.1 Introduction

<b>Heritage Resource Name:</b>	The Leader Building
<b>Civic Address:</b>	1853 Hamilton Street, Regina, SK
<b>Legal Description:</b>	Lots 12-14, Block 305, Old Plan No. 33
<b>Years of Construction:</b>	1911 / 1940 / 1981 / 2000s
<b>Original Owner:</b>	The Leader Publishing Company Ltd.
<b>Original Tenant:</b>	The Leader Publishing Company Ltd.
<b>Architects:</b>	Sharon and Darrach
<b>Builders:</b>	Parsons Construction Company

The Leader Building is located in downtown Regina at 1853 Hamilton Street. The building was originally constructed in 1911/12. The main building went through extensive renovations in 1981 after being under threat of demolition. As the interior was in poor condition, it was gutted and went through an extensive rehabilitation.

The proposed interventions of the overall project is to repair and stabilize the historic terra cotta cornice and parapet of the Leader Building. This conservation plan outlines the overall conservation strategy for the building.

This Heritage Conservation Plan should be referenced when preparing a design for the building. This document is based on Park's Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. The following document outlines preservation, restoration, and rehabilitation interventions proposed for the redevelopment.

**Preservation** is described in the *Standards and Guidelines* as the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

**Restoration** is the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Finally, **Rehabilitation** is described as the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.



## Section 2.0 — Historical Information

### The Leader-Post

The Leader-Post, known as “The Leader” at the time, was founded in 1883 by Nicholas Flood Davin, a lawyer and journalist from Ontario. Many large events in Saskatchewan’s history were covered by the newspaper before it became a province, possibly most known is the hanging of Louis Riel. Since its establishment, the Leader-Post has covered every major story in the province for the past 138 years. This has given people a historic account on some very important events throughout Saskatchewan’s history.

### The Leader Building

The Leader Building, nicknamed the “Old Grey Lady of Hamilton Street,” was originally constructed as a new home for the Morning Leader newspaper. It was the newspaper’s fourth office location after its previous locations on Hamilton Street and Victoria Avenue. At that time, the Sifton family had purchased and managed the Leader.

After its construction, the Leader Building was the tallest building in Regina at six storeys, and the tallest building for a newspaper company west of Winnipeg. On April 7, 1930 it also marked the transition of the newspaper’s name from the Morning Leader to “The Leader-Post.”

The building was also home to the first radio station in Saskatchewan: CKCK Radio. Hundreds

of people would gather in front of the building to hear important or exciting world events, such as the World Series or a provincial election before the days of television. The radio station was located on the top floor, with transmitters and its towers, lined with lights, on the roof. Each tower had special platforms at the top, on which string searchlights were mounted. One one particular occasion, the searchlights reached far enough to illuminate the entrance to the Regina Exhibition Grounds in 1933, becoming the first sight for many travelling to Regina. The lights were removed in the 1940s, after the transmitters were relocated to Victoria Plains (Boggy Creek) in 1937.

In 1964, the Leader-Post moved out of the building and into their present location on Park Street. The building was then used for offices and retail spaces, which dramatically changed the interior of the building.

It was unfortunately left vacant for several years and became threatened by demolition until its designation as a Municipal Heritage Property in 1987.

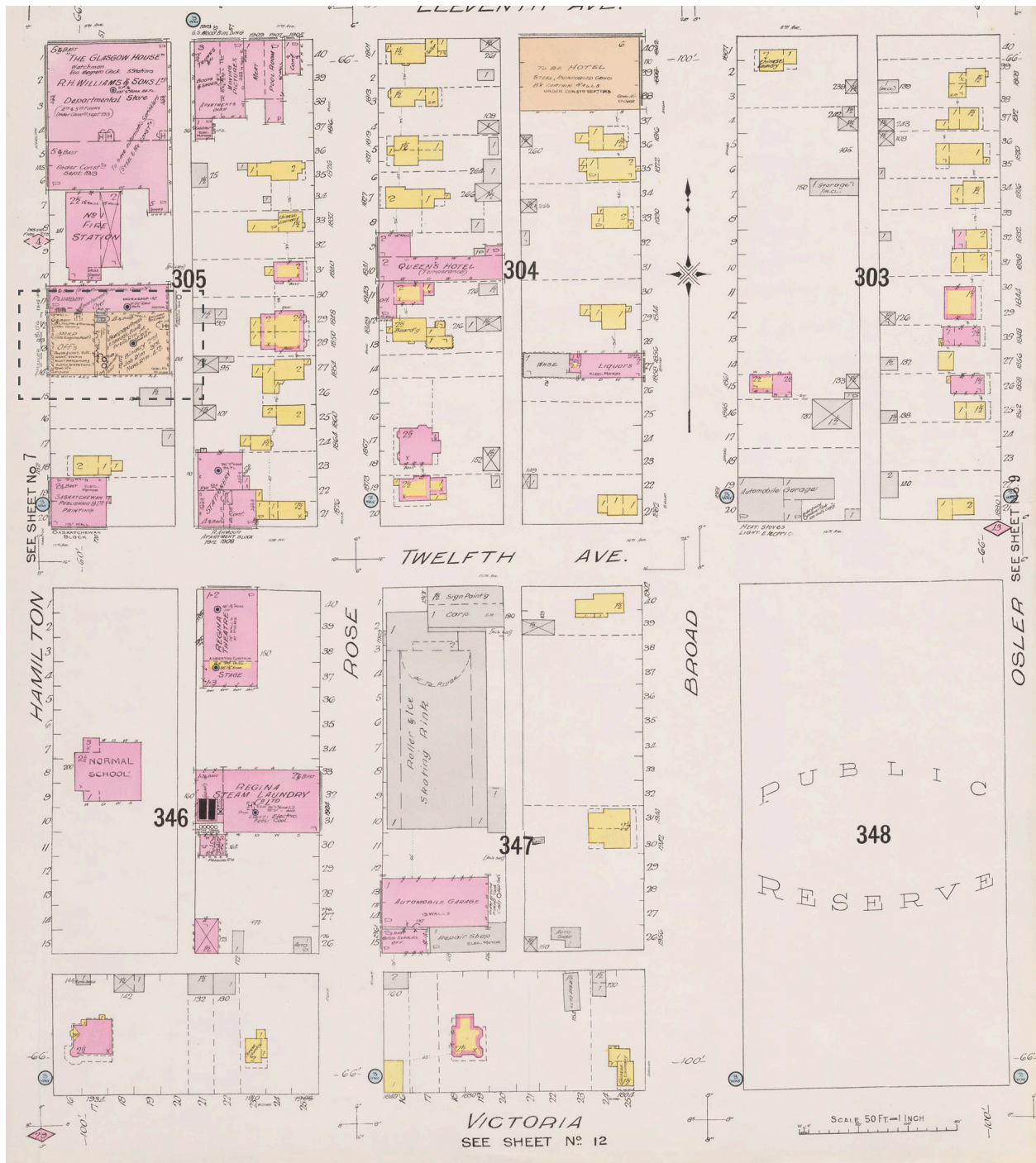
After the development of the Leader Building by TGS Properties, Nicor and Harvard Developments took over and revived the building into what we see today. Due to its status as a heritage property, the federal government’s Canadian Commercial Heritage Incentive Program was utilized to grant the project \$700,000 toward its revitalization.



*Nicholas Flood Davin, Editor, The Leader, (Standing in front top hat & cane) - 1885 - in front of the first Leader building (City of Regina Archives. CORA-F-0805)*



*Leader Building on the corner of Hamilton Street and 11th Avenue, looking west, 1910 (City of Regina Archives. CORA-RPL-B-0446)*



Portion of Sheet 8 of a 1913 fire insurance plan for Regina showing the Leader Building (Insurance Plan of Regine, Canada: Chas. E. Goad, September 1913, Sheet 8 - Library and Archives Canada)



### Neil R. Darrach

Neil R. Darrach was born in Southwold Township, Ontario in 1850. He was first immersed in the construction world in the early 1870's as he worked on railways. He went on to design many buildings, five of which are in Regina. This includes the Westminster United Church and the south wing of the Regina General Hospital. Darrach was not formally trained as an architect and learned through trade books and experience. Darrach eventually became the mentor of Maurice William Sharon, who eventually went on to become Saskatchewan's first Chief Provincial Architect.

### Maurice William Sharon

Maurice William Sharon was born in Yarmouth Township, Ontario in 1875. After living in Toronto and going to the School of Practical Science, Sharon worked as a draftsman for Neil R. Darrach, who was the leading architect in St. Thomas, near Sharon's hometown. Sharon moved to Regina in 1905 for a position in the Mapping and Cartography Department in the Saskatchewan Provincial Department of Public works, which was new at the time. Sharon was a talented

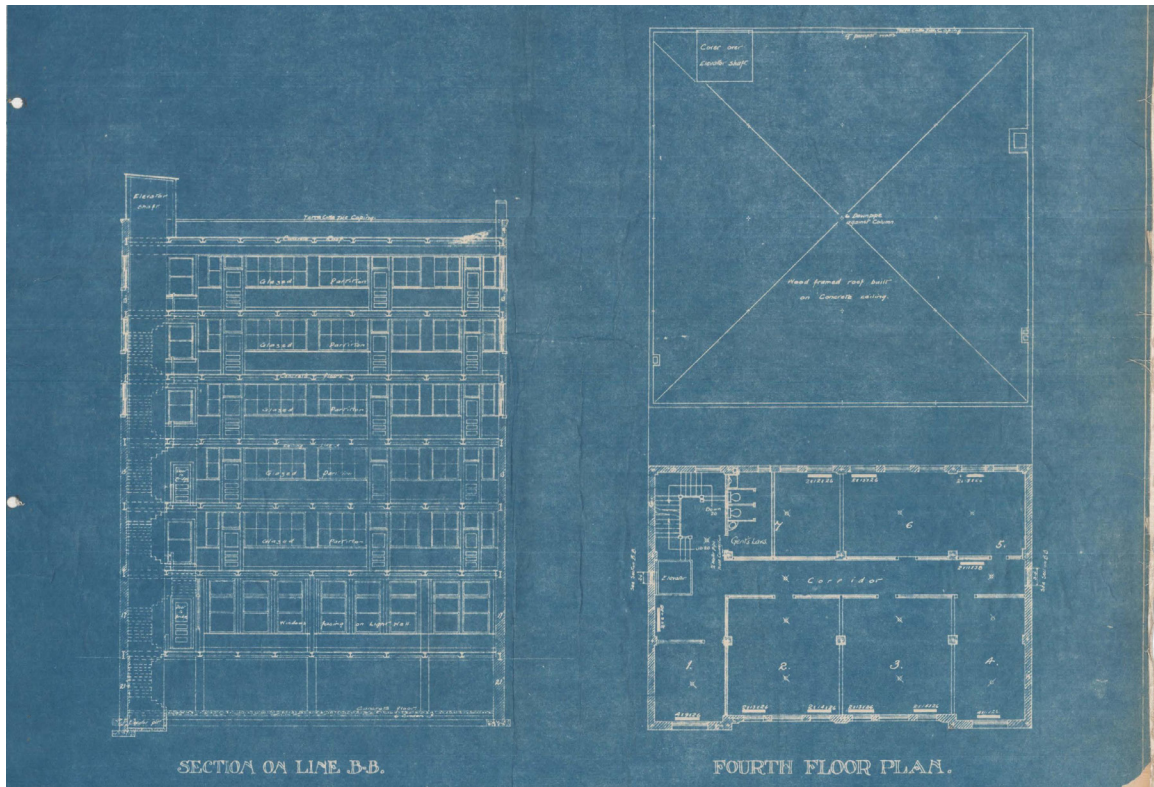
architect and designer early in his career, winning a competition for the new design of a public hospital in Regina in 1908. Local architects objected to this as Sharon was a civil servant, therefore the project was carried out by Meyer J. Strum and Storey and Van Egmond. After leaving the department in 1909, Sharon practiced as an architect in Regina.

### Sharon and Darrach

The Leader Building was one of the few buildings that Sharon and Darrach designed in their short partnership from 1911 to 1912. Sharon has been the reason for Darrach's move to Regina in 1911, sparking their partnership. After a couple of years working together on various buildings like the R.H. Williams and Sons building (the previous home to the Leader), or the Victoria Public School, Sharon applied and became the Assistant Architect for the provincial Department of Public Works in 1914. In 1917, Sharon became the Chief Provincial Architect of Saskatchewan and designed various courthouse buildings, police headquarters, hospitals, and schools over the thirteen years he held the position. Darrach moved back to Ontario after working in Regina and practiced until 1923.



*Leader Building  
on Hamilton  
Street (Provincial  
Archives of  
Saskatchewan  
R\_LP237)*



Leader Post Floor Plans - Front Building Section and Fourth Floor Plan, 1911 (City of Regina Archives CRP-02-0589)



Leader Post Floor Plans - Rear Building Elevations, 1911. (City of Regina Archives CRP-02-0589)



## Section 3.0 — Statement of Significance

*Description from the Canadian Register of Historic Places:*

### Description of Historic Place

The Leader Building is a Municipal Heritage Property comprised of two and half city lots in Regina's downtown area. The property features a 6 storey, terra-cotta faced office building constructed in 1912.

### Heritage Value

The Leader Building commemorates the development of media communications in Regina. Purpose built for the Leader Publishing Company, the building was the office and publishing facility for Regina's largest daily newspaper, The Leader-Post, as well as other newspapers and book publications for over fifty years. Also, from 1922 to 1964, the building was home to CKCK radio, Saskatchewan's first commercial radio station. As a media production centre, the building was a recognized landmark in the community and gathering place for media events.

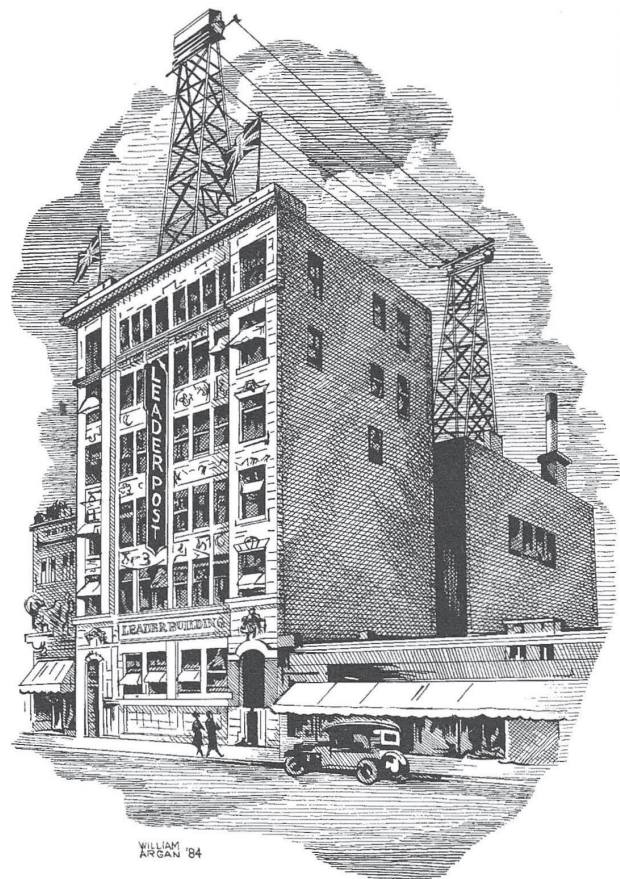
The building exemplifies the unbounded optimism of Regina's post 1900 building boom which expanded the historic downtown core. The tallest and most expensive office building in the city at the time of its completion in 1912, the Leader Building was one of Regina's most prestigious office locations. Built of brick, reinforced concrete and steel, the building is an excellent example of an office complex built in the Chicago School style. The white terra-cotta façade, decorated with ornate carvings and geometric shapes, enhanced the prominence of the structure.

### Character-Defining Elements

The heritage value of the Leader Building resides in the following character-defining elements:

- The ornate terra-cotta façade
- Those elements which reflect the Chicago School style of architecture including the regular pattern of rectangular windows, projecting piers and pilasters and dominant cornice.

- Those elements which reflect the prestigious nature of the original office building, including the tile floor on the ground floor, fixtures and ceilings
- Those elements which relate the building's role as a media facility, including signage, equipment and fixtures



*Perspective Drawing of the Leader Building by William Argan, 1984.*



## Section 4.0 — Conservation Guidelines

### 4.1 Standards and Guidelines

The Leader Building is a municipally designated building included on the City of Regina Register of Heritage Properties. Under the Standards and Guidelines, the work proposed for the Leader Building includes aspects of preservation, rehabilitation, and restoration.

**Preservation:** the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

**Restoration:** the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

**Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

#### General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a

false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.

5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.



*Leader Building Under Construction, 1911 (Provincial Archives of Saskatchewan R\_LP231)*

8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

### Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

### Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence

## 4.2 Conservation References

The proposed work entails the conservation of the exterior of the Leader Building. The following conservation resources should be referred to:

*Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada, 2010.  
<http://www.historicplaces.ca/en/pages/standardsnormes/document.aspx>

### National Park Service, Technical Preservation Services. Preservation Briefs:

*Preservation Brief no. 3: Conserving Energy in Historic Buildings.*

*Preservation Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta*

*Preservation Brief 11: Rehabilitating Historic Storefronts*

*Preservation Brief no. 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character.*

*Preservation Brief no. 18: Rehabilitating Interiors in Historic Buildings—Identifying Character-Defining Elements*

*Preservation Brief no. 24: Heating, Ventilating, and Cooling Historic Buildings—Problems and Recommended Approaches*

*Preservation Brief no. 27: The Maintenance and Repair of Architectural Cast Iron*

*Preservation Brief no.32: Making Historic Properties Accessible.*

*Preservation Brief no. 35: Understanding Old Buildings: The Process of Architectural Investigation.*

*Preservation Brief no. 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*

## 4.3 General Conservation Strategy

The general conservation strategy for the Leader Building is to restore and preserve the exterior façade and rehabilitate the interior. The exterior needs to retain the remaining elements of the original building. As many of the areas have already been modified, it is important to maintain the heritage elements that remain.

Phase 1: Currently Critical

Phase 2: Potentially Critical - Requires Further Investigation

Phase 3: Recommended

### 4.3.1 Phase 1: Currently Critical

#### Foundation

The existing northwest brick foundation walls are deteriorating due to water infiltration from the sidewalk above. It is critical to remediate and replace the deteriorated elements to prevent further damage to the structural integrity of the building.

#### Masonry Repointing and Repair

Several bricks and terra cotta units are cracked, spalled, or have failing mortar joints. A thorough review should be carried out of the masonry, with a full repoint of each facade and repair or replacement of damaged masonry units. However, there is an option to partially repoint the most critical areas if budget does not allow for a full repoint. Additionally, there should be consideration of weepholes and the vertical and horizontal control joints for compartmentalization of the brick façades.

#### West Cornice and Parapet

The west cornice has a significant overhang and is showing signs of water infiltration. The structure of the cornice needs to be stabilized with complete reconstruction if necessary.

### 4.3.2 Phase 2: Potentially Critical - Requires Further Investigation

#### East Windows

The window sills at the east façade are discoloured which means there is possible water infiltration occurring. This should be investigated further to determine if a full window replacement is required.

#### Roof and Parapet

The roof drainage should be reviewed as it currently appears that there is insufficient drainage.

The parapets at the east roof patio should be investigated for potential water infiltration. The existing wall construction on the interior could potentially be trapping moisture between it and the parapet. Overall, the roofs are in fair condition but should be monitored for any failure.

### 4.3.3 Phase 3: Recommended

#### Façade Paint Removal

The paint on the north, east, and south brick façades should be removed the next time work is to be done on these façades to be more appropriately representative of its original appearance.

## 4.4 Alternative Compliance

As a designated building included on the City of Regina Register of Heritage Properties, the Leader Building may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following provincial legislation: *The Heritage Property Act*, Section 11(1)(a).

## 4.5 Site Protection

The Leader Building is currently occupied by different businesses, as well as residents. It is the responsibility of the property owner to ensure the heritage resource is protected from damage at all times. Should the building become vacant, it should be secured against unauthorized access, vandalism, or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Smoke and fire detectors in working order.
- Wall openings are boarded up or made secure and exterior doors are securely fastened, if the building is vacant.
- Elements which could cause damage to the building are removed from the interior such as: trash; hazardous materials such as inflammable liquids, poisons, and paints; and canned goods that could freeze and burst.

## Section 5.0 — Conservation Strategies

### 5.1 Site

The Leader Building is located at 1853 Hamilton Street and is a part of block 305 in Plan Old 33 in the city of Regina. It spans lots 12-14, with a frontage of 62 feet. The building covers the entire site, with a depth of approximately 120 feet that extends to the back alley to the east.

The building shares a party wall with a brick apartment and commercial building and has a parking lot located to its immediate south.

The Leader Building has been surrounded by various shops and businesses throughout its lifetime. As it is a symbol of an optimistic Regina, it has contributed to the vibrant and thriving community in downtown Regina.

#### Conservation Strategy: *Preservation*

- Maintain frontage onto Hamilton Street
- Any drainage issues should be addressed through the provision of adequate site drainage measures



Left - Aerial Image of Regina showing location of the Leader Building (Google Earth).

### 5.2 Form, Scale and Massing

At the time of opening, the Leader Building was the tallest in Regina. It was divided into two buildings with a 10 foot deep lightwell in between. The front building is six-storeys and lands on Hamilton Street with the four-storey 'rear' building to the immediate east. The two buildings were connected with a bridge spanning the lightwell. The building was constructed using a modern concrete encased steel frame structural system. It included developments in fire safety, including a fully enclosed elevator and fireproof doors.

The front and rear buildings each had a flatline roof shape respectively. The front building has an ornamented parapet with a small overhang to tie into the rest of the decorated facade. Additionally, the roof of the front building had a small penthouse for the elevator shaft.

Over time, the lightwell between the front and rear buildings has been infilled to make the building one continuous building mass.

In the 2000s renovation, an underground parking garage was incorporated into the building in order to keep the integrity of its historic exterior while meeting modern parking requirements.

#### Conservation Strategy: *Preservation & Restoration*

- Preserve the extant form and scale of the building. Any adjacent additions or new development should strive to be subordinate and sympathetic to the historic resource.

### 5.3 Exterior Facade

The building's façade consists of **Atlantic cream-coloured pre-cast terra cotta from New York state.**

This is present on the west facade of the Leader Building. The remaining facades are constructed with brick.

The front façade possesses grand ornamentation from the ground floor up to the sixth floor. The terra cotta is carved in organic and geometric shaped elements, attributing greatly to the building's grandeur.

Today, the storefront of the Leader building has two larger windows in lieu of the original four.



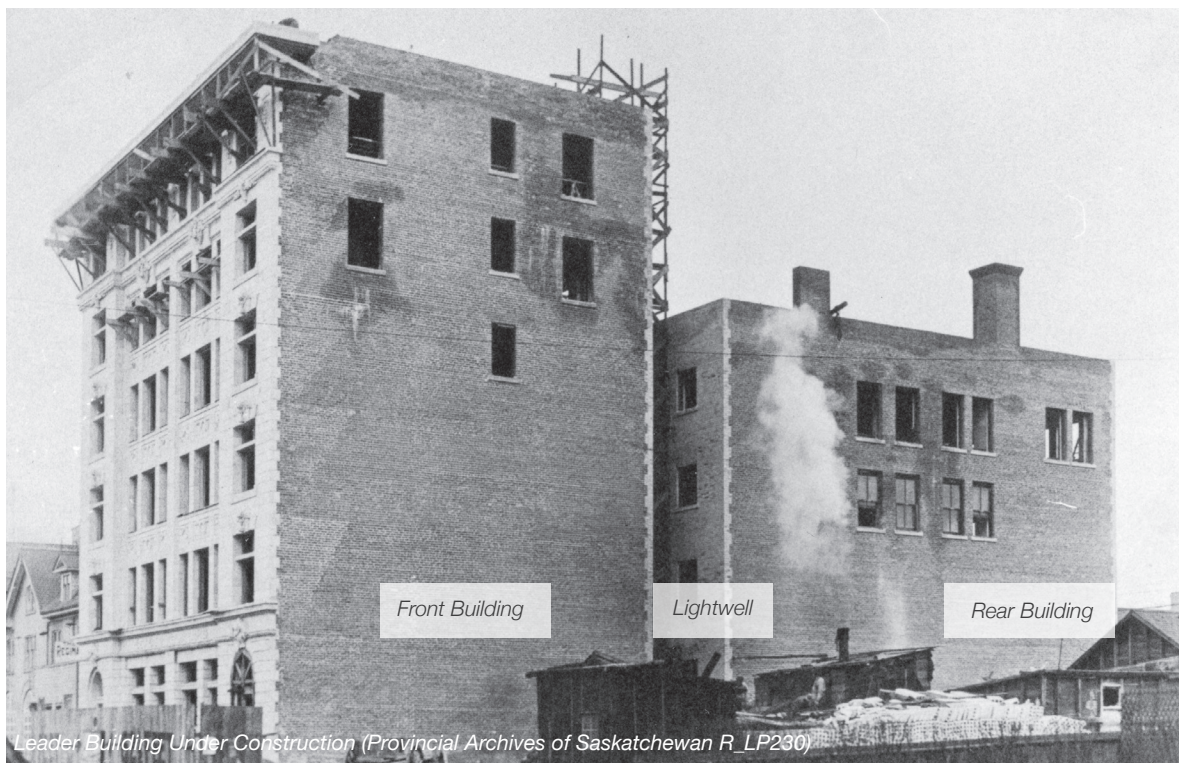
Additionally, the arched front entrances have been altered to have a flat top. The partially restored storefront is presumably constructed with terra cotta cladding. This area is in poor to fair condition, with several instances of mortar deterioration (figures 5.3.1 & 5.3.3).

The terra cotta appears to be in fair condition, with a few units cracking and some mortar joints requiring repointing (figures 5.3.1, 5.3.2 & 5.2.5). Currently, the exterior bricks are painted white. The brick façade appears to be in overall poor condition, with several instances of step cracking and mortar deterioration. Additionally, The brick walls appear to stagger vertically in areas of the south and east façades. The brick masonry should be inspected in further detail, as the current paint on the façade could potentially be obscuring some of its condition. Special consideration should be given to the implementation of weepholes in addition to vertical and horizontal control joints for compartmentalization to control water and air movement within the wall system.

#### Conservation Strategy: Preservation

- Review terra cotta condition and preserve any units possible.

- Review brick masonry condition and repoint the brick façades
- Repairs to the terra cotta façade should only utilize materials specifically designed for terra cotta repairs. It is important that any material with greater compressive strength than terra cotta not be used for repairs.
- Should there be any terra cotta blocks that are irreparable, a replicated terra cotta block with the same cream coloured glazing, identical molding and profile should be used to replace the existing block. Terra cotta repairs should be undertaken by skilled masons with knowledge of terra cotta conservation.
- The terra cotta and brick should never be sandblasted.
- Anchoring of equipment in the masonry is highly discouraged. Mortar joints may be utilized for anchoring if it does not damage the masonry unit.
- Any cleaning or re-pointing of the exterior facade must receive approval from the department in charge of heritage properties before any work is done.
- Weepholes in addition to vertical and horizontal control joints to be implemented.
- Remove paint off brick masonry at earliest possible opportunity using gentlest means possible.





*Figure 5.3.1 Mortar missing in numerous masonry unit joints*



*Figure 5.3.2 West terra cotta façade; outlining spalled and chipped terra cotta units.*



*Figure 5.3.3 Cracked masonry unit to be repaired or replaced.*



*Figure 5.3.5 West terra cotta façade; outlining cracked and spalled terra cotta units*



*Figure 5.3.4 West terra cotta façade; outlining spalling, stained masonry, gaps and cracks in mortar*



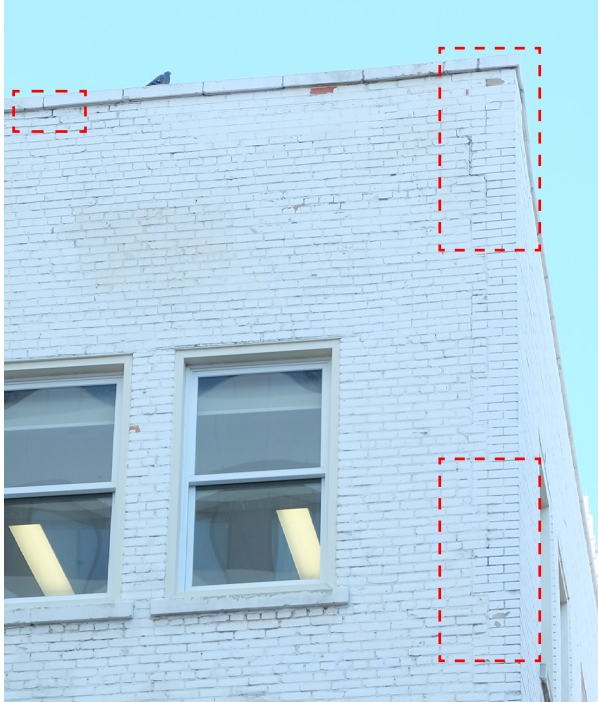


Figure 5.3.5 West terra cotta façade; outlining cracked and spalled terra cotta units



Figure 5.3.5 Mortar and brick cracking on south façade, particularly at the previously infilled portion (not limited to the areas outlines in red)





*Figure 5.3.6* South façade; outlining instances of step cracking, spalling and mortar deterioration.



*Figure 5.3.7* Discolouration and deterioration of brick masonry at the ground level.



*Figure 5.3.8* South brick façade, outlining areas of the façade where brick staggers vertically. Brick above windows at the southeast corner appears to be bowing and pulling away from the structure (right dashed outline)



## Foundation Walls

The foundation walls are constructed of infill brick masonry. More recently installed structural steel columns in addition to existing cast-in-place concrete columns and slabs, appear to make up the primary support. The sidewalk at the northwest entry has cracked and allowed water penetration at the building's foundation. The northwest foundation wall has deteriorated significantly and is in need of replacement. There are several loose bricks, structural steel rusting, and instances of staining caused by the water infiltration from above.



Figure 5.3.9 Cracking sidewalk at southwest entrance.



Figure 5.3.11 Cracking sidewalk at northwest entrance.



5.3.10 Concrete crumbling off of rusted steel beam



Figure 5.3.12 Membrane has peeled off of concrete slab, rusted steel beam exposed



Figure 5.3.13 Loose bricks at foundation wall (looking west), discolouration and deterioration due to water infiltration.

## 5.4 Roof

Both the rear and front buildings of the Leading Building had flat roofs with an ornamented parapet at the front facade. The front building had flagpoles mounted at the front northwest and southwest corners of the roof. Additionally, the building(s) once had a transmission tower for broadcasting for the radio station, with searchlights at the top of each platform. There is also a small penthouse to house the elevator shaft at the north end of the front building, that remains today.

The Leader Building currently has three levels of flat roofs since the enclosure of the lightwell. The west and middle roofs are an SBS Modified Bitumen Roofing System, and the east roof is a raised paticblock over presumably an SBS system. The elevator shaft penthouse remains on the front building, with its east, south, and west façades clad in aluminum siding. Overall, the general roofing system is in fair condition. That being said, the roof appears to have an insufficient drainage system, and should be monitored for any failure throughout its remaining lifespan (approximately 5-10 years).

The east portion of the roof is now a patio for the residents of the building, with an exterior wood stair leading to the top storey of the front building via the centre portion of the roof. The general concrete parapets (figure 5.4.2) around the building are in fair condition, with a bit of surface staining. The east patio has an additional wall construction that is in poor condition and should be investigated and potentially redesigned as it could potentially be trapping water between it and the existing parapet.

### Conservation Strategy: Preservation & Rehabilitation

- Do not alter the building's original roofline, except to remove elements added in periods other than the original construction.
- Assess condition of the roof and replace if required. Rehabilitation of the roof is acceptable to mitigate any concerns of snowmelt and water infiltration, as long as there is minimal impact to the historical fabric of the penthouse and parapet.

- If it is necessary to implement systems onto the roof, they should be done so that they are not visible from the main street view.
- Preserve the flagpoles at the front of the roof.

### West Parapet and Cornice

The parapet and cornice of the Leader Building features highly ornamented terra cotta masonry constructed with steel that remains existing today. The remaining parapets are constructed with concrete (figure 5.4.1).

Currently, the west cornice is in poor condition as there is evidence of water infiltration through significant staining along the width, which also indicates its structural integrity could be compromised. The plan to remediate this is to remove and reconstruct the cornice as it is critical to stabilize its structure. The terra cotta on the parapet and cornice must be replicated and restored in the structural remediation to maintain the character-defining element of the building. The cornice is currently wrapped with mesh to prevent loose material from falling.

### Conservation Strategy: Restoration & Rehabilitation

- Stabilize the deteriorated structure until the repair work is undertaken.
- Once scaffolding is erected, inspect the condition of masonry. Fully document the existing cornice and parapet and use the existing physical elements to accurately reproduce them.
- Create mock-ups of any recreated masonry elements prior to installation.
- Determine the cause of water infiltration.
- Improve any faulty details of roof elements that may be causing the water infiltration.
- Protect adjacent terra cotta elements from any accidental damage during repair work.



Figure 5.4.1 Ornamented cornice showing signs of water penetration





Figure 5.4.2 Painted concrete parapet



Figure 5.4.3 West SBS Modified Bitumen Roofing System



Figure 5.4.4 Wall construction of the interior face of the parapet on the east side of the building



Figure 5.4.5 Roof drain is not located in the center of the roof which makes drainage less efficient. Ponding appears like it might be possible with ridges noticed in the top layer of the roofing.



Figure 5.4.6 Cornice has been wrapped in netting as a preventative measure



Figure 5.4.7 West parapet anchored onto roof





*West Elevation of the Leader Building, 2020.*



*Morning Leader News Article, Showing Plans for a New Building for the Leader, 1911 (Leader-Post Archives)*



*South Elevation of the Leader Building, 2020.*

## 5.5 Fenestration

### 5.5.1 Windows

The original west façade of the Leader Building featured a regulated window pattern with double hung wood windows up the six floors of the building. A single, larger window, was at the end north and south bays. Six windows were in the centre two bays of floors 2-5, with eight smaller windows at the top. The main floor had four windows for its storefront.

The south façade of both the front and rear building had fewer and less regulated windows. With the second and third floors having no windows at all. The elevations of the front and rear buildings facing the lightwell were in a regulated pattern going up each floor for more daylighting in the offices and newsroom.

Today, the front façade retains its regulated window pattern, with new windows replaced to resemble the original windows with similar sash and lite arrangements. The main floor possesses the largest change with its four windows being replaced with two large windows. Additionally, more windows have been punched into the south façade, potentially as the building began its new use as condominiums. Windows on the south façade have also been replaced over time in a compatible manner to the historic building. The current windows appear to be in good condition.

The lightwell windows no longer exists as it was infilled over time. On the east façade (the back of the building), several windows have been infilled with brick.

#### **Conservation Strategy:** *Preservation & Rehabilitation*

- Windows should be maintained to keep them functioning as well as possible.
- Any new windows should be fabricated per the original.
- Avoid mirrored glass with high reflectivity as a replacement material.
- If painted, the colour should match the original windows.
- Review condition and conduct inventory of windows.



*Street view of the Leader Post Building, 2020. (City of Regina Archives - CORA-E-5.219)*



*Front Façade of the Leader Building, 2020.*





*Figure 5.5.1 East elevation at the sixth level showing wood frame windows.*



*Figure 5.5.2 West elevation windows; levels 2-4. The majority of windows appear to be PVC (Polyvinyl Chloride) and should be replaced with wood windows when replacement is required.*



*Figure 5.5.3 Some joints at the window sills on the upper east façade have been caulked over. Could mean that window replacement is required.*



*Figure 5.5.4 Storefront windows appear to be in good condition.*



*Figure 5.5.5 Potential water infiltration at the east elevation windows is evident from the discolouration at the concrete window sills.*

### 5.5.2 Doors

The Leader Building originally had two entrances off Hamilton Street--one entered into an office while the other served as the main entrance of the building. In an alteration made in the 1940s, the southwest entrance was removed, making the northwest door the only entrance off Hamilton Street. The doors were originally made of wood and glazing, with an arched transom above. Over time, the arches over each door have been removed.

The rear building had a separate entrance at its northeast corner, as well as a garage door introduced in a 1920 alteration.

In the rehabilitation by Nicor, the southwest entrance was re-introduced. Both doors are now fully glazed and are differentiable from the historic building.

#### Conservation Strategy: Restoration & Preservation

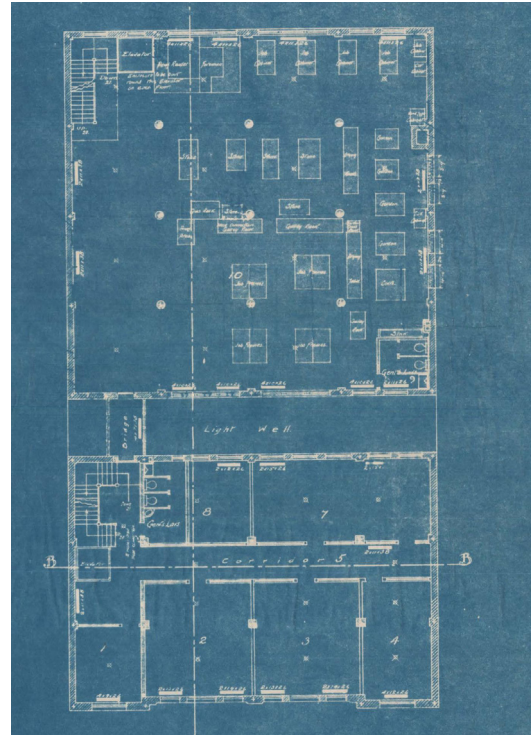
- If restoration is possible, the doors, arched transoms, and their arched entries should be replicated to match the original design. If documentary evidence is not available, doors appropriate to the heritage style and era of the building should be installed.
- Retain door openings on the west elevation in their original location.

## 5.6 Interior

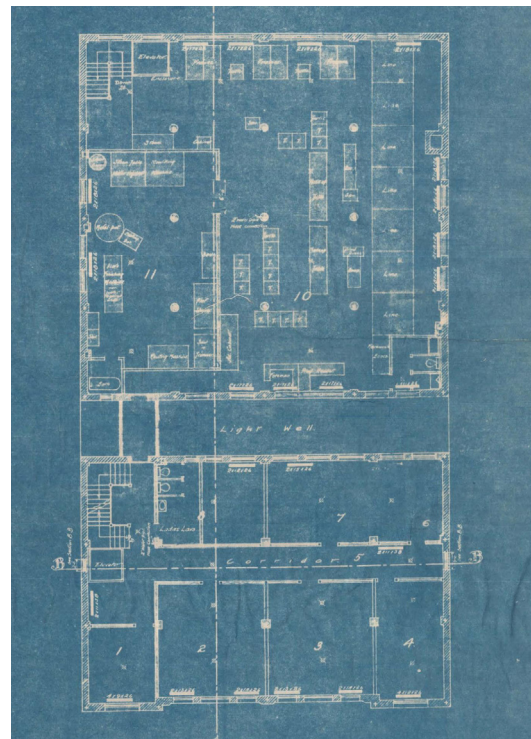
The interior of the Leader Building was generally laid out for office use and its function as a newsroom. The basement was utilized for the news press and storage. The main floor consisted of a business office, the cashier and the wickets for people placing classified ads in the newspaper. The second floor was home to CKCK radio, which had been established in 1922. The studio consisted of “state of the art” construction, featuring floors, ceiling and walls built on springs for acoustic considerations. The third floor was the newsroom, photographed on the following page.

Materials on the interior consisted of wood and marble. The original staircase was once comprised of steel and slate.

The building has since undergone several



Second Floor - Architectural Plans for the Leader Post Building, 1911. (City of Regina Archives CRP-02-0589)



Third Floor (Newsroom) - Architectural Plans for the Leader Post Building, 1911. (City of Regina Archives CRP-02-0589)



major interior rehabilitations to implement new mechanical and electrical systems, as well as the evolving of its function since it was the home to the Leader-Post. After the building was sold and the Leader moved to its current location on Park Street, it was renovated and renamed 'Torwest Towers.' At this time, the building was primarily used for commercial retail, with main stores occupying the building. By the late 1990s, the building was left vacant. The building was revived after Nicor Developments purchased the building in 2005. In this rehabilitation, the main stairwell was restored.

Today, the interior of the Leader Building consists of condominiums, offices and retail space on the main floor. The building no longer possesses *original* heritage elements on the interior due to its significant alterations. If an interior rehabilitation should take place, it should be redesigned in a compatible manner to the original time period of the building.

#### Conservation Strategy: Rehabilitation

- Make any alterations compactible and sympathetic to the historic building.
- Use an appropriate colour scheme when painting the interior.
- If any restoration is done, have evidence to base it upon (i.e. original floor plans or photographs).



Newsroom Circa 1957, Oct. 1963. *Leader Post Archives*.



## 5.7 Signage

The Leader Building once had a fair amount of signage incorporated into its exterior. The north facade was used for a large painted advertisement of the Leader-Post newspaper. The north facade painted signage has since been painted over with white paint.

The front facade once hosted a large neon sign by Western Claude: Neon Lights from Winnipeg.

The building also has an engraving of the 'Leader Building' in the horizontal band of stone at the top of the main level.

Any signage, lights, alarms, security cameras, etc. to be affixed to the building or installed on the property must be approved by the department responsible for Provincial Heritage Properties. Any fasteners that must be drilled into the exterior should be put into the mortar joints, not into the masonry. When mounting fixtures or signs to the exterior terra cotta cladding, use existing anchor holes and existing bolt lugs wherever possible. Individual letters of signs should be mounted on a complimentary backing to minimize anchorage defacement of the terra cotta.

The proposed signage should complement and be consistent with the heritage character of the building. Special care should be taken to ensure that signage, materials, lettering style and method of lighting give the impression that the signage is from the same historical period as the heritage building.

Sign lettering painted or adhered to the windows is quite acceptable, which can already be seen at the storefront of NWL.

### **Conservation Strategy:** *Preservation & Rehabilitation*

- Projecting canopies are discouraged.
- New signage should be sympathetic to the building and not be intrusive.
- Do not penetrate terra cotta with signage – consider attaching to the mortar.
- Preserve the “Leader Building” lettering on the horizontal banding above the main floor.



*Elevations of Proposed Neon Sign by Western Claude, 1911.  
(City of Regina Archives CRP-02-0589)*



Leader Post Article. Jan 21, 1984 (Provincial Archives of Saskatchewan R\_LP235)

## Section 6.0 — Preliminary Opinion of Probable Rehabilitation Costs

6.1 Phase 1: 1-2 Years		
6.1.1(A)	<b>Full Masonry Repoint and Repair</b> North Brick Masonry (~400m <sup>2</sup> / 4304ft <sup>2</sup> ) East Brick Masonry (~317m <sup>2</sup> / 3411ft <sup>2</sup> ) South Brick Masonry (~638m <sup>2</sup> / 6865ft <sup>2</sup> ) West Terra Cotta (~240m <sup>2</sup> / 2561ft <sup>2</sup> )	\$142,030 \$112,560 \$226,610 \$89,635
6.1.1(B)	<b>15-25% Spot Repoint and Repair</b> North Brick Masonry (~80m <sup>2</sup> / 861ft <sup>2</sup> ) East Brick Masonry (~63m <sup>2</sup> / 682ft <sup>2</sup> ) South Brick Masonry (~128m <sup>2</sup> / 1373ft <sup>2</sup> ) West Terra Cotta (~48m <sup>2</sup> / 512ft <sup>2</sup> )	\$31,855 \$25,235 \$50,800 \$20,490
6.1.2	<b>West Foundation Wall Repair</b>	\$50,000
6.1.3	<b>Southwest Cornice and Parapet Reconstruction</b> Pricing from Brxton/JCK Engineering	\$475,000
Option A (Full Repoint)		\$1,145,835
Option B (Partial Repoint)		\$653,80

6.2 Phase 2: 5 to 10 Years		
6.2.1	<b>Wood Window Replacement</b> East (~62m <sup>2</sup> / 665ft <sup>2</sup> ) South (~811m <sup>2</sup> / 8730ft <sup>2</sup> ) West (~107m <sup>2</sup> / 1152ft <sup>2</sup> )	\$51,320 \$62,450 \$88,705
6.2.2	Roof Replacement (~687m <sup>2</sup> / 7176 ft <sup>2</sup> )	\$287,060
		<b>\$489,580</b>

6.3 Phase 3: Recommended		
6.3.1	Brick Façade Paint Removal* North (~400m <sup>2</sup> / 4304ft <sup>2</sup> ) East Brick Masonry (~317m <sup>2</sup> / 3411ft <sup>2</sup> ) South Brick Masonry (~638m <sup>2</sup> / 6865ft <sup>2</sup> )	\$68,865 \$54,575 \$109,840
		<b>\$233,280</b>

*\*Recommended to execute at the same time as Phase 1 for lower cost*

*Taxes are not included in the above prices*



## Section 7.0 — Maintenance Plan

### 7.1 Maintenance Guidelines

Per the Standards and Guidelines, “Maintenance is an important part of the preservation process. Regular maintenance will preserve character defining elements and extend the service life of functional components” (p9, 12).

Where the building requires repairs or modification to its existing elements, written approval from the department responsible for Provincial Heritage Properties is required prior to proceed. The best treatment must be discussed in order to protect the heritage character of the building. Regular building maintenance does not require approval.

### 7.2 Permitting

Repair activities, such as simple in-kind repair of material, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

### 7.3 Routine, Cyclical, and Non-Destructive Cleaning

Use gentlest means possible when cleaning heritage elements of the building. Use non-destructive methods when undertaking any cleaning procedures.

### 7.4 Repairs and Replacement of Deteriorated Materials

Interventions such as repairs and replacements must conform to the Standards and Guidelines for the Conservation of Historic Places in Canada. The building’s character-defining elements must be conserved, referencing the following principals to guide interventions:

- Approach of minimal intervention must be adopted. Meaning any interventions on the building should be carried out in the least obtrusive way possible.
- Repair rather than replace character-defining elements.
- Make any interventions physically compatible with the historic place.

### 7.5 Inspections

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building’s elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

### 7.5.1 Maintenance Programme Inspection Cycle

#### Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

#### Semi-Annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms.
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom brush.

#### Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

#### Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

#### Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

#### Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

#### Major Maintenance Work (As Required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

### 7.6 Information File

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed. The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

#### 7.6.1 Logbook

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets.

It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly

repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

## 7.7 Exterior Maintenance

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

### 7.7.1 Inspection Checklist

The following checklist considers a wide range of potential problems specific to the different masonry of the building, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

#### Site

- ☐ Is the lot well drained? Is there pooling of water?
- ☐ Does water drain away from the foundation?

#### Foundation

- ☐ Does pointing need repair?
- ☐ Paint peeling? Cracking?
- ☐ Is bedding mortar sound?
- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is spalling from freezing present? (Flakes or powder?)
- ☐ Is efflorescence present?
- ☐ Is spalling from sub-fluorescence present?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?

- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Are foundation crawl space vents clear and working?
- ☐ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ☐ Deflection of lintels?

#### Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Is spalling from freezing present? Location?
- ☐ Is efflorescence present? Location?
- ☐ Is spalling from sub-fluorescence present? Location?
- ☐ Need for pointing repair? Condition of existing pointing and re-pointing?
- ☐ Is bedding mortar sound?
- ☐ Are weep holes present and open?
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

#### Windows

- ☐ Is there glass cracked or missing?
- ☐ Are the seals of double glazed units effective?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flashing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

#### Doors

- ☐ Do the doors create a good seal when closed?

- ☐ Do metal doors show signs of corrosion?
- ☐ Is metal door sprung from excessive heat?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

### **Gutters and Downspouts**

- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the down spout by a drainage system?
- ☐ Do downspouts drain completely away?

### **Roof**

- ☐ Are there water blockage points?
- ☐ Is the leading edge of the roof wet?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are wood shingles wind damaged or severely weathered? Are they cupped or split or lifting?
- ☐ Are the nails sound? Are there loose or missing shingles?
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Does the soffit show any signs of water damage? Insect or bird infestation?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Is water ponding present?

## Section 8.0 — Appendix A: Research Summary

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